



IN THE SUPREME COURT OF WESTERN AUSTRALIA

COR/62/2024

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Quintis (Australia) Pty Ltd
(Receivers and Managers Appointed)
(In Liquidation) (ACN 626 970 821)**

First Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Sandalwood Properties Ltd
(formerly known as T.F.S. Properties Ltd)
(Receivers and Managers Appointed)
(In Liquidation) (ACN 093 330 977)**

Second Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Quintis Forestry Pty Ltd
(formerly known as Tropical Forestry
Services Ltd) (Receivers and Managers
Appointed) (In Liquidation) (ACN 080 139
966)**

Third Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Arwon Finance Pty Ltd
(Receivers and Managers Appointed)
(In Liquidation) (ACN 072 486 643)**

Fourth Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Quintis Leasing Pty Ltd
(formerly known as T.F.S. Leasing Pty
Ltd) (Receivers and Managers Appointed)
(In Liquidation) (ACN 080 978 721)**

Fifth Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Fieldpark Pty Ltd (Receivers
and Managers Appointed) (In Liquidation)
(ACN 113 440 841)**

Sixth Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Mt Romance Holdings Pty
Ltd (Receivers and Managers Appointed)
(In Liquidation) (ACN 115 659 606)**

Seventh Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of Quintis Sandalwood Pty Ltd
(formerly known as Mt Romance Australia
Pty Ltd) (Receivers and Managers
Appointed) (In Liquidation) (ACN 060 122
698)**

Eight Plaintiff

-and-

**DANIEL WOODHOUSE, HAYDEN
WHITE and JOHN PARK in their
capacity as joint and several receivers and
managers of About Time We Met Pty Ltd
(formerly known as Australia Sandalwood
Oil Co. Pty Ltd) (Receivers and Managers
Appointed) (In Liquidation) (ACN 088 257
498)**

Ninth Plaintiff

AND

**PAUL BEGLEY, SHIRLEY SPENCER AS
EXECUTOR OF THE DECEASED
ESTATE OF COLIN SPENCER,
GREGORY BRUDENELL, AND
OTHERS**

Defendants

AND

**RICHARD TUCKER and SCOTT
KERSHAW in their capacity as joint and
several liquidators of Sandalwood
Properties Ltd (formerly known as T.F.S
Properties Ltd) (Receivers and Managers
Appointed) (In Liquidation), Quintis
Forestry Pty Ltd (formerly known as
Tropical Forestry Services Ltd) (Receivers
and Managers Appointed) (In Liquidation)
and Quintis Leasing Pty Ltd (formerly
known as T.F.S Leasing Pty Ltd)
(Receivers and Managers Appointed)
(In Liquidation)**

Interested Party

**ORDERS OF THE HONOURABLE JUSTICE STRK
MADE ON 23 JUNE 2025**

BY THE APPLICATION made by interlocutory process filed on 21 August 2024 by Daniel Hillston Woodhouse, Hayden White and John Park as joint and several receivers and managers of the nine companies described at sch A to these orders (together the Receivers), AND UPON the joinder of each person described as a defendant in the interlocutory process (that is, Paul Begley, Shirley Spencer as executor of the deceased estate of Colin Spencer, Gregory Brudenell and each person and entity listed in the schedule to the Interlocutory Process titled 'MIS Investors') by an order made on 20 September 2024, AND AFTER HEARING WCJ Zappia on behalf of the plaintiffs, GR Donaldson SC and NA Tiverios on behalf of Kennpet Pty Ltd ACN 085 043 885 (being Grower G1-0762 and a defendant) and Kenneth Williams and Peta Williams (being Growers G1-0694 and defendants), and JG Abberton on behalf of the interested party, AND UPON the subsequent written outlines of submissions filed, FOR THE REASONS published on 23 June 2025:

1. Pursuant to s 424 of the *Corporations Act 2001* (Cth), the Court directs that the Receivers would be justified and acting properly in proceeding on the basis that the Scheme Investors under the 2007, 2008, 2009, 2012, 2014 Quintis Managed Investment Schemes have no right, title or interest in any sandalwood trees previously the subject of those Quintis Managed Investment Schemes (Scheme Trees) on the Relevant Land Assets (being the land described as such at sch B to these orders).
2. It is declared that the Scheme Investors under the 2007, 2008, 2009, 2012 and 2014 Quintis Managed Investment Schemes have no right, title or interest in any Scheme Trees on the Relevant Land Assets or on the Voyager Land (being the land described as such at sch B to these orders).
3. Pursuant to s 424 of the *Corporations Act*, the Court directs that the Receivers would be justified in proceeding on the basis that the Scheme Investors under the 2007, 2008, 2009, 2012 and 2014 Quintis Managed Investment Schemes have no right, title or interest in the Relevant Land Assets.
4. It is declared that the Scheme Investors under the 2007, 2008, 2009, 2012 and/or the 2014 Quintis Managed Investment Schemes have no right, title or interest in the Relevant Land Assets, or to share in the proceeds of sale of the Relevant Land Assets.
5. Pursuant to s 424 of the *Corporations Act*, the Court directs that the Receivers would be justified and acting properly in executing, and/or causing the execution by (as appropriate) Sandalwood Properties Ltd and Quintis Leasing Pty Ltd (in each case in their own right and not as trustees of any trust), the deeds of surrender in substantially the form of annexure A to the interlocutory process in respect of leases in Western Australia, annexure B to the interlocutory process in respect of leases and subleases in Queensland, and the withdrawal of caveats substantially in the form of annexure C to the interlocutory process (as appropriate) in respect of the following leases, subleases and caveats:
 - (a) Lot 73 of Crown Plan GS422 (known as 'Mugica' and owned by Sandalwood Properties Ltd in Queensland), Lease No. 716363792 dated on or about 23 February 2015 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee in its own right and Sandalwood Properties Ltd as sublessee and bare trustee for Scheme Investors);

- (b) Lot 13 of Survey Plan 195138 and Lot 2 of Survey Plan 262859 (both known as 'Woods Farm' and owned by Sandalwood Properties Ltd in Queensland):
- (i) Lease No. 717117755 dated on or about 19 February 2016 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee); and
 - (ii) Sublease No. 717176953 dated on or about 21 March 2016 between Quintis Leasing Pty Ltd (as sublessor) and Sandalwood Properties Ltd (as sublessee);
- (c) Lot 6 on Plan 15631 (known as 'Chapmans' and owned by Sandalwood Properties Ltd in Western Australia):
- (i) Lease No. L470429 dated on or about 22 October 2010 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee);
 - (ii) Caveat No. L555342 dated on or about 14 February 2011 by Sandalwood Properties Ltd; and
 - (iii) Lease No. L732170 dated on or about 2 September 2011 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee);
- (d) Lot 52 on Deposited Plan 32046 (known as 'Rogers' owned by Sandalwood Properties Ltd in Western Australia):
- (i) Lease No. L470430 dated on or about 22 October 2010 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee);
 - (ii) Caveat No. L555346 dated on or about 11 February 2011 by Sandalwood Properties Ltd; and
 - (iii) Lease No. M663181 dated on or about 5 May 2014 between Sandalwood Properties Ltd (as lessor) and Quintis Leasing Pty Ltd (as lessee).

6. Pursuant to s 424 of the *Corporations Act*, the Court directs that the Receivers would be justified and acting properly in selling the Relevant Land Assets and/or any Scheme Trees on the Relevant Land Assets notwithstanding any claims asserted by Scheme Investors (or persons purporting to act on their behalf) in respect of any Scheme Trees and/or the Relevant Land Assets.
7. Pursuant to s 424 of the *Corporations Act*, the Court directs that the Receivers would be justified and acting properly in immediately applying any proceeds of sale from selling the Relevant Land Assets in accordance with the appointment deeds annexed at DHW-7 and DHW-8 of the affidavit of Daniel Woodhouse dated 15 April 2024 (First Woodhouse Affidavit) notwithstanding any claims asserted by Scheme Investors (or persons purporting to act on their behalf) in respect of any Scheme Trees and/or the Relevant Land Assets.
8. It is declared that the Scheme Investors under the 2007, 2008, 2009, 2012 and 2014 Quintis Managed Investment Schemes have no entitlement to share in the proceeds of sale of the Scheme Trees on the Relevant Land Assets or the Voyager Land.
9. It is declared that the Receivers are entitled to apply any sale proceeds from the sale of the Scheme Trees on the Relevant Land Assets and the Voyager Land in accordance with their appointment deeds, and without having regard to any claims asserted by Scheme Investors (or persons purporting to act on their behalf) in respect of any Scheme Trees on the Relevant Land Assets or the Voyager Land or the net proceeds of sale of those trees.
10. The costs of the application be reserved.



BY THE COURT

A handwritten signature in blue ink, appearing to read "L Strk", is written over the text "THE HONOURABLE JUSTICE L STRK".

THE HONOURABLE JUSTICE L STRK

Sch A - The Quintis Group entities

Quintis (Australia) Pty Ltd (receivers and managers appointed) (in liquidation)

Sandalwood Properties Ltd (receivers and managers appointed) (in liquidation)
(formerly known as T.F.S. Properties Ltd)

Quintis Forestry Pty Ltd (receivers and managers appointed) (in liquidation)
(formerly known as Tropical Forestry Services Ltd)

Arwon Finance Pty Ltd (receivers and managers appointed) (in liquidation)

Quintis Leasing Pty Ltd (in liquidation) (receivers and managers appointed)
(formerly known as T.F.S. Leasing Pty Ltd)

Fieldpark Pty Ltd (receivers and managers appointed) (in liquidation)

Mt Romance Holdings Pty Ltd (receivers and managers appointed) (in liquidation)

Quintis Sandalwood Pty Ltd (receivers and managers appointed) (in liquidation)
(formerly known as Mt Romance Australia Pty Ltd)

About Time We Met Pty Ltd (receivers and managers appointed) (in liquidation)
(formerly known as Australia Sandalwood Oil Co. Pty Ltd)

Sch B - The Relevant Land Assets and Voyager Land

Relevant Land Assets

Lot 73 of Crown Plan GS422 (known as "Mugica" in Queensland)

Lot 13 of Survey Plan 195138 (known as "Woods Farm" in Queensland)

Lot 2 of Survey Plan 262859 (known as "Woods Farm" in Queensland)

Lot 6 on Plan 15631 (known as "Chapmans" in Western Australia)

Lot 52 on Deposited Plan 32046 (known as "Rogers" in Western Australia)

Voyager Land

Lot 257 of Deposited Plan 209747 and Lot 240 of Deposited Plan 209468
(together known as the "Voyager Land" in Western Australia)