

**TRANSFER**

Duty Imprint

Dealing Number



**OFFICE USE ONLY**

**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.

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) **Lodger** (Name, address, E-mail & phone number) **Lodger Code**  
Fee simple

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** **Title Reference**  
Lot 1 ON SP305554 TO ISSUE FROM 18390204

**RECEIVED**  
08.05.2023

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

**TOOWOOMBA REGIONAL COUNCIL**

**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).

..... 3/108/2022 (Director)

**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**

(Director) Grantor's Signature  
JETELD PTY LTD A.C.N. 009 904 456

.....  
.....  
**Witnessing Officer** (signature, full name & qualification)

/ /  
**Execution Date**

.....  
**Transferee's Signature**  
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

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**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)

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**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.
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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

Signature

Date

(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).

**Official use only**



Mark appropriate [ ] with 'X'

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

**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

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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)

**Total \$1.00**

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

Cash

Vendor terms

Assumption of liabilities

Other (specify above)

**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

Plant & machinery [ ]  
Livestock [ ]  
Crops [ ]  
Existing right [ ]  
Movable chattels [ ]  
Water licence [ ]  
Interim water allocation [ ]  
Other (specify above)

(d) Current land use

Vacant land [X]  
Dwelling [ ]  
Multi-unit [ ]  
Flats [ ]  
Guest house /  
Private hotel [ ]  
Farming [ ]  
Industrial [ ]  
Commercial [ ]  
Other (specify above)

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

(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