

PLANNING BODY APPROVAL OF SURVEY PLAN

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

FORM 18B Version 1
Page [] of []

1. Survey Plan being approved

Survey Plan Number SP305554

Name of Planning Body Toowoomba Regional Council

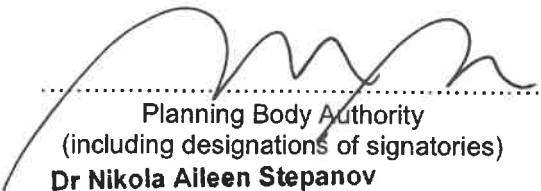
2. Approval by Planning Body

Toowoomba Regional Council approves this plan in accordance with the:
[insert name of Planning Body]

Planning Act 2016
[insert applicable approving legislation]

12/02/2024
Approval Date

Planning Body Reference Number : SCAL/2023/1923


.....
Planning Body Authority
(including designations of signatories)
Dr Nikola Aileen Stepanov
General Manager with Delegated Authority
Toowoomba Regional Council

3. Planning Body Approval Exemption

Insert appropriate exemption clause and authorisation.

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

REGISTERED OWNERS/LESSEES CONSENT TO SURVEY PLAN

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

FORM 18A Version 1
Page 1 of 1

1. Survey Plan being approved

Survey Plan Number SP305554

Registered Owners/Lessees JETELD PTY LTD A.C.N. 009 904 456.....
(names in full)

2. Consent by Registered Owner/Lessee

As registered owner/s of this land, I/we agree to this plan and dedicate the Public Use Land as shown on this plan in accordance with Section 50 of the Land Title Act 1994.



.....
(Director) / (Secretary)



.....
(Director) Registered Owner Signature/s
JETELD PTY LTD A.C.N. 009 904 456

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TRANSFER

Duty Imprint

Dealing Number



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Print one-sided only

Client No: 1 0 5 1 2 2 9 Duties Act 2001

Transaction No: 5 2 6 - 1 1 3 - 5 6 8

Duty Paid \$ NIL Exempt

UTI \$

Date: 08/05/23 Signed:

1. Interest being transferred (if shares show as a fraction) Fee simple Lodger (Name, address, E-mail & phone number) Lodger Code

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description Lot 1 ON SP305554 Title Reference TO ISSUE FROM 18390204

3. Transferor JETELD PTY LTD A.C.N. 009 904 456

4. Consideration \$1.00

5. Transferee Given names Surname/Company name and number (include tenancy if more than one) TOOWOOMBA REGIONAL COUNCIL ABN 99 AS TRUSTEE 788 305 360

6. Transfer/Execution The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

Witnessing Officer (signature, full name & qualification) (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec) Execution Date 3/108/2022 (Director) Grantor's Signature JETELD PTY LTD A.C.N. 009 904 456

Witnessing Officer (signature, full name & qualification) SONYA ALEXANDRA ANDERSON JP(Qual) Execution Date 19/02/24

Transferee's Signature Dr Nikola Wilson General Manager with Delegated Authority Toowoomba Regional Council

Title Reference TO ISSUE FROM 18390204

THE LAND DESCRIBED IN ITEM 2 IS TO BE TRANSFERRED TO THE TOOWOOMBA REGIONAL COUNCIL ABN 99 788 305 360 AS TRUSTEE FOR TRUNK INFRASTRUCTURE PURPOSES.

Title Reference to issue from 18390204

1. Authority for the Trust

- Trust Document(s) creating the Trust (e.g. Trust Deed and any amending Deed(s) or Will)
 Schedule of Trusts (complete Item 2)

2. Schedule of Trusts Details (only complete if "Schedule of Trusts" is selected in Item 1)

- A. Pursuant to the conditions of a Development Approval, the Applicant was required to dedicate the Land in Item 2 of the Form 1 ('Land') for trunk infrastructure purposes.
- B. In order to fulfil the development conditions, the Land will be transferred by the Transferor to the Transferee being the Toowoomba Regional Council ('Council'), on trust for the trunk infrastructure purposes.
- C. The Transfer will occur on the Transfer execution date.
- D. The parties agree that the terms of the transfer are as follows:

OPERATIVE PROVISIONS

The Transferor and the Council hereby covenant and agree as follows:

1. Declaration of Trust

- 1.1 It is declared that the Land in Item 2 of the Form 1 Transfer ('Land') is to be held by the Council upon trust for trunk infrastructure purposes.

2. Terms of Trust

- 2.1 The Council will maintain and manage the Land and any improvements on the Land consistent with achieving the purpose of the Trust. The Council may take all action necessary for maintenance and management of the Land.
- 2.2 The Council may make and enforce local laws for the use of the Land and any improvements on the Land.

3. General Provisions

- 3.1 The Transferor will pay all stamp duty, valuation, legal and registration fees to enable the transfer of the Land to the Council.
- 3.2 The Transferor warrants that the Land is free of encumbrances and does not owe land tax or rates or water as at the date of Transfer.
- 3.3 Each party to this document will do all acts and render all co-operation reasonably required by the other for the purpose of enabling the registration of this document in the Department of Natural Resources Mines and Energy.
-

Title Reference TO ISSUE FROM 18390204

3. Name of Trust (if applicable)

N/A

4. Date of Creation of Trust (leave blank if "Schedule of Trusts" is selected in Item 1)

5. Beneficiaries (or if applicable – the charitable purpose of a charitable trust)

N/A

6. Trustees

N/A

7. Declaration

The Trustee states that:

1. the information contained in this Form 20 – Trust Details Form is true and correct; and
2. where applicable – any change in Trustee(s) is authorised by the Trust Document, the *Trusts Act 1973* or another authorising law; and
3. any applicable duty under the *Duties Act 2001* has been accounted for.

Where a Solicitor signs on behalf of a Trustee the Solicitor makes the above statement either from their own personal knowledge or from information supplied by the Trustee.

Signer Role

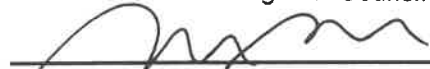
Appointed Officer of Toowoomba Regional Council

Signer's Full Name

Dr Nikola Alleen Stepanov

General Manager with Delegated Authority
Toowoomba Regional Council

Signature



Date

12.02.2024

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)*Foreign Ownership of Land Register Act 1988, Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Emergency Services Act 1990, South-East Queensland Water (Distribution and Retail Restructuring) Act 2009, Taxation Administration Act 2001***PART A – Transferee to complete**Title reference TO ISSUE FROM
18390204

Page 1 of 2

Electronic version – for completion before printing one-sided only.

Where insufficient space in an item, use Form 20
(Enlarged Panel).**Mark appropriate [] with 'X'**Refer to guide for completion for further information and details
about the purpose of the collection of information.**Official use only****1. Transferee**

- (a) Given names & surname
or Company & ACN/ABN
TOOWOOMBA REGIONAL COUNCIL
- (b) Date of birth
(dd/mm/yyyy)
- (c) Residential or business address
after possession
- (d) Contact details after possession
- (i) Phone number - 131 872
- (ii) Postal address (include only one address even if multiple owners) - As above [X] OR complete address below
- (iii) Email address - info@tr.qld.gov.au
- (e) Name of trust - **N/A** [] OR complete -
- (f) Is transferee a foreign person / corporation? **N/A** [] **NO** [X] **YES** [] ➤ Attach completed Form 25
(Foreign Ownership Information)
Note: The definition of a foreign person or corporation is defined in the *Foreign Ownership of Land Register Act 1988*. Refer to guide for completion for more information.
(N/A if only for a Water Allocation)
- (g) Does transferee ordinarily reside in Australia? **N/A** [] **NO** [] **YES** [X]
(N/A if only for a Water Allocation)

2. Transaction

- (a) Date of possession (dd/mm/yyyy) - ➤ The date of possession is the actual date the transferee has legal control or ownership of the property. Usually, this is the date of settlement, or the date as agreed to by both parties.
- (a) Date of settlement (dd/mm/yyyy) - ➤ The date of settlement must be completed even where it is the same as the date of possession.

This form is comprised of two Parts -

- Part A – Transferee to complete
- Part B – Transferor to complete

**BOTH parts must be submitted
with the Form 1 Transfer.**

Information from this form is collected and used under the authority of legislation stated at the top of this form. It is provided to Qld Government departments, local authorities and water distribution entities. Some information may be included in publicly searchable records maintained by those agencies. Information from the Valuation & Sales database may be provided to data brokers who may sell it as part of an information package.

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles Registry)

PART B – Transferor to complete

Title reference **TO ISSUE**
FROM 18390204

Page 2 of 2

Electronic version – for completion before printing one-sided only.

Mark appropriate [] with 'X'

Where insufficient space in an item, use Form 20 (Enlarged Panel).

Refer to guide for completion for further information and details about the purpose of the collection of information.

3. Transferor's residential or business address after settlement

34 Florence Street, TENERIFFE, Qld 4005

4. Details of sale price (Sale price must include GST if applicable)

(a) Property excluding water allocation
Cash \$1.00
Vendor terms
Assumption of liabilities
Other (specify above)

(b) Water allocation - **N/A** [X] OR complete below
Cash
Vendor terms
Assumption of liabilities
Other (specify above)

Total \$1.00

Total

5. Property details

(a) Land / Water allocation description (b) Property address

Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
1	SP 305554				

(c) Property transferred Includes

(d) Current land use

(e) Water allocation - **N/A** [X] OR complete below

Plant & machinery	[]	Vacant land	[X]
Livestock	[]	Dwelling	[]
Crops	[]	Multi-unit	[]
Existing right	[]	Flats	[]
Movable chattels	[]	Guest house /	
Water licence	[]	Private hotel	[]
Interim water allocation	[]	Farming	[]
	[]	Industrial	[]
Other (specify above)		Commercial	[]
		Other (specify above)	

(i) Is water allocation unsupplemented?
NO [] **YES** [] ➤ complete (ii) below

(ii) Reference number of the water allocation dealing certificate - unsupplemented

(f) Safety switch

(i) Is an electrical safety switch installed? **N/A** [X] **NO** [] **YES** []
(ii) Has transferee been informed in writing about its existence? **N/A** [X] **NO** [] **YES** []

(g) Smoke alarm

(i) Is a compliant smoke alarm/s installed? **N/A** [X] **NO** [] **YES** []
(ii) Has transferee been informed in writing about its existence? **N/A** [X] **NO** [] **YES** []

6. Transaction information

(a) Is there an agreement in writing for the transfer of dutiable property **NO** [X] **YES** [] ➤ If Yes, complete (b) below
(b) If Yes, provide the date of the written agreement (dd/mm/yyyy) - (leave blank if NO above)

(c) Were any transferees related to or associated with any transferors at the date of the dutiable transaction? **NO** [X] **YES** [] ➤ If Yes, complete (d) below

(d) If Yes above, state the degree of relationship / association and supply evidence of value to Office of State Revenue – ➤ See guide for completion

(e) Is the consideration less than the unencumbered value of the property included in this transaction? **NO** [] **YES** [X] ➤ See guide for completion

(f) Is this transaction part of an arrangement that includes other dutiable transactions? **NO** [X] **YES** [] ➤ See guide for completion

(g) Is GST payable on this transaction? See guide for completion **NO** [X] **YES** [] ➤ If Yes, complete (h) below

(h) If GST is payable, is the transaction under the margin scheme? **NO** [X] **YES** []

(i) Is any transferor a non-Australian entity? **NO** [X] **YES** [] ➤ See guide for completion

Duty Imprint

Dealing Number



OFFICE USE ONLY

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Client No: 1 0 5 1 2 2 9 *Duties Act 2001*

Transaction No: 5 2 6 - 1 1 4 - 0 1 2

Duty Paid \$... Nil Exempt

UTI \$

Date: 08 / 05 / 23 Signed:

1. Grantor

JETELD PTY LTD A.C.N. 009 904 456

Lodger (Name, address, E-mail & phone number)

McCarthy Durie Lawyers
PO Box 178
Cleveland QLD 4163
Email: info@mdl.com.au
Ph: 07 3370 5100
Ref: 2206340:ONB

Lodger Code
BE223A

2. Description of Easement/Lot on Plan

Servient Tenement (burdened land)

EASEMENT B ON SP305554 IN LOT 13
ON SP 305554

Title Reference

TO ISSUE FROM
18390204

#Dominant Tenement (benefited land)

insert "Not applicable" if easement in gross

NOT APPLICABLE

3. Interest being burdened

FEE SIMPLE

#4. Interest being benefited

insert "Not applicable" if easement in gross

NOT APPLICABLE

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

TOOWOOMBA REGIONAL COUNCIL
ABN 99 788 305 360

6. Consideration

\$1.00

7. Purpose of easement

DRAINAGE

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of:- *the attached schedule; *document no:

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

8 / 05 / 23

(Director/ Secretary)

Witnessing Officer (signature, full name & qualification)

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

SONYA ALEXANDRA ANDERSON JP(Qual)

Execution Date

12 / 23

(Director) Grantor's Signature

JETELD PTY LTD A.C.N. 009 904 456

Witnessing Officer (signature, full name & qualification)

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date

19 / 12 / 21

*Grantee's Signature

Dr Nikola Aileen Stipanov
General Manager with Delegated Authority
Toowoomba Regional Council

Title Reference TO ISSUE FROM

1. The Grantee has the right to enter upon the servient tenement for the purposes of constructing, using and maintaining drains and pipelines for the purpose of conveying drainage through the servient tenement.
2. The Grantee and its employees, agents and other authorised persons has the right to :-
 - 2.1 construct, add to, remove, inspect, maintain and repair the drains, pipelines and to lay new pipelines in addition or in substitution;
 - 2.2 do all such other works and things through, across, in or under the servient tenement as are incidental to the proper exercise of the rights granted;
 - 2.3 clear and keep clear the servient tenement by any means or method and to cut and remove timber, trees and undergrowth from the servient tenement and to burn off such timber, trees and undergrowth;
 - 2.4 construct and maintain such access tracks, gates and works as the Grantee may consider necessary on the servient tenement;
 - 2.5 ingress and egress to and from the servient tenement, over the land of the Grantor adjoining or adjacent to the servient tenement to permit access to the nearest surveyed road or to another point on the land of the Grantor as the Grantee consider is convenient or necessary to obtain access to and from the servient tenement;
 - 2.6 for the purposes of gaining access to the servient tenement the Grantee is entitled to :-
 - a) destroy and remove any buildings or structures on the servient tenement (in which case it is not liable for any damage or to reinstate), and
 - b) pull down or break open any fencing or other improvements on adjacent to, the servient tenement. The Grantee must re-instate [with materials and workmanship not less than the quality of the materials and workmanship in the existing fence] any fences so damaged.
3. All pipes, equipment and fittings installed in or placed upon the servient tenement remain the property of the Grantee.
4. The Grantor must not at any time :-
 - 4.1 erect any buildings or structures (other than fences) on the servient tenement or any part thereof or otherwise permit the servient tenement or any part thereof to be used in such a way as to obstruct or interfere with the said drain, drains, pipeline or pipelines and the proper and effective use thereof by the Grantee;
 - 4.2 remove or stockpile (or permit the removal or stockpiling of) any soil, sand, gravel, or other substance or material on the servient tenement or construct any roads, dam walls or other earthworks on the servient tenement which would in any way obstruct or interfere with the drain, drains, pipeline or pipelines or the proper and effective use thereof by the Grantee; or
 - 4.3 interfere with, damage, or destroy any vegetation (excluding regular mowing of grass, and removal of weeds and other pest species) that may serve a useful purpose in reducing erosion of the servient tenement without the Grantees consent.
5. The benefit and burden of the easement hereby granted passes with and binds the servient tenement so as to inure to and bind all persons deriving title from and under the Grantee and Grantor. The Grantor will whenever required by the Grantee at the expense of the person or persons requiring the same execute and do all such assurances and acts whatsoever for the further and more effective carrying into effect and conferring the Easement but not so as to render the Grantor liable to be called upon by the Grantee to contribute towards the maintenance and upkeep of the works laid or constructed through or under the servient tenement.

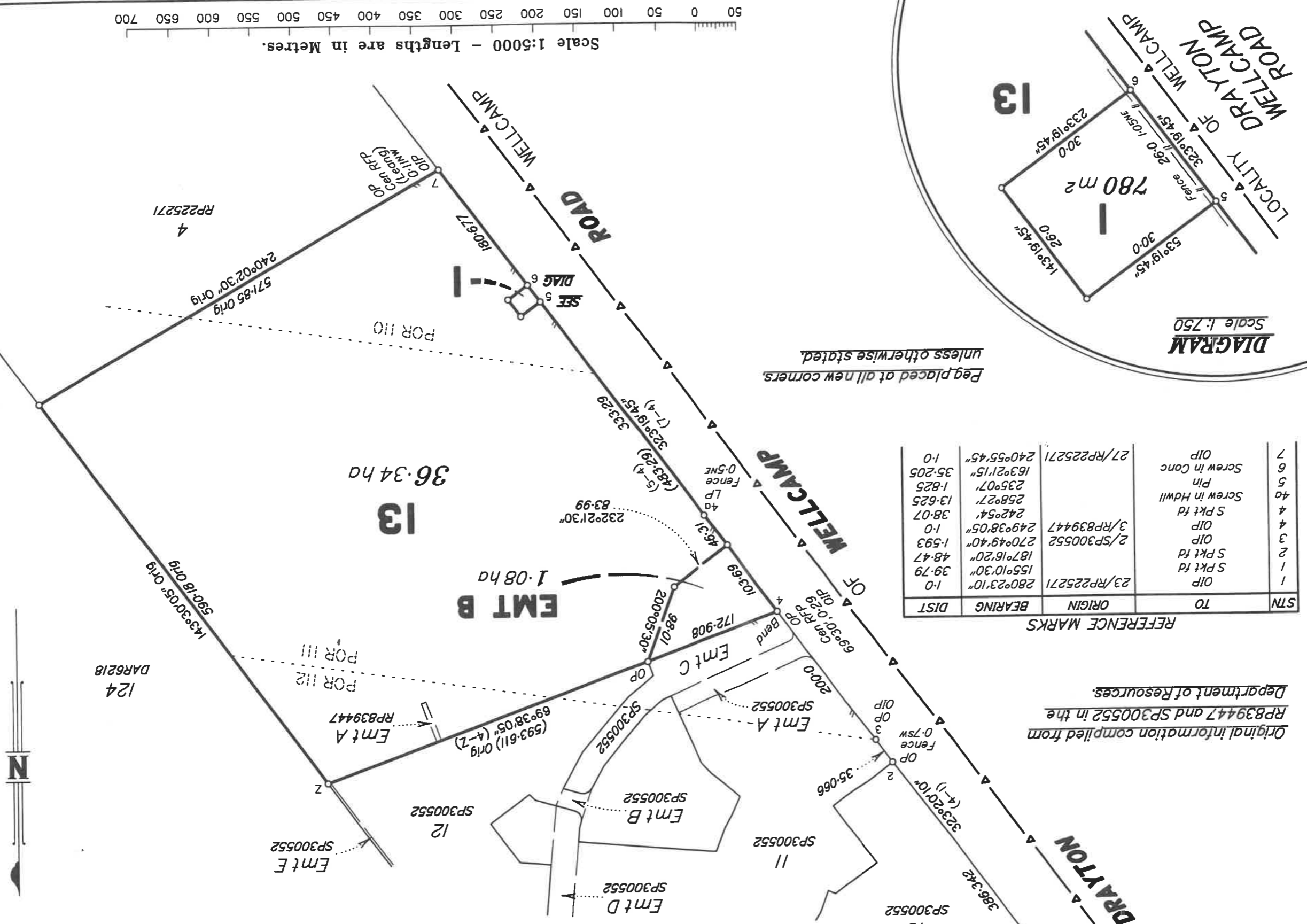
Title Reference TO ISSUE FROM

6. The Grantee indemnifies and agrees to keep indemnified the Grantor in respect of any damage, loss or injuries suffered by the Grantor and arising out of negligent use of the servient tenement by the Grantee its servants agents or any other person authorised by the Grantee.
7. The Grantee's statutory obligation (if any) to contribute to upkeep of the easement is excluded. The parties agree that subject to clause 4 there is no obligation on the Grantor to maintain the easement in any particular state.

- Survey Report**
- Datum of this survey is along Drayton Wellcamp Road.
 - Main plans used – RP225271, RP839447, SP300552.
 - Line 1-7 fixed from original reference marks measured at stations 1, 3, 4 & 7.

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM (New Ref)	SP300552	304°38'20"	328.43	112804	



Scale 1:5000 - Lengths are in Metres.
0 50 100 150 200 250 300 350 400 450 500 550 600 650 700

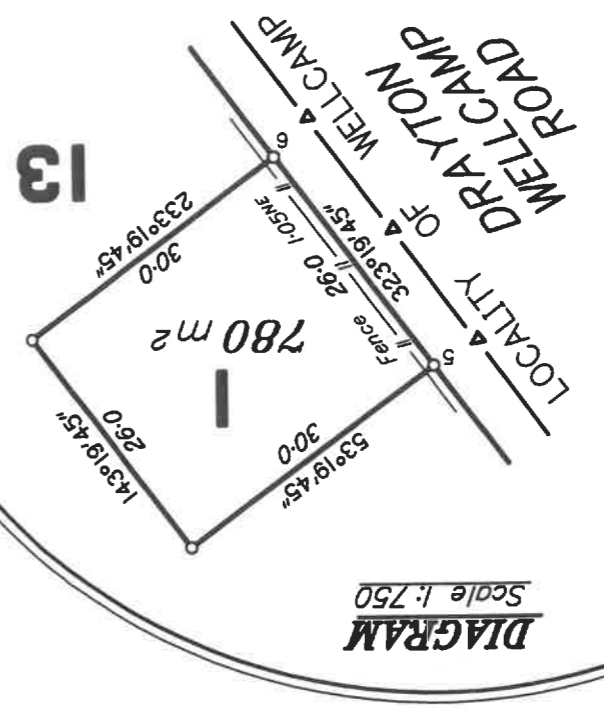
Peg placed at all new corners.
unless otherwise stated.

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	OIP	23/RP225271	280°23'10"	1.0
1	S Pkt fd	155°10'30"	39.79	
2	S Pkt fd	187°16'20"	48.47	
2	OIP	2/SP300552	270°49'40"	1.593
3	OIP	2/SP300552	249°38'05"	1.0
4	S Pkt fd	242°05'4"	38.07	
4	S Pkt fd	258°27'	13.625	
4	Screw in Hdwl	235°07'	1.825	
5	Pin	163°21'15"	35.205	
6	Screw in Conc	240°55'45"	1.0	
7	OIP	27/RP225271	240°55'45"	1.0

Original information compiled from
RP839447 and SP300552 in the
Department of Resources.

OP 0.07w
Gen RFP
82°05', 0.06
RP225271
1
OPM (New Ref)



I, Craig Robert ANDREWS hereby certify that the land comprised in this plan was surveyed by Dorin BORA, surveying graduate for whose work I accept responsibility and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 16/04/2019.

C. Andrews
Cadastral Surveyor
Date 13-5-19

**Plan of Lots 1 & 13
& Easement B in Lot 13**

Cancelling Lot 13 on RP839447

LOCAL GOVERNMENT: REGIONAL COUNCIL TOOWOOMBA
LOCALITY: GLENVALE

Meridian: SP300552
Survey Records: No

Scale: 1:5000
Format: STANDARD

State copyright reserved.

Barcode: SP305554

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by

(Dealing No.)

(Include address, phone number, reference, and Lodger Code)

6. Existing		Created	
Title Reference	Description	New Lots	Road
18390204	Lot 13 on RP839447	1 & 13	---

1. Certificate of Registered Owners or Lessees.

I/We JETELD PTY LTD ACN 009 904 456

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Andrew (Director)

Signature of *Registered Owners *Lessees

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
601246679 (Emt A on RP839447)	13

* Rule out whichever is inapplicable

2. Planning Body Approval.

* hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : MCUJ/2015/1868/A

Local Govt : & RAL/2015/1869/A

Surveyor : 61685

7. Orig Grant Allocation :

8. Passed & Endorsed :

By :

Date : 17-4-23

Signed : *C.R. Andrews*

Designation : Cadastral Surveyor

13 PORS 110-112

1 POR 110

Lots Orig

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

* delete words not required

10. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

Photocopy \$

Postage \$

TOTAL \$

11. Insert

Plan

Number
SP305554