



# **AGENDA**

## **Trustee Meeting**

**Tuesday, 20 May 2025**

**I hereby give notice that a Trustee Meeting will be held on:**

**Date: Tuesday, 20 May 2025**

**Time: 2:00pm**

**Location: MASC Council Chambers**

**Amanda Ewart**

**CEO**

## MEETING NOTICE



## MAPOON ABORIGINAL SHIRE COUNCIL (AS TRUSTEE) NOTICE OF ORDINARY MEETING

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(Local Government Regulation 2012 Chapter 8 Administration Part 2 Local Government Meetings and Committees (s 254B and s 254C).

I hereby give notice that an Ordinary Meeting of Council will be held on:

**Date:** Tuesday, 20 May 2025

**Time:** 2:00pm

**Location:** MASC Council Chambers

Yours faithfully,

Tom Smith  
Chief Executive Officer

**Order Of Business**

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- 1 OPEN MEETING**
- 2 LEAVE OF ABSENCE**

### 3 CONFIRMATION OF MINUTES

#### 3.1 MINUTES OF THE TRUSTEE MEETING HELD ON 15 APRIL 2025

**Author:** Julian Bodenmann, Senior Associate, Preston Law

**Authoriser:** Tom Smith, CEO

**Attachments:** 1. Minutes of the Trustee Meeting held on 15 April 2025

#### HEADING

##### RECOMMENDATION

1. That the Minutes of the Trustee Meeting held on 15 April 2025 be received and the recommendations therein be adopted.



# **MINUTES**

## **TRUSTEE MEETING**

### **TUESDAY, 15 APRIL 2025**

**MINUTES OF MAPOON ABORIGINAL SHIRE COUNCIL  
TRUSTEE MEETING  
HELD AT THE MASC COUNCIL CHAMBERS  
ON TUESDAY, 15 APRIL 2025 AT 2:00PM**

**PRESENT:** Cr Ronaldo Guivarra, Cr Justina Reid, Cr Linda McLachlan, Cr Maria Pitt, Cr Sheree Jia, Member Thomas Smith

**IN ATTENDANCE:** Julian Bodenmann (Partner Preston Law)

**1 OPEN MEETING**

**2 LEAVE OF ABSENCE**

Nil

**3 CONFIRMATION OF MINUTES**

**3.1 MINUTES OF THE TRUSTEE MEETING HELD ON 18 FEBRUARY 2025**

**RECOMMENDATION**

That the Minutes of the Trustee Meeting held on 18 February 2025 be received and the recommendations therein be adopted.

**4 MATTERS ARISING FROM THE MINUTES**

**5 OPERATIONAL REPORTS**

**5.1 COMMERCIAL LEASING – TRUSTEE REPORT**

Purpose of Report To provide an update to the Trustee on commercial leasing.

**RECOMMENDATION**

**COUNCIL (AS TRUSTEE) RESOLVES TO** note the Report.

## 5.2 TRUSTEE AND PLANNING MATTERS – TRUSTEE REPORT

Purpose of Report To provide information to the Trustee about how Trustee and planning matters relate to each other.

### RECOMMENDATION

**COUNCIL (AS TRUSTEE) RESOLVES TO** note the Report.

## 5.3 ELIA PAIPAI – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT

Purpose of Report To provide an update to the Trustee on a particular home ownership lease application process.

### RECOMMENDATION

**COUNCIL (AS TRUSTEE) RESOLVES TO** delegate to the Chief Executive Officer the power to negotiate, finalise and execute on behalf of Council an Agreement to Grant Lease and Lease over part of Lot 187 on SP 333329 with Elia Paipai, for the purpose of a 99-year home ownership lease.

## 5.4 TEMALETI MATASIA EOI – 99 YEAR HOME OWNERSHIP LEASE - TRUSTEE REPORT

Purpose of Report To provide an update to the Trustee on a particular home ownership lease application process.

### RECOMMENDATION

#### **COUNCIL (AS TRUSTEE) RESOLVES:**

- (a) to suspend further consideration of the expression of interest made by Temaleti Matasia for a 99-year home ownership lease over part of Lot 128 on SP 343940 (**the EOI**);
- (b) to provide the EOI applicant with details of the objection to the EOI that the Trustee has received;
- (c) that the EOI will not be considered any further by the Trustee until the EOI applicant provides evidence to the Trustee that the objection to the EOI has been resolved.

6        NEXT MEETING DATE

7        CLOSE MEETING

The Meeting closed at [enter time](#).

The minutes of this meeting were confirmed at the Trustee Meeting held on 20 May 2025.

.....  
CHAIRPERSON

**4       MATTERS ARISING FROM THE MINUTES**



## 5 OPERATIONAL REPORTS

### 5.1 RHIANNAN CROSSLEY & GARY HEAD - 99 YEAR HOME OWNERSHIP LEASE

**Author:** Julian Bodenmann, Senior Associate, Preston Law

**Authoriser:** Tom Smith, CEO

**Attachments:**

1. Rhiannon Crossley & Gary Head 99 Year Home Ownership Lease [↓](#) 
2. Rhiannan Crossley & Gary Head [↓](#) 

**Purpose of Report** To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease (“EOI”) from Rhiannan Crossley and Gary Head over Proposed Lot 1562 on Lot 156 on SP 313351, located on Cullen Point Road (“the Land”).

**Background** The Trustee has received an Expression of Interest for a 99-year home ownership lease (“EOI”) over the Land.

#### RECOMMENDATION

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1562 on Lot 156 on SP 313351 for public consultation.
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.



**5.2 RHIANNAN CROSSLEY AND GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

**Author:** Tom Smith, CEO

**Authoriser:** Tom Smith, CEO

**Attachments:** Expression of Interest provided by Rhiannan Charmaine Crossley and Gary Head.

Preliminary Assessment Report prepared by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts

**PURPOSE OF REPORT**

To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) from Rhiannan Crossley and Gary Head over Proposed Lot 1562 on Lot 156 on SP 313351, located on Cullen Point Road (“**the Land**”).

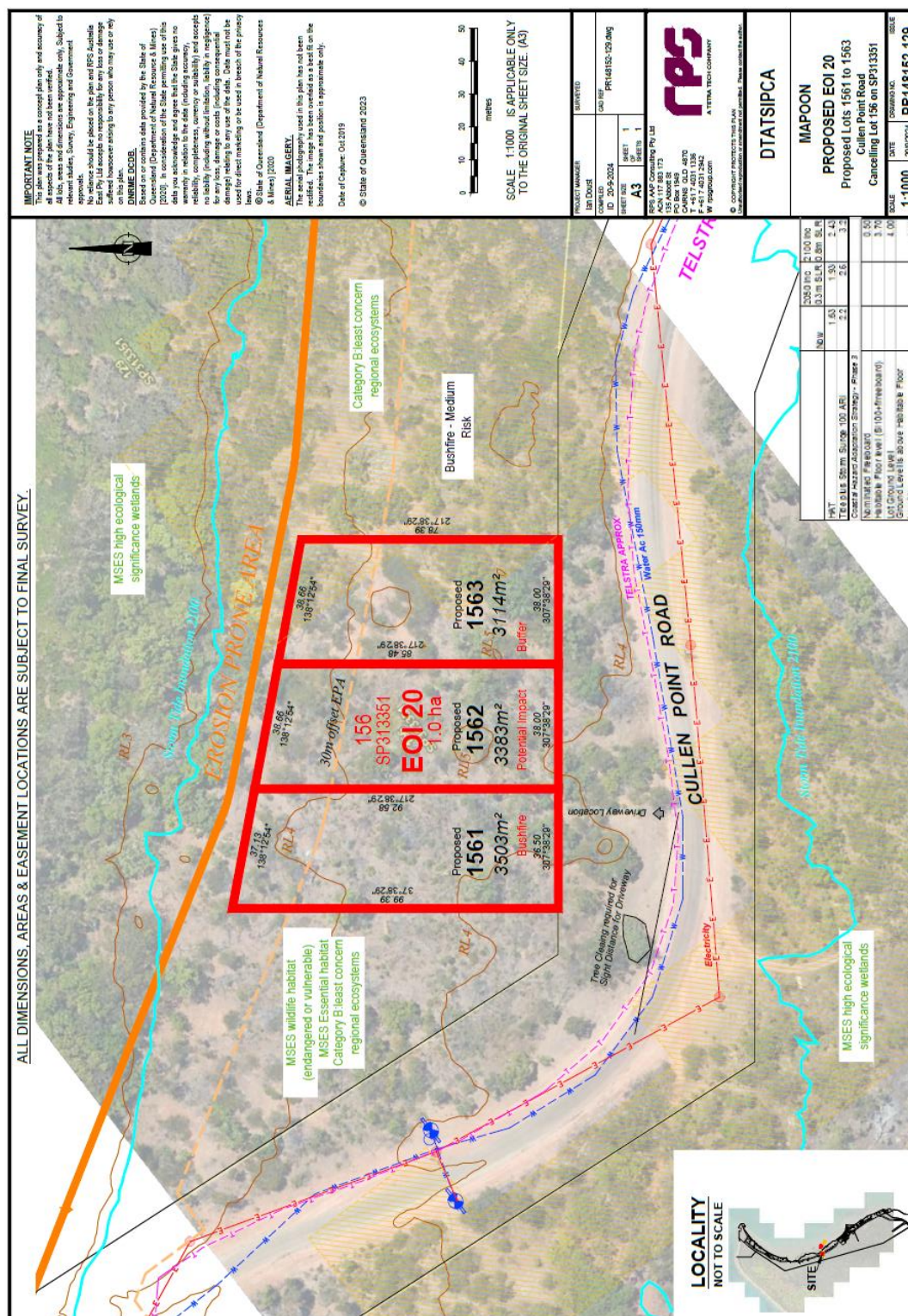
**BACKGROUND**

The Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) over the Land.

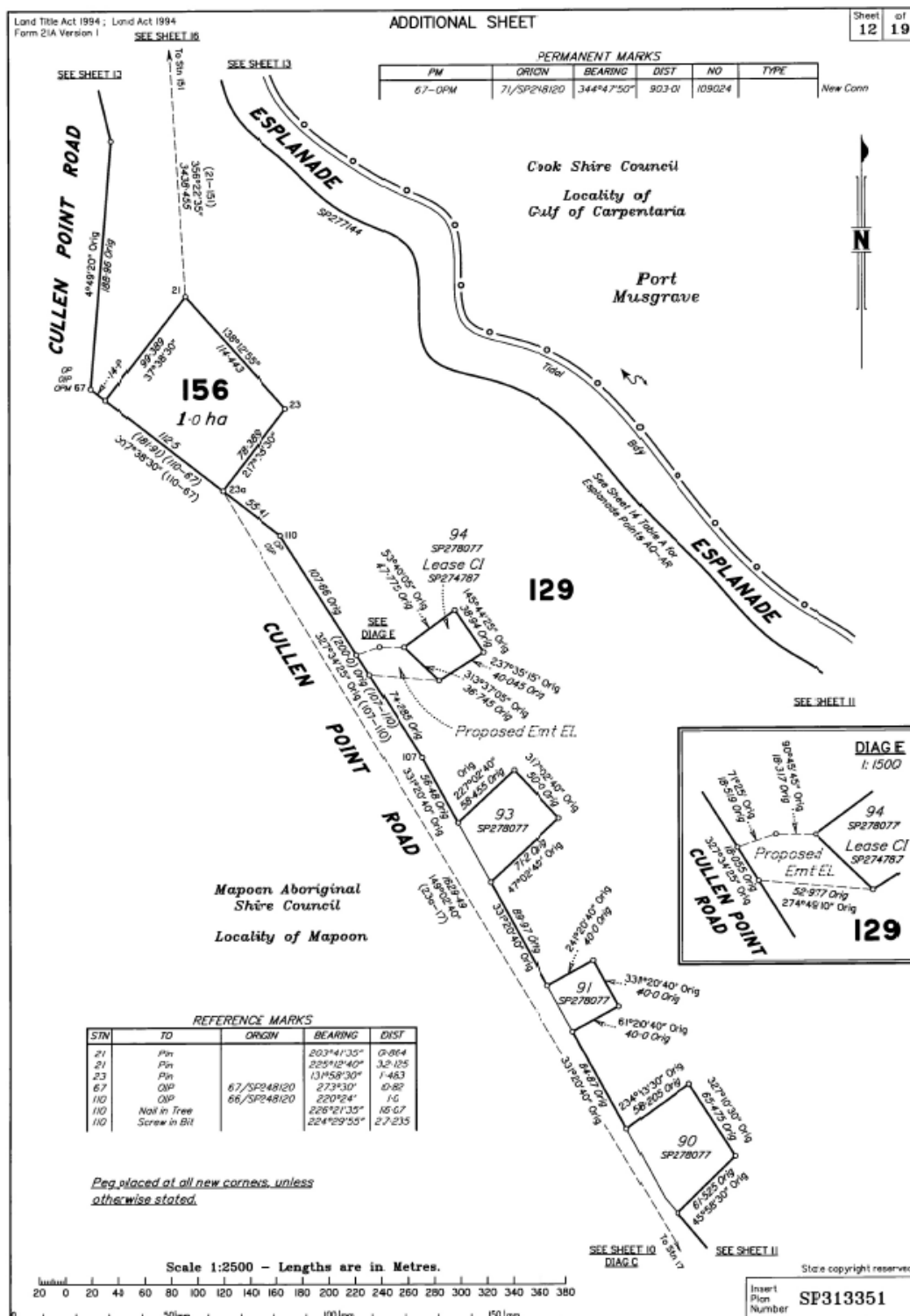
A plan showing the Land is below:

mapo0002\_230089\_125.docx

## ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



## ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



**ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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Process

The Trustee adopted a Leasing Policy which guides the way it assesses EOIs (“the Policy”).

Under the Policy, the process, having received EOIs, is:

- firstly, to deal with some preliminary matters at an early stage;
- then, to release the EOIs for public consultation, consistent with the Policy.

The preliminary matters for the Trustee to consider at this meeting are:

1. confirmation that the purpose of the EOI is not inconsistent with the purpose of the Mapoon DOGIT;
2. identification of any inconsistent interests registered over the land being applied for;
3. identification of any known disputes about lot;
4. consistency with the Trustee’s Policy that the maximum lot size for land subject to an EOI is 3,000 m<sup>2</sup>;
5. other matters.

Confirmation that purpose of EOI is not inconsistent with the purpose of DOGIT

The EOI is for land within the Mapoon DOGIT.

The EOI is for the purpose of a 99-year home ownership lease under the *Aboriginal Land Act 1991*.

A 99-year home ownership lease is consistent with the purposes for which Mapoon’s DOGIT has been granted in Trust.

The EOI is consistent with the purpose for which the Mapoon DOGIT has been granted.

Identification of any inconsistent interests

The Trustee’s Policy states:

***Eligibility Criteria*** means the criteria set out in the ILUA, the *Aboriginal Land Act 1991*, and any other legislation or document which governs who is eligible to apply for a Lease.

[...]

5 If an applicant does not satisfy the Eligibility Criteria, Council will reject the EOI.

6 Without limiting the generality of the preceding paragraph, Council will reject any EOI:

- (a) that is made over a Historical Lot, unless the applicant is the Priority Person for the Historical Lot as specified under the ILUA;

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**ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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- (b) *that is made by an applicant who is not a Tjungundji Person, Mapoon Historical Person or a spouse of a Tjungundji Person or Mapoon Historical Person.*

As part of this enquiry, the Trustee will consider whether the grant of home ownership leases to the applicant is consistent with the Mapoon Township Community Development Indigenous Land Use Agreement (“ILUA”), and any registered or known unregistered interests on the subject land.

**1. Historical Lots**

Historical Lots can only be granted to Priority Persons listed in Schedule 14 of the ILUA.

The Land is not a Historical Lot.

**2. Applicant is a Tjungundji Person (or Spouse) or Mapoon Historical Person (or Spouse)**

The relevant terms are defined in the ILUA as follows:

- **“Mapoon Historical Person”** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **“Tjungundji People”** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **“Spouse”** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or

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**ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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- (b) who was, for a minimum of two years, legally married or in a de facto relationship with a deceased relevant person at the time of their death.

In their EOI the applicant's have indicated that they are a Mapoon Historical Person. The applicants have not provided any further information in support of their eligibility however it is likely that the applicants are related to Maureen Savo and Grant Crossley, the applicant's for proposed Lot 1561 on Lot 156 on SP313351.

**3. Other inconsistent interests**

There are no registered interests over the Land that are inconsistent with this EOI.

The Trustee is not aware of any unregistered interests over the Land which are inconsistent with this EOI.

Identification of any known dispute

There are two enquiries to be made here:

1. Has the Trustee already accepted an EOI over the same area that the current EOI being considered relates to?
2. Has more than one EOI been made over the same area? The Trustee's Policy states, "*if more than one EOI is made over the same area ("**the Competing Area**"), then Council will reject all EOIs relating to the Competing Area and will not consider any further EOIs until Council is satisfied that any disputes about the Competing Area have been resolved*".

Using the above numbering:

1. In this preliminary review, the Trustee has not identified any conflict in relation to point 1.
2. In this preliminary review, the Trustee has not identified any conflict in relation to point 2.

Consistency with Policy regarding maximum lot size

The Trustee's Policy states:

*Council may also reject any EOI where the area proposed exceeds 3,000m<sup>2</sup> unless Council considers there is a persuasive reason to accept an EOI for a greater area. Without limiting the generality of this Policy, Council may consider the following reasons as reasons justifying accepting an EOI for a greater area:*

- (a) *the historical use of the lot by the EOI applicant;*
- (b) *whether there are any planning issues justifying the grant of a Lease over a larger area.*

The Land is 3,383m<sup>2</sup>. While it is slightly larger than the lot size specified in the Trustee's policy it is not practical to grant the applicant's an EOI over an area that is reduced by only a small amount.

**ITEM 5.2 – RHIANNAN CROSSLEY & GARY HEAD – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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Decision for Trustee

The decision for the Trustee is whether or not to accept Rhiannan Crossley and Gary Head's EOI and refer it to public consultation.

Recommended Resolution**COUNCIL (AS TRUSTEE) RESOLVES TO:**

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1562 on Lot 156 on SP 313351 for public consultation.
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.





## Mapoon Aboriginal Shire Council

### Expression of Interest (EOI) for a 99 Year Home Ownership Lease

#### Lodgement Information and Requirements

You may lodge this EOI with Mapoon Aboriginal Shire Council (as Trustee) ("the Trustee") in one of the following ways:

- By email, to [ceo@mapoon.qld.gov.au](mailto:ceo@mapoon.qld.gov.au).
- By hand-delivery, to Council Chambers, Red Beach Road, Mapoon.
- By post, to PO Box 213, Weipa Qld 4874.

By lodging this EOI, you acknowledge:

- The Trustee's Leasing Policy, as amended from time to time, will apply to any consideration of this EOI;
- The Trustee will consider your EOI consistently with its Leasing Policy, any applicable laws such as the *Aboriginal Land Act 1991*, the Mapoon Community Development Indigenous Land Use Agreement ("ILUA") and any other relevant policies and procedures of the Trustee;
- The Trustee may disclose the details contained in this EOI, including your name and details of the land, to the public. Without limiting the circumstances of this disclosure, the Trustee will disclose your name and other particulars about this EOI as part of public consultation processes set out in the Leasing Policy, and at Trustee Meetings that are opened to the public;
- You have read and understood this EOI Form, including the important information acknowledgements in Sections E and D.
- You have had an opportunity to obtain advice, including legal advice, before submitting this EOI. Council recommends you obtain legal advice before submitting your EOI.



<b>Section A: Applicant Details</b>	
Full name of Applicant: RHIANNAI CHARMAINE CROSSLEY, GARY HEAD.	
Postal Address: POBOX 791 WEIPA QLD 4874	
Phone: 0427640047	Mobile:
Email: rhiannan.crossley@icloud.com <i>Correspondence will be sent to you by email unless you indicate another preference.</i>	
<b>Section B: Land you want to lease</b>	
Address: 146 Cullen Point Road Mapoon QLD 4874 Proposed 1562	
Lot on Plan Description: Lot 156 on SP 313351 <i>You may contact Council for assistance to complete this field if you do not know the Lot on Plan description.</i>	
Size of Land in square metres: 3383m <sup>2</sup> <i>You may contact Council for assistance to complete this field if you do not know the Lot on Plan description.</i> <b>Note:</b> Council's Leasing Policy provides that EOIs for land in excess of 3,000m <sup>2</sup> will generally not be considered, unless exceptional circumstances apply. Exceptional circumstances might include historical uses.	
Provide a description of structures located on the land, including who constructed them: <i>Please attach additional pages if necessary.</i>	

Does the EOI Land contain a house constructed by the State or Council ("social house")?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "yes", who is the named tenant for the social house?	<hr/> <hr/> <hr/> <hr/>
If you are not the sole named tenant for the social house, has the current tenant, or other tenants, given you permission to make this EOI?	
Please attach any evidence of permissions. Please attach additional pages if necessary.	
Other comments about your EOI:	
Note: Please provide any information about historical uses, places of significance to you or your family on the EOI Land, or any other information you consider to be relevant to this EOI. Please attach additional pages if necessary.	

### Section C: Applicant Eligibility for Lease

Under the ILUA, only a Mapoon Historical Person, a Tjungundji Person, or the Spouse of a Mapoon Historical Person or a Tjungundji Person can apply for a 99 Year Home Ownership Lease.

Those terms are defined in the ILUA as follows:

- **“Mapoon Historical Person”** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **“Tjungundji People”** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **“Spouse”** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or
  - (b) who was, for a minimum of two years, been legally married or in a de facto relationship with a deceased relevant person at the time of their death.

*Note: The Trustee may require you to provide evidence to support your eligibility.*

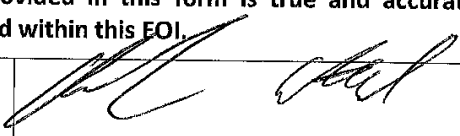

Are you a Mapoon Historical Person?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Mapoon Historical Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Note: if you have ticked “no” to each of the boxes above, the Trustee will not consider your EOI any further.**

**Section D: Private Residential Lessee Obligations**

**The following information is to alert you to important obligations associated with a Lease for home ownership purposes. Please read this section carefully.**

- This EOI is for the grant of a 99 year home ownership lease.
- The Lease is a legal document between you and the Trustee that places obligations on you. **You should obtain legal advice before submitting this EOI.**
- The Lease will be for a term of 99 years.
- Under the Lease:
  - Rent will be \$1.00.
  - You will need to pay the Rates Component set by Council from time to time, on a yearly or half-yearly basis. **Please contact Council for up-to-date information about the Rates Component for the EOI Land.**
  - You will be responsible for paying water, power, rubbish collection and other costs and expenses associated with the Lease.
  - You will be responsible for maintaining the Lease, including any house on the EOI Land, at your cost.
  - You will be responsible for insurance.
- You will be required to pay an up-front lump sum for the Lease and purchase of any social house before the Lease is granted. **Please contact Council for up-to-date information about these amounts.**
- If a house is not located on the EOI Land, you must build a house (at your cost) within 8 years of the date the Lease is granted, or the Lease can be terminated.
- You may be required to undertake additional actions, such as the survey of the EOI Land, before the Lease is granted.
- You are responsible for costs associated with the EOI, such as registration of the Lease or surveying the EOI Land.
- Once the Lease is granted you must comply with the conditions of the Lease or the Lease can be terminated.

<b>Section E: Important Information</b>	
<p>Your EOI will not be considered properly made unless all parts of this form are completed fully and correctly. If this EOI Form is not completed properly, it will be returned to you for completion.</p> <p>All EOIs will be processed having regard to the requirements of the <i>Aboriginal Land Act 1991</i> and related legislation as amended from time to time, the ILUA and any applicable Trustee Policies.</p> <p>The Trustee can only issue a Lease once the requirements of the <i>Native Title Act 1993</i> have been met.</p> <p>You may need to provide evidence of your eligibility for this lease.</p> <p>Before submitting your EOI you must read and confirm you understand what your obligations would be as a Lessee of the EOI Land.</p> <p>Information in this form is collected to process and assess your EOI under the <i>Aboriginal Land Act 1991</i>. The consideration of your application may involve consultation with the public and also with specific third parties, and, if so, information in your application may be disclosed to that party.</p> <p>Some of the information you provide will be included in a public notice to be issued by the Trustees.</p> <p>Public notification will occur before Trustees agree to grant you a lease. Any objections that are received will be dealt with according to Mapoon Trustee residential leasing policies.</p>	
<b>Section F: Declaration</b>	
<p><b>I declare that the information I have provided in this form is true and accurate. I understand all of the information contained within this EOI.</b></p>	
Signature of Applicant:	
Signature of Witness:	
Date:	08/04/2025



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☐ Road parcel

☐ Land parcel label

☒ Land parcel

☐ Land parcel positional accuracy

☐ Rights and interests

☐ Land parcel tenure

☐ Lease and reserve parcel

ADD MY DATA

146

Cullen Point Road

GDA2020 Lat/Lng  
lat: -12.00494  
long: 141.89447

1:2681

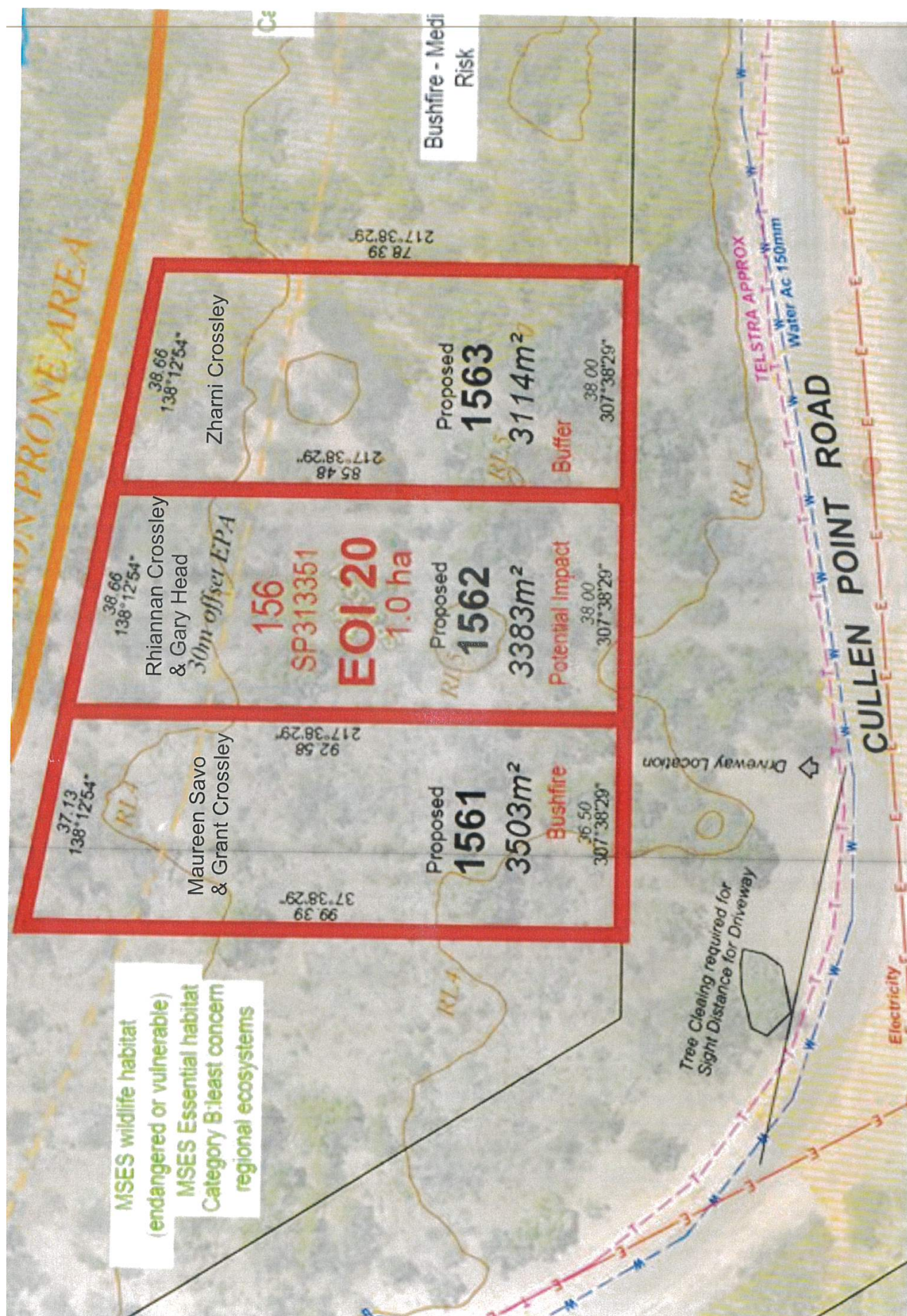
2D 3D 360

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**5.2 ZHARNI CROSSLEY - 99 YEAR HOME OWNERSHIP LEASE**

**Author:** Julian Bodenmann, Senior Associate, Preston Law

**Authoriser:** Tom Smith, CEO

**Attachments:**

1. Zharni Crossley 99 Year Home Ownership Lease [↓](#) 
2. Zhari Crossley [↓](#) 

**Purpose of Report** To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) from Zharni Crossley over Proposed Lot 1563 on Lot 156 on SP 313351, located on Cullen Point Road (“**the Land**”).

**Background** The Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) over the Land.

**RECOMMENDATION**

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1563 on Lot 156 on SP 313351 for public consultation.
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.





## Mapoon Aboriginal Shire Council

### Expression of Interest (EOI) for a 99 Year Home Ownership Lease

#### Lodgement Information and Requirements

You may lodge this EOI with Mapoon Aboriginal Shire Council (as Trustee) ("**the Trustee**") in one of the following ways:

- By email, to [ceo@mapoon.qld.gov.au](mailto:ceo@mapoon.qld.gov.au).
- By hand-delivery, to Council Chambers, Red Beach Road, Mapoon.
- By post, to PO Box 213, Weipa Qld 4874.

By lodging this EOI, you acknowledge:

- The Trustee's Leasing Policy, as amended from time to time, will apply to any consideration of this EOI;
- The Trustee will consider your EOI consistently with its Leasing Policy, any applicable laws such as the *Aboriginal Land Act 1991*, the Mapoon Community Development Indigenous Land Use Agreement ("**ILUA**") and any other relevant policies and procedures of the Trustee;
- The Trustee may disclose the details contained in this EOI, including your name and details of the land, to the public. Without limiting the circumstances of this disclosure, the Trustee will disclose your name and other particulars about this EOI as part of public consultation processes set out in the Leasing Policy, and at Trustee Meetings that are opened to the public;
- You have read and understood this EOI Form, including the important information acknowledgements in Sections E and D.
- You have had an opportunity to obtain advice, including legal advice, before submitting this EOI. Council recommends you obtain legal advice before submitting your EOI.

<b>Section A: Applicant Details</b>	
Full name of Applicant: ZHARNI SAPPHIRE CLOSSLEY	
Postal Address: P.O BOX 791, TRUNDING, QLD, 4874	
Phone: 04 55451268	Mobile:
Email: ZharniC@hotmail.com <i>Correspondence will be sent to you by email unless you indicate another preference.</i>	
<b>Section B: Land you want to lease</b>	
Address: 146 Cullen Point Road Mapoon Qld 4874	
Lot on Plan Description: Lot 156 on SP 313351 <i>You may contact Council for assistance to complete this field if you do not know the Lot on Plan description.</i>	
Size of Land in square metres: 3114 m <sup>2</sup> - <i>You may contact Council for assistance to complete this field if you do not know the Lot on Plan description.</i> <b>Note:</b> Council's Leasing Policy provides that EOLs for land in excess of 3,000m <sup>2</sup> will generally not be considered, unless exceptional circumstances apply. Exceptional circumstances might include historical uses.	
Provide a description of structures located on the land, including who constructed them: <i>Please attach additional pages if necessary.</i>	

Does the EOI Land contain a house constructed by the State or Council ("social house")?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "yes", who is the named tenant for the social house?	<hr/> <hr/> <hr/> <hr/>
If you are not the sole named tenant for the social house, has the current tenant, or other tenants, given you permission to make this EOI? <i>Please attach any evidence of permissions. Please attach additional pages if necessary.</i>	
<b>Other comments about your EOI:</b>  <i>Note: Please provide any information about historical uses, places of significance to you or your family on the EOI Land, or any other information you consider to be relevant to this EOI. Please attach additional pages if necessary.</i>	

### Section C: Applicant Eligibility for Lease

Under the ILUA, only a Mapoon Historical Person, a Tjungundji Person, or the Spouse of a Mapoon Historical Person or a Tjungundji Person can apply for a 99 Year Home Ownership Lease.

Those terms are defined in the ILUA as follows:

- **"Mapoon Historical Person"** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **"Tjungundji People"** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **"Spouse"** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or
  - (b) who was, for a minimum of two years, been legally married or in a de facto relationship with a deceased relevant person at the time of their death.

*Note: The Trustee may require you to provide evidence to support your eligibility.*

Are you a Mapoon Historical Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Mapoon Historical Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Note: if you have ticked "no" to each of the boxes above, the Trustee will not consider your EOI any further.**



**Section D: Private Residential Lessee Obligations**

**The following information is to alert you to important obligations associated with a Lease for home ownership purposes. Please read this section carefully.**

- This EOI is for the grant of a 99 year home ownership lease.
- The Lease is a legal document between you and the Trustee that places obligations on you. **You should obtain legal advice before submitting this EOI.**
- The Lease will be for a term of 99 years.
- Under the Lease:
  - Rent will be \$1.00.
  - You will need to pay the Rates Component set by Council from time to time, on a yearly or half-yearly basis. **Please contact Council for up-to-date information about the Rates Component for the EOI Land.**
  - You will be responsible for paying water, power, rubbish collection and other costs and expenses associated with the Lease.
  - You will be responsible for maintaining the Lease, including any house on the EOI Land, at your cost.
  - You will be responsible for insurance.
- You will be required to pay an up-front lump sum for the Lease and purchase of any social house before the Lease is granted. **Please contact Council for up-to-date information about these amounts.**
- If a house is not located on the EOI Land, you must build a house (at your cost) within 8 years of the date the Lease is granted, or the Lease can be terminated.
- You may be required to undertake additional actions, such as the survey of the EOI Land, before the Lease is granted.
- You are responsible for costs associated with the EOI, such as registration of the Lease or surveying the EOI Land.
- Once the Lease is granted you must comply with the conditions of the Lease or the Lease can be terminated.

**Section E: Important Information**

Your EOI will not be considered properly made unless all parts of this form are completed fully and correctly. If this EOI Form is not completed properly, it will be returned to you for completion.

All EOIs will be processed having regard to the requirements of the *Aboriginal Land Act 1991* and related legislation as amended from time to time, the ILUA and any applicable Trustee Policies.

The Trustee can only issue a Lease once the requirements of the *Native Title Act 1993* have been met.

You may need to provide evidence of your eligibility for this lease.

Before submitting your EOI you must read and confirm you understand what your obligations would be as a Lessee of the EOI Land.

Information in this form is collected to process and assess your EOI under the *Aboriginal Land Act 1991*. The consideration of your application may involve consultation with the public and also with specific third parties, and, if so, information in your application may be disclosed to that party.

Some of the information you provide will be included in a public notice to be issued by the Trustees.

Public notification will occur before Trustees agree to grant you a lease. Any objections that are received will be dealt with according to Mapoon Trustee residential leasing policies.

**Section F: Declaration**

**I declare that the information I have provided in this form is true and accurate. I understand all of the information contained within this EOI.**

Signature of Applicant:



Signature of Witness:



Date:

30.01.2025

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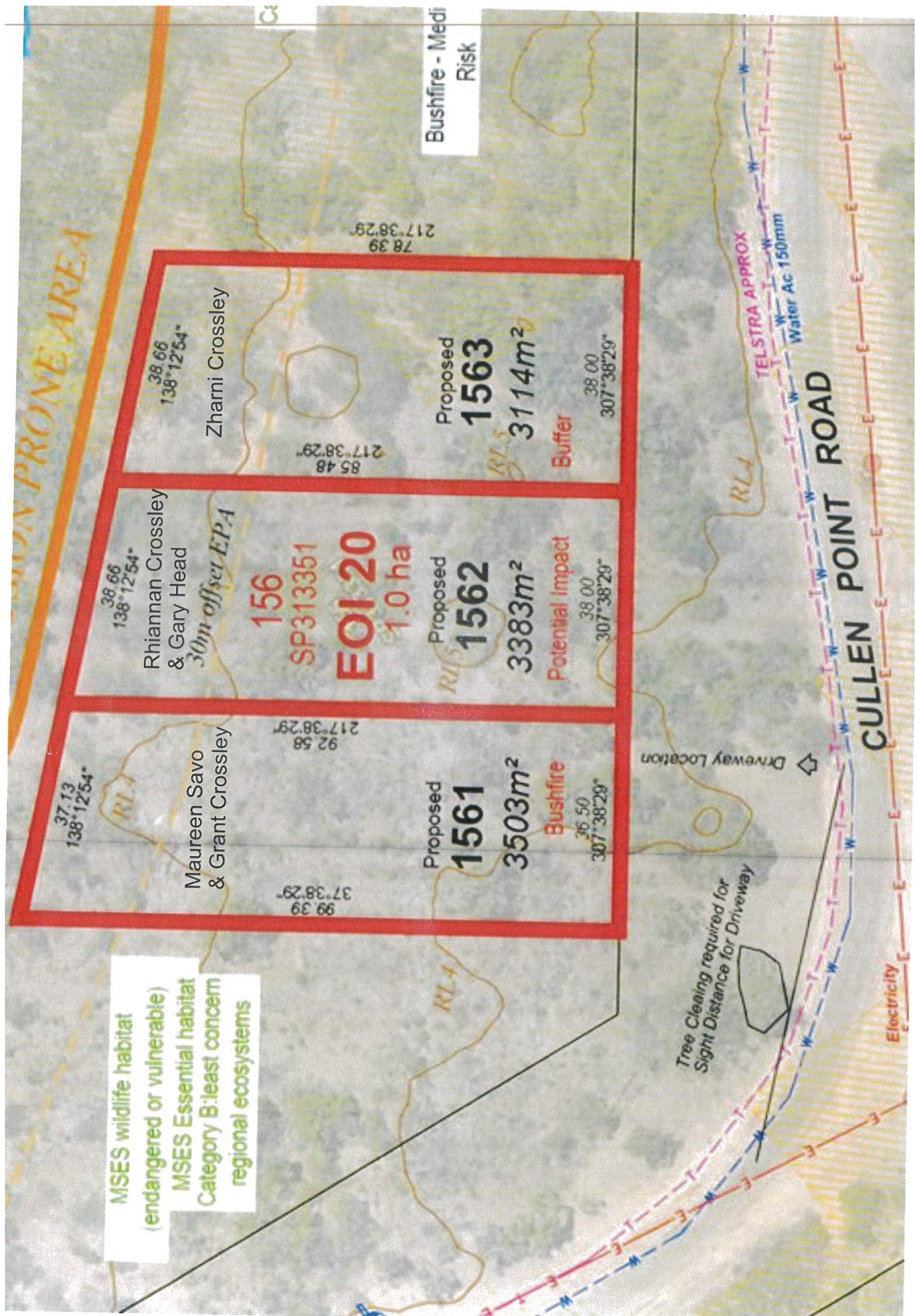
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**5.3 ZHARNI CROSSLEY– 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

**Author:** Tom Smith, CEO

**Authoriser:** Tom Smith, CEO

**Attachments:** Expression of Interest provided by Zharni Sapphire Crossley.

Preliminary Assessment Report prepared by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts

**PURPOSE OF REPORT**

To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) from Zharni Crossley over Proposed Lot 1563 on Lot 156 on SP 313351, located on Cullen Point Road (“**the Land**”).

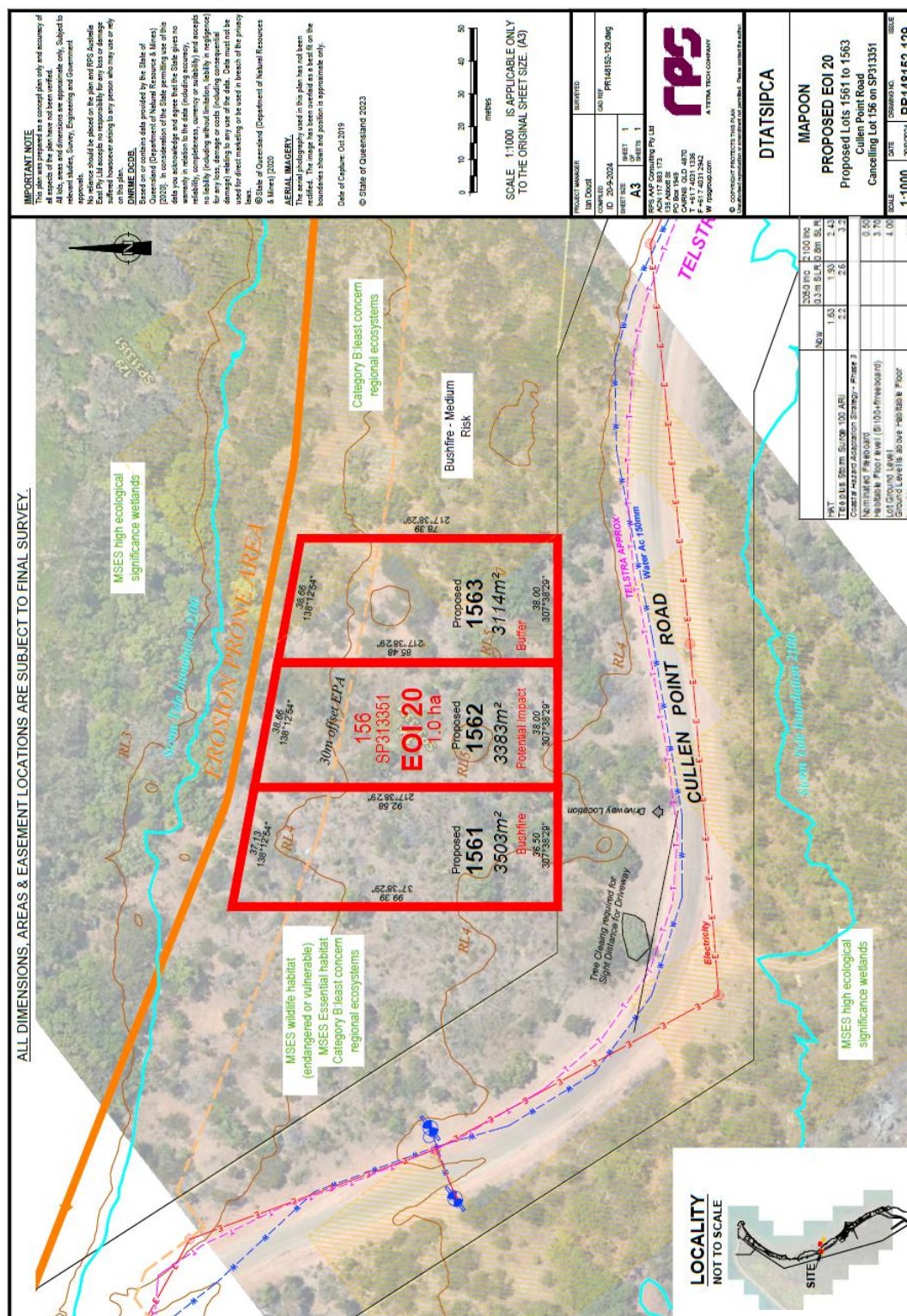
**BACKGROUND**

The Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) over the Land.

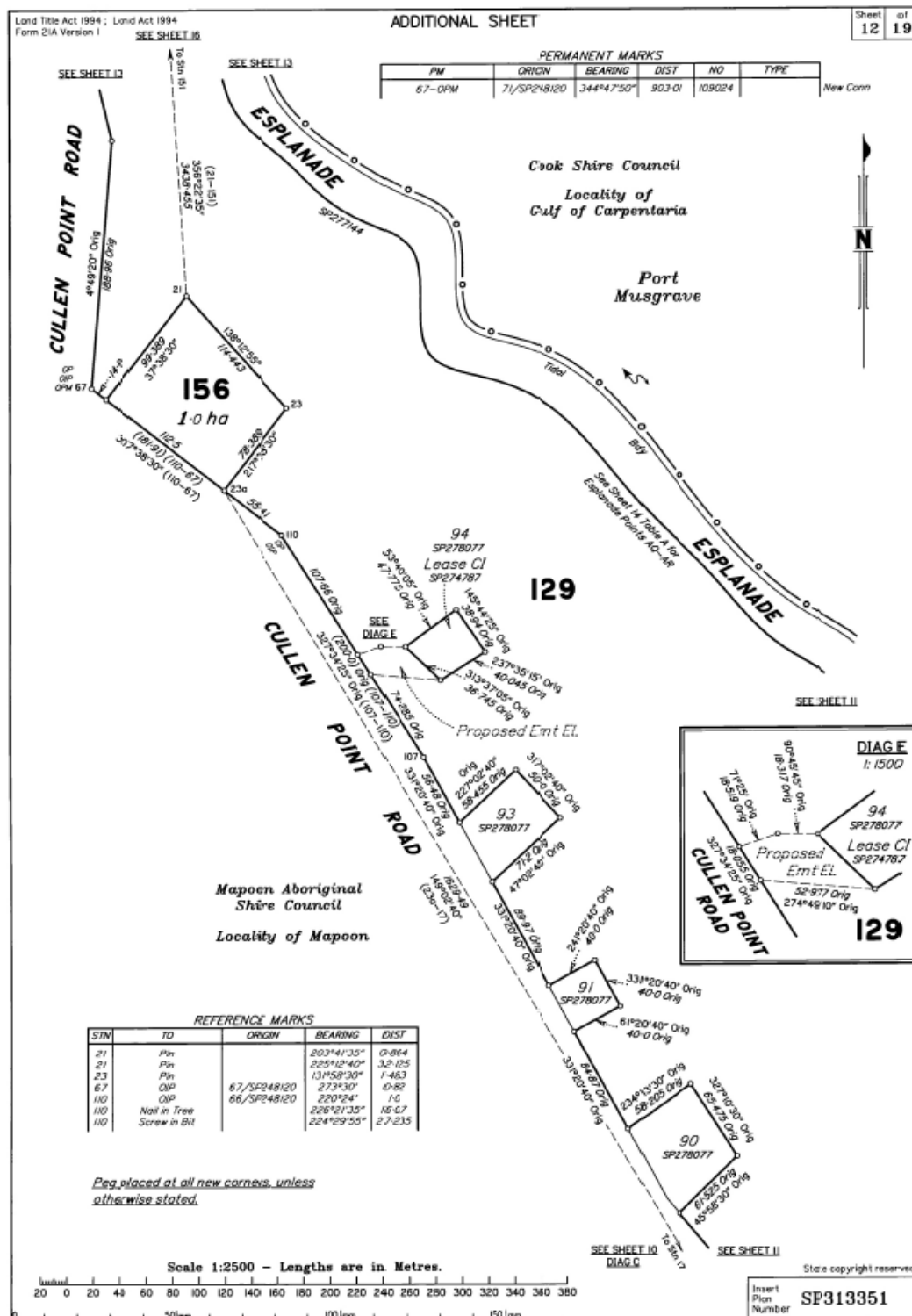
A plan showing the Land is below:

mapo0002\_230089\_125.docx

### ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



### ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



### ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT

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#### Process

The Trustee adopted a Leasing Policy which guides the way it assesses EOIs (“**the Policy**”).

Under the Policy, the process, having received EOIs, is:

- firstly, to deal with some preliminary matters at an early stage;
- then, to release the EOIs for public consultation, consistent with the Policy.

The preliminary matters for the Trustee to consider at this meeting are:

1. confirmation that the purpose of the EOI is not inconsistent with the purpose of the Mapoon DOGIT;
2. identification of any inconsistent interests registered over the land being applied for;
3. identification of any known disputes about lot;
4. consistency with the Trustee’s Policy that the maximum lot size for land subject to an EOI is 3,000 m<sup>2</sup>;
5. other matters.

#### Confirmation that purpose of EOI is not inconsistent with the purpose of DOGIT

The EOI is for land within the Mapoon DOGIT.

The EOI is for the purpose of a 99-year home ownership lease under the *Aboriginal Land Act 1991*.

A 99-year home ownership lease is consistent with the purposes for which Mapoon’s DOGIT has been granted in Trust.

The EOI is consistent with the purpose for which the Mapoon DOGIT has been granted.

#### Identification of any inconsistent interests

The Trustee’s Policy states:

***Eligibility Criteria*** means the criteria set out in the ILUA, the *Aboriginal Land Act 1991*, and any other legislation or document which governs who is eligible to apply for a Lease.

[...]

5 If an applicant does not satisfy the Eligibility Criteria, Council will reject the EOI.

6 Without limiting the generality of the preceding paragraph, Council will reject any EOI:

(a) that is made over a Historical Lot, unless the applicant is the Priority Person for the Historical Lot as specified under the ILUA;

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**ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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- (b) *that is made by an applicant who is not a Tjungundji Person, Mapoon Historical Person or a spouse of a Tjungundji Person or Mapoon Historical Person.*

As part of this enquiry, the Trustee will consider whether the grant of home ownership leases to the applicant is consistent with the Mapoon Township Community Development Indigenous Land Use Agreement (“ILUA”), and any registered or known unregistered interests on the subject land.

**1. Historical Lots**

Historical Lots can only be granted to Priority Persons listed in Schedule 14 of the ILUA.

The Land is not a Historical Lot.

**2. Applicant is a Tjungundji Person (or Spouse) or Mapoon Historical Person (or Spouse)**

The relevant terms are defined in the ILUA as follows:

- **“Mapoon Historical Person”** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **“Tjungundji People”** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **“Spouse”** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or

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**ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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- (b) who was, for a minimum of two years, legally married or in a de facto relationship with a deceased relevant person at the time of their death.

The applicant has not indicated whether they are a Mapoon Historical Person or a Tjungundji Person (or Spouse). However, it is likely that the applicant is related to Maureen Savo and Grant Crossley, the applicants for proposed Lot 1561 on Lot 156 on SP313351 who have indicated that they are Mapoon Historical Persons.

**3. Other inconsistent interests**

There are no registered interests over the Land that are inconsistent with this EOI.

The Trustee is not aware of any unregistered interests over the Land which are inconsistent with this EOI.

Identification of any known dispute

There are two enquiries to be made here:

1. Has the Trustee already accepted an EOI over the same area that the current EOI being considered relates to?
2. Has more than one EOI been made over the same area? The Trustee's Policy states, "*if more than one EOI is made over the same area (**the Competing Area**), then Council will reject all EOIs relating to the Competing Area and will not consider any further EOIs until Council is satisfied that any disputes about the Competing Area have been resolved*".

Using the above numbering:

1. In this preliminary review, the Trustee has not identified any conflict in relation to point 1.
2. In this preliminary review, the Trustee has not identified any conflict in relation to point 2.

Consistency with Policy regarding maximum lot size

The Trustee's Policy states:

*Council may also reject any EOI where the area proposed exceeds 3,000m<sup>2</sup> unless Council considers there is a persuasive reason to accept an EOI for a greater area. Without limiting the generality of this Policy, Council may consider the following reasons as reasons justifying accepting an EOI for a greater area:*

- (a) *the historical use of the lot by the EOI applicant;*
- (b) *whether there are any planning issues justifying the grant of a Lease over a larger area.*

The Land is 3,114m<sup>2</sup>. While it is slightly larger than the lot size specified in the Trustee's policy it is not practical to grant the applicant's an EOI over an area that is reduced by only a very small amount.

Decision for Trustee

**ITEM 5.3 – ZHARNI CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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The decision for the Trustee is whether or not to accept Zharni Crossley's EOI and refer it to public consultation.

Recommended Resolution**COUNCIL (AS TRUSTEE) RESOLVES TO:**

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1563 on Lot 156 on SP 313351 for public consultation;
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.

### 5.3 DEPARTMENT OF HOUSING AND PUBLIC WORKS - 40 YEAR SOCIAL HOUSING LEASE TRUSTEE REPORT

**Author:** Mala Guivarra, Ms.

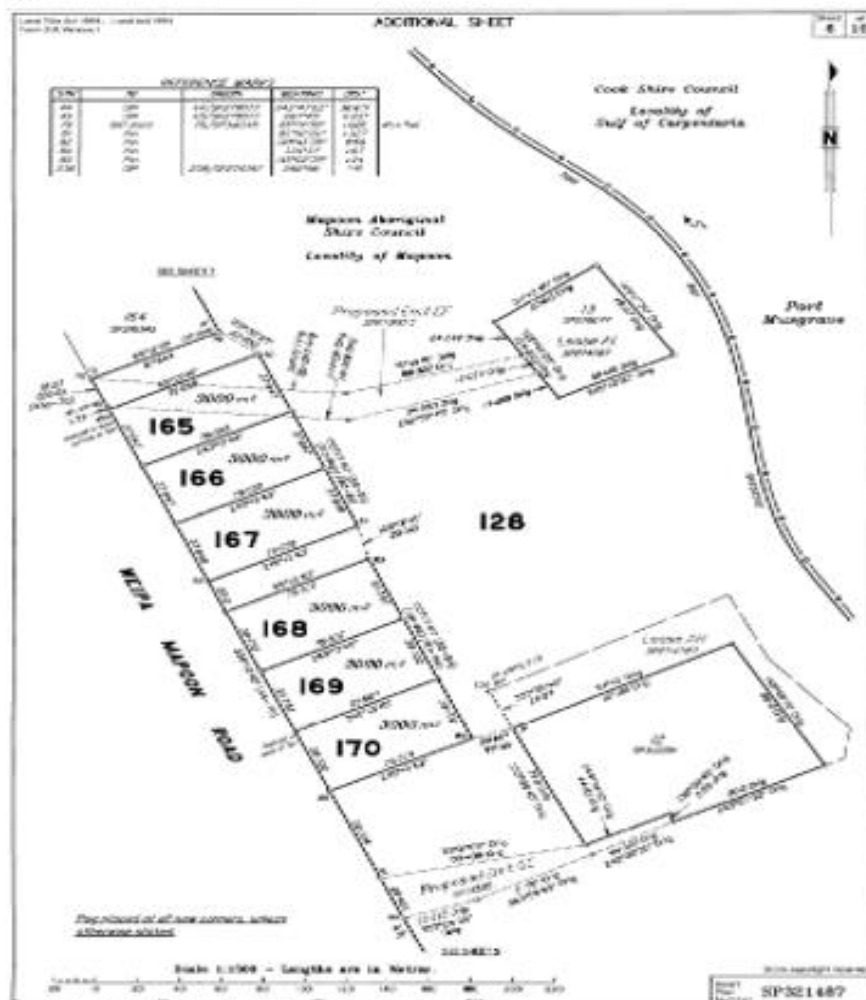
**Authoriser:** Amanda Ewart, CEO

**Attachments:** Nil

Purpose of Report A number of social houses have been constructed in Mapoon on Lots 165, 166, 167, 168, and 169 on SP321487 ("the Land"). As part of the usual arrangements for social housing management, it has been proposed that Council grants the Department of Housing two 40-year leases to manage those assets, on terms substantially similar to the State's usual social housing leases ("the Leases").

Background

A plan showing the Land is below:





Process

The preliminary matters for the Trustee to consider at this meeting are:

1. confirmation that the purpose of the Leases is not inconsistent with the purpose of the Mapoon DOGIT.
2. identification of any inconsistent interests registered over the land being applied for.
3. identification of any known disputes about lot;
4. other matters.

Confirmation that Leases are not inconsistent with the purpose of DOGIT

The Leases are for land within the Mapoon DOGIT.

The Leases are for the purpose of a 40-year social housing lease under the *Aboriginal Land Act 1991*.

A 40-year social housing lease is consistent with the purposes for which Mapoon's DOGIT has been granted in Trust.

The Leases are consistent with the purpose for which the Mapoon DOGIT has been granted.

Identification of any inconsistent interests

As part of this enquiry, the Trustee will consider whether the grant of the Leases to the Department of Housing is consistent with the Mapoon Township Community Development Indigenous Land Use Agreement ("ILUA"), and any registered or known unregistered interests on the subject land.

1. **Inconsistent interests**

There are no registered interests over the Land that are inconsistent with the Leases.

The Trustee is not aware of any unregistered interests over the Land which are inconsistent with the Leases.

Identification of any known dispute

There are two enquiries to be made here:

1. Has the Trustee already accepted an EOI over the Land?
2. Has more than one EOI been made over the same area? The Trustee's Policy states, *"if more than one EOI is made over the same area ('the Competing Area'), then Council will reject all EOIs relating to the Competing Area and will not consider any further EOIs until Council is satisfied that any disputes about the Competing Area have been resolved"*.

Using the above numbering:

1. In this preliminary review, the Trustee has not identified any conflict in relation to point 1.

2. In this preliminary review, the Trustee has not identified any conflict in relation to point 2.

Public Consultation

As the leases are for the construction and management by the Department of social houses on the Land, it is appropriate to grant these leases without public consultation.

Native Title

Council will need to address Native Title consistently with the terms of the ILUA.

Decision for Trustee

The decision for the Trustee is whether or not to grant the Leases over the Land.

Recommended Resolution

**COUNCIL (AS TRUSTEE) RESOLVES TO:**

- (a) delegate to the Chief Executive Officer the power to negotiate, finalise and execute on behalf of Council a Lease over Lots 165, 166, 167 and 168 on SP321487 and a Lease over Lot 169 on SP321487, located on Weipa Mapoon Road with the State of Queensland (Represented by the Department of Housing and Public Works), for the purpose of social housing.

## 6 GENERAL BUSINESS

### 6.1 MAUREEN SAVO AND GRANT CROSSLEY - 99 YEAR HOME OWNERSHIP LEASE - TRUSTEE REPORT

**Author:** Tom Smith, CEO

**Authoriser:** Tom Smith, CEO

**Attachments:** 1. Maureen Savo & Grant Crossley - 99 Year Home Ownership Lease [↓](#)   
2. Maureen Savo & Grant Crossley [↓](#) 

#### PURPOSE OF REPORT

To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease ("EOI") from Maureen Savo and Grant Crossley over Proposed Lot 1561 on Lot 156 on SP 313351, located on Cullen Point Road ("the Land").

#### BACKGROUND

The Trustee has previously received an Expression of Interest ("EOI") from the applicant for Lot 156 on SP 313351, which was approximately 10,000m<sup>2</sup> which was inconsistent with the Trustee's policy. The applicant has since revised their application and submitted a new application for the Land.

#### DISCUSSION

#### Recommended Resolution

##### **COUNCIL (AS TRUSTEE) RESOLVES TO:**

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1561 on Lot 156 on SP 313351 for public consultation.
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.

**5.1 MAUREEN SAVO AND GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

**Author:** Tom Smith, CEO

**Authoriser:** Tom Smith, CEO

**Attachments:** Expression of Interest provided by Maureen Joy Savo and Grant Alexander Crossley

Preliminary Assessment Report prepared by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts

**PURPOSE OF REPORT**

To notify the Trustee that the Trustee has received an Expression of Interest for a 99-year home ownership lease (“**EOI**”) from Maureen Savo and Grant Crossley over Proposed Lot 1561 on Lot 156 on SP 313351, located on Cullen Point Road (“**the Land**”).

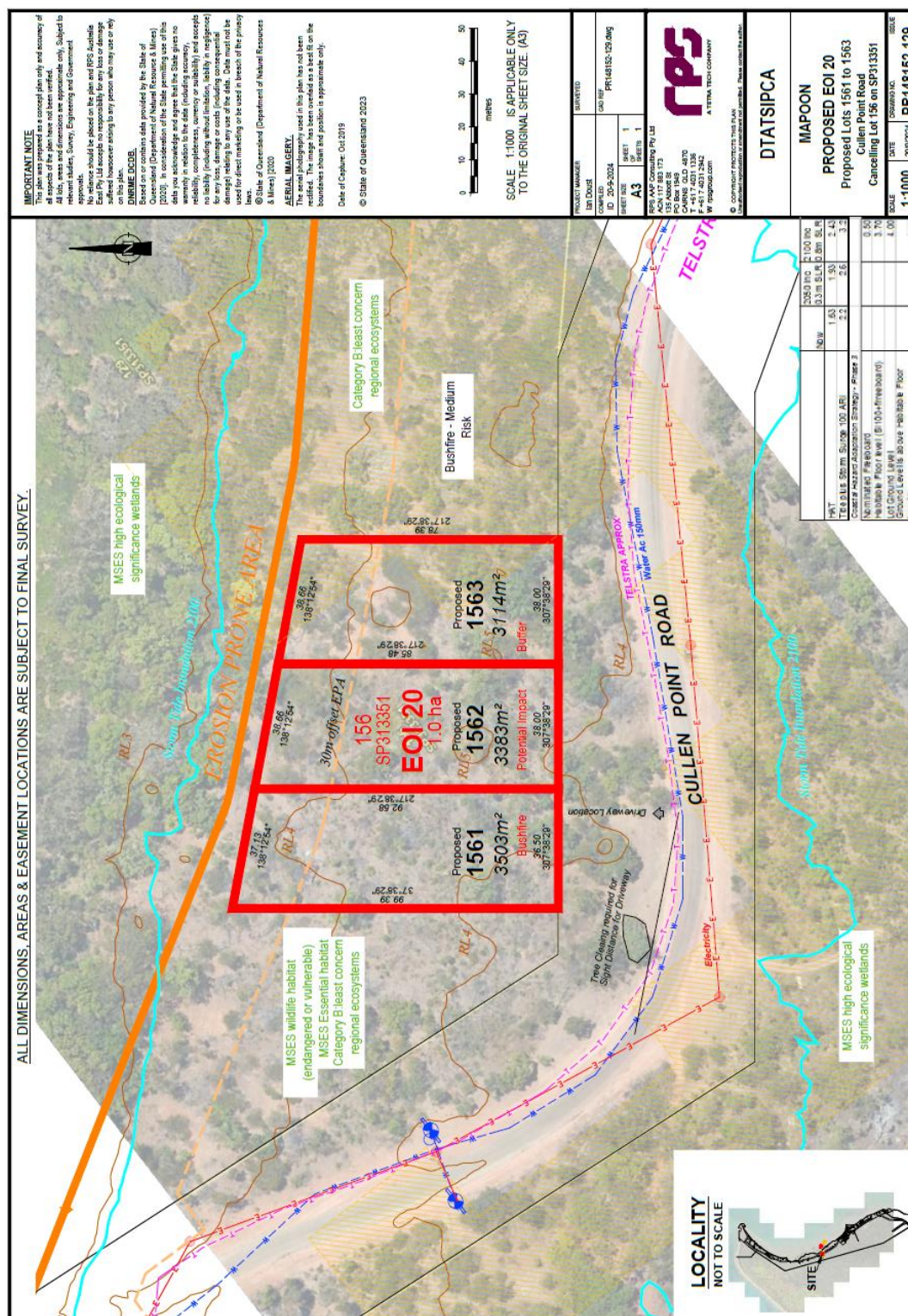
**BACKGROUND**

The Trustee has previously received an Expression of Interest (“**EOI**”) from the applicant for Lot 156 on SP 313351, which was approximately 10,000m<sup>2</sup> which was inconsistent with the Trustee’s policy. The applicant has since revised their application and submitted a new application for the Land.

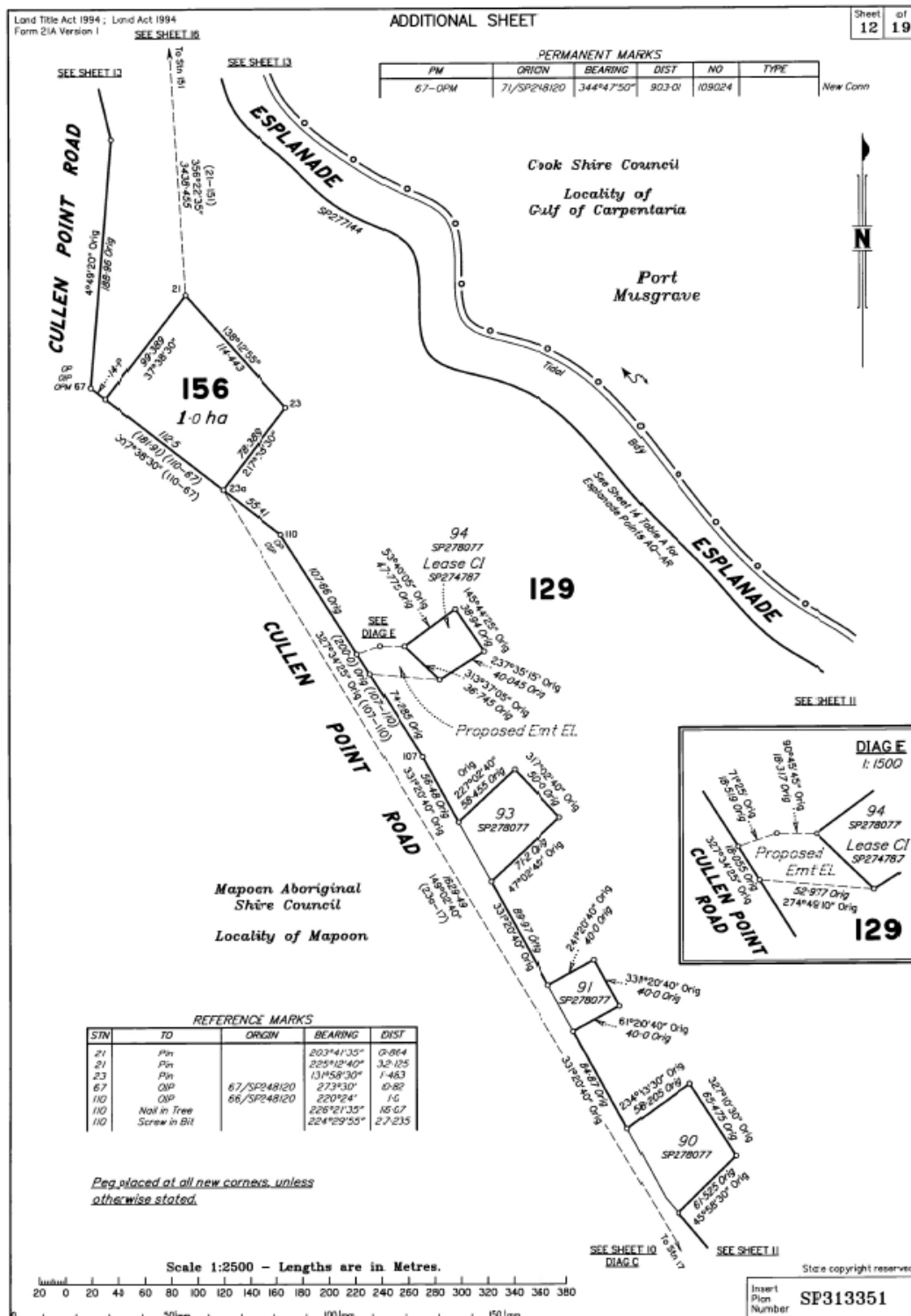
A plan showing the Land is below:

mapo0002\_230089\_125.docx

## ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



# ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT



## ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT

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### Process

The Trustee adopted a Leasing Policy which guides the way it assesses EOIs (“the Policy”).

Under the Policy, the process, having received EOIs, is:

- firstly, to deal with some preliminary matters at an early stage;
- then, to release the EOIs for public consultation, consistent with the Policy.

The preliminary matters for the Trustee to consider at this meeting are:

1. confirmation that the purpose of the EOI is not inconsistent with the purpose of the Mapoon DOGIT;
2. identification of any inconsistent interests registered over the land being applied for;
3. identification of any known disputes about lot;
4. consistency with the Trustee’s Policy that the maximum lot size for land subject to an EOI is 3,000 m<sup>2</sup>;
5. other matters.

### Confirmation that purpose of EOI is not inconsistent with the purpose of DOGIT

The EOI is for land within the Mapoon DOGIT.

The EOI is for the purpose of a 99-year home ownership lease under the *Aboriginal Land Act 1991*.

A 99-year home ownership lease is consistent with the purposes for which Mapoon’s DOGIT has been granted in Trust.

The EOI is consistent with the purpose for which the Mapoon DOGIT has been granted.

### Identification of any inconsistent interests

The Trustee’s Policy states:

***Eligibility Criteria*** means the criteria set out in the ILUA, the *Aboriginal Land Act 1991*, and any other legislation or document which governs who is eligible to apply for a Lease.

[...]

5 If an applicant does not satisfy the Eligibility Criteria, Council will reject the EOI.

6 Without limiting the generality of the preceding paragraph, Council will reject any EOI:

- (a) that is made over a Historical Lot, unless the applicant is the Priority Person for the Historical Lot as specified under the ILUA;



### ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT

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- (b) *that is made by an applicant who is not a Tjungundji Person, Mapoon Historical Person or a spouse of a Tjungundji Person or Mapoon Historical Person.*

As part of this enquiry, the Trustee will consider whether the grant of home ownership leases to the applicant is consistent with the Mapoon Township Community Development Indigenous Land Use Agreement (“ILUA”), and any registered or known unregistered interests on the subject land.

#### 1. **Historical Lots**

Historical Lots can only be granted to Priority Persons listed in Schedule 14 of the ILUA.

The Land is not a Historical Lot.

#### 2. **Applicant is a Tjungundji Person (or Spouse) or Mapoon Historical Person (or Spouse)**

The relevant terms are defined in the ILUA as follows:

- **“Mapoon Historical Person”** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **“Tjungundji People”** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **“Spouse”** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or

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**ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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- (b) who was, for a minimum of two years, legally married or in a de facto relationship with a deceased relevant person at the time of their death.

In their EOI the applicant's have indicated that they are a Mapoon Historical Person. In support of their application the applicants have stated that:

*"This block was one of two blocks owned by my grandfather John Savo back in the 1800's and holds significant historical ties to our family. My father was born on this block, as were all of my brothers. The block also has a grave that belongs to my aunty."*

**3. Other inconsistent interests**

There are no registered interests over the Land that are inconsistent with this EOI.

The Trustee is not aware of any unregistered interests over the Land which are inconsistent with this EOI.

Identification of any known dispute

There are two enquiries to be made here:

1. Has the Trustee already accepted an EOI over the same area that the current EOI being considered relates to?
2. Has more than one EOI been made over the same area? The Trustee's Policy states, *"if more than one EOI is made over the same area ("**the Competing Area**"), then Council will reject all EOIs relating to the Competing Area and will not consider any further EOIs until Council is satisfied that any disputes about the Competing Area have been resolved"*.

Using the above numbering:

1. In this preliminary review, the Trustee has not identified any conflict in relation to point 1.
2. In this preliminary review, the Trustee has not identified any conflict in relation to point 2.

Consistency with Policy regarding maximum lot size

The Trustee's Policy states:

*Council may also reject any EOI where the area proposed exceeds 3,000m<sup>2</sup> unless Council considers there is a persuasive reason to accept an EOI for a greater area. Without limiting the generality of this Policy, Council may consider the following reasons as reasons justifying accepting an EOI for a greater area:*

- (a) *the historical use of the lot by the EOI applicant;*
- (b) *whether there are any planning issues justifying the grant of a Lease over a larger area.*

**ITEM 5.1 – MAUREEN SAVO & GRANT CROSSLEY – 99 YEAR HOME OWNERSHIP LEASE – TRUSTEE REPORT**

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The Land is 3,503 m<sup>2</sup>. While it is slightly larger than the lot size specified in the Trustee's policy it is not practical to grant the applicant's an EOI over an area that is reduced by only a small amount.

Decision for Trustee

The decision for the Trustee is whether or not to accept Maureen Savo and Grant Crossley's EOI and refer it to public consultation.

Recommended Resolution**COUNCIL (AS TRUSTEE) RESOLVES TO:**

- (a) release the expression of interest for a 99-year home ownership lease over proposed Lot 1561 on Lot 156 on SP 313351 for public consultation;
- (b) delegate to the Chief Executive Officer the role of publishing notices for public consultation in accordance with Council's Leasing Policy.



## Mapoon Aboriginal Shire Council

### Expression of Interest (EOI) for a 99 Year Home Ownership Lease

#### Lodgement Information and Requirements

You may lodge this EOI with Mapoon Aboriginal Shire Council (as Trustee) ("**the Trustee**") in one of the following ways:

- By email, to [ceo@mapoon.qld.gov.au](mailto:ceo@mapoon.qld.gov.au).
- By hand-delivery, to Council Chambers, Red Beach Road, Mapoon.
- By post, to PO Box 213, Weipa Qld 4874.

By lodging this EOI, you acknowledge:

- The Trustee's Leasing Policy, as amended from time to time, will apply to any consideration of this EOI;
- The Trustee will consider your EOI consistently with its Leasing Policy, any applicable laws such as the *Aboriginal Land Act 1991*, the Mapoon Community Development Indigenous Land Use Agreement ("**ILUA**") and any other relevant policies and procedures of the Trustee;
- The Trustee may disclose the details contained in this EOI, including your name and details of the land, to the public. Without limiting the circumstances of this disclosure, the Trustee will disclose your name and other particulars about this EOI as part of public consultation processes set out in the Leasing Policy, and at Trustee Meetings that are opened to the public;
- You have read and understood this EOI Form, including the important information acknowledgements in Sections E and D.
- You have had an opportunity to obtain advice, including legal advice, before submitting this EOI. Council recommends you obtain legal advice before submitting your EOI.

<b>Section A: Applicant Details</b>	
Full name of Applicant: MAUREEN JOY SAVO & GRANT ALEXANDER CROSSLEY	
Postal Address: P.O. BOX 791, TRUNDING, QLD, 4874	
Phone:	Mobile: 04 77 119 090
Email: savomaurzen@gmail.com.au Correspondence will be sent to you by email unless you indicate another preference.	
<b>Section B: Land you want to lease</b>	
Address: 146 Cullen Point Road. Proposed 1561 Mapoon Qld 4874	
Lot on Plan Description: <del>Proposed</del> Lot 156 on SP 313351 You may contact Council for assistance to complete this field if you do not know the Lot on Plan description.	
Size of Land in square metres: 3503m <sup>2</sup> . You may contact Council for assistance to complete this field if you do not know the Lot on Plan description. <b>Note:</b> Council's Leasing Policy provides that EOIs for land in excess of 3,000m <sup>2</sup> will generally not be considered, unless exceptional circumstances apply. Exceptional circumstances might include historical uses.	
Provide a description of structures located on the land, including who constructed them: Please attach additional pages if necessary.  Fire damaged double carport constructed by Grant Crossley & Maureen Savo	

Does the EOI Land contain a house constructed by the State or Council ("social house")?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If "yes", who is the named tenant for the social house?	<hr/> <hr/> <hr/> <hr/>
<p>If you are not the sole named tenant for the social house, has the current tenant, or other tenants, given you permission to make this EOI?</p> <p>Please attach any evidence of permissions. Please attach additional pages if necessary.</p>	
<p><b>Other comments about your EOI:</b></p> <p><i>Note: Please provide any information about historical uses, places of significance to you or your family on the EOI Land, or any other information you consider to be relevant to this EOI. Please attach additional pages if necessary.</i></p> <p>THIS BLOCK WAS ONE OF TWO BLOCKS OWNED BY MY GRANDFATHER JOHN SAVO BACK IN THE 1800'S AND HOLDS SIGNIFICANT HISTORICAL TIES TO OUR FAMILY.</p> <p>MY FATHER WAS BORN ON THIS BLOCK, AS WERE ALL OF MY BROTHERS.</p> <p>THE BLOCK ALSO HAS A GRAVE THAT BELONGS TO MY AUNTY.</p>	



### Section C: Applicant Eligibility for Lease

Under the ILUA, only a Mapoon Historical Person, a Tjungundji Person, or the Spouse of a Mapoon Historical Person or a Tjungundji Person can apply for a 99 Year Home Ownership Lease.

Those terms are defined in the ILUA as follows:

- **“Mapoon Historical Person”** means a person who, in the opinion of the Trustee:
  - (a) is a recognised and accepted member of the Mapoon community;
  - (b) is an Aboriginal Person other than a Tjungundji Person; and
  - (c) either:
    - (i) their ancestors came to live in Mapoon during the Mission Period (1891 – 1963); or
    - (ii) they have lived, or their family has lived, in Mapoon.
- **“Tjungundji People”** means the people descended from the following apical ancestors:
  - (a) Grace;
  - (b) Bullock;
  - (c) Alec Red Beach;
  - (d) Peter; and
  - (e) Archie.
- **“Spouse”** means a person:
  - (a) who has, for a minimum of two years, been legally married or in a de facto relationship with the relevant person; or
  - (b) who was, for a minimum of two years, been legally married or in a de facto relationship with a deceased relevant person at the time of their death.

*Note: The Trustee may require you to provide evidence to support your eligibility.*

Are you a Mapoon Historical Person?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are you a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Mapoon Historical Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you the Spouse of a Tjungundji Person?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**Note: if you have ticked “no” to each of the boxes above, the Trustee will not consider your EOI any further.**

**Section D: Private Residential Lessee Obligations**

**The following information is to alert you to important obligations associated with a Lease for home ownership purposes. Please read this section carefully.**

- This EOI is for the grant of a 99 year home ownership lease.
- The Lease is a legal document between you and the Trustee that places obligations on you. **You should obtain legal advice before submitting this EOI.**
- The Lease will be for a term of 99 years.
- Under the Lease:
  - Rent will be \$1.00.
  - You will need to pay the Rates Component set by Council from time to time, on a yearly or half-yearly basis. **Please contact Council for up-to-date information about the Rates Component for the EOI Land.**
  - You will be responsible for paying water, power, rubbish collection and other costs and expenses associated with the Lease.
  - You will be responsible for maintaining the Lease, including any house on the EOI Land, at your cost.
  - You will be responsible for insurance.
- You will be required to pay an up-front lump sum for the Lease and purchase of any social house before the Lease is granted. **Please contact Council for up-to-date information about these amounts.**
- If a house is not located on the EOI Land, you must build a house (at your cost) within 8 years of the date the Lease is granted, or the Lease can be terminated.
- You may be required to undertake additional actions, such as the survey of the EOI Land, before the Lease is granted.
- You are responsible for costs associated with the EOI, such as registration of the Lease or surveying the EOI Land.
- Once the Lease is granted you must comply with the conditions of the Lease or the Lease can be terminated.

**Section E: Important Information**

Your EOI will not be considered properly made unless all parts of this form are completed fully and correctly. If this EOI Form is not completed properly, it will be returned to you for completion.

All EOIs will be processed having regard to the requirements of the *Aboriginal Land Act 1991* and related legislation as amended from time to time, the ILUA and any applicable Trustee Policies.

The Trustee can only issue a Lease once the requirements of the *Native Title Act 1993* have been met.

You may need to provide evidence of your eligibility for this lease.

Before submitting your EOI you must read and confirm you understand what your obligations would be as a Lessee of the EOI Land.

Information in this form is collected to process and assess your EOI under the *Aboriginal Land Act 1991*. The consideration of your application may involve consultation with the public and also with specific third parties, and, if so, information in your application may be disclosed to that party.

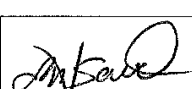
Some of the information you provide will be included in a public notice to be issued by the Trustees.

Public notification will occur before Trustees agree to grant you a lease. Any objections that are received will be dealt with according to Mapoon Trustee residential leasing policies.

**Section F: Declaration**

**I declare that the information I have provided in this form is true and accurate. I understand all of the information contained within this EOI.**

Signature of Applicant:

  
MAUREEN SAVO

  
GRANT CROSSLEY

Signature of Witness:



Date:

08/04/2025



Queensland Government

Queensland Globe

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9

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Reef catchment

Land parcels

Road parcel

Land parcel label

☒ Land parcel

Land parcel positional accuracy

Rights and interests

Land parcel tenure

Lease and reserve parcel

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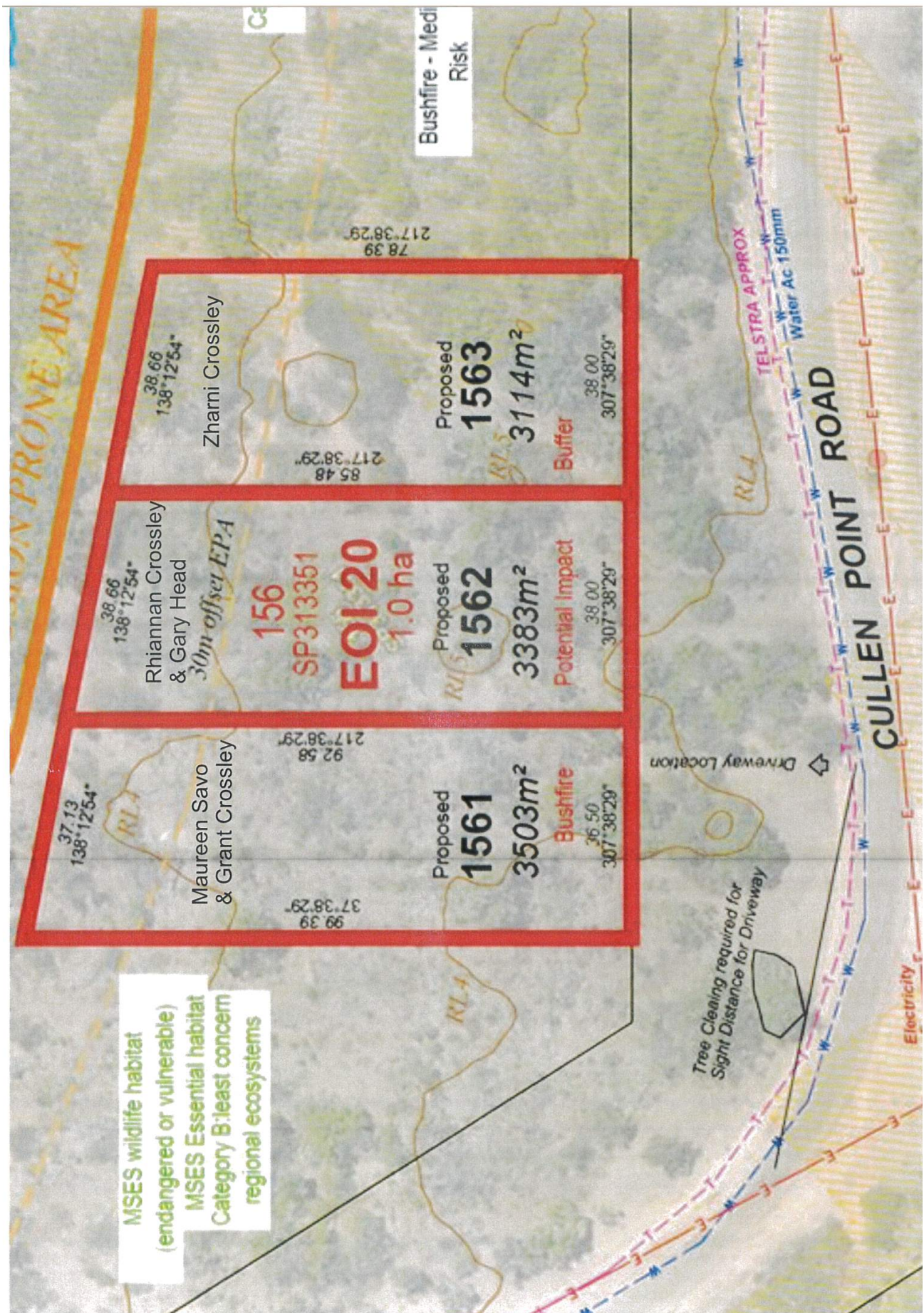
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**7      NEXT MEETING DATE**

**8      CLOSE MEETING**