

Contract and Property Report

CONTRACT AND PROPERTY REPORT FOR YOUR PURCHASE AT 86 STAATZ QUARRY ROAD, REGENCY DOWNS

1. RESULTS OF INITIAL SEARCHES

We have conducted some initial searches that:

- enable us to verify contract particulars; and
- are critical to identify important potential termination rights or issues affecting the property you are purchasing.

The remainder of this report is dedicated to explaining the results of the initial searches we have received.

We will report to you on any outstanding initial searches, as well as additional searches you instruct us to undertake, at a later date.

We have **attached** the results of the searches to this report.

1.1 TITLE SEARCH

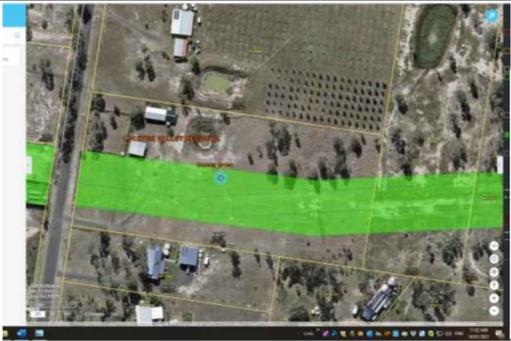
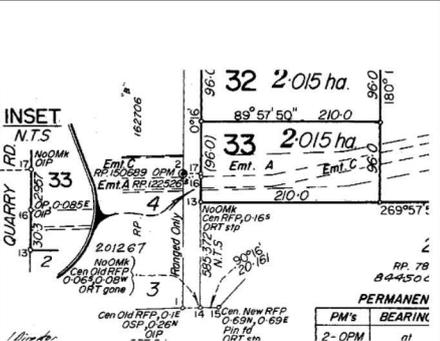
The **attached** title search confirms:-

- that the seller noted in the contract is the registered owner of the property;
- the title details in the contract are correct; and
- what encumbrances, easements and administrative advices are registered on title.

Refer to the next section for our analysis of any registered notations on title that may affect your purchase.

1.2 The following encumbrances are noted on the title:

Dealing No.	Type	Description
702091545	Mortgage	to Ram Narayan Sharma (transferred to Hirdesh Sharma – transfer no. 704026057) - we will ensure that the seller's financier provides a release of the registered mortgage at settlement.

601137738	Easement in Gross (Electricity) over easement C on RP122527	 
712587680	Change of Name	<p>The easements are noted in the diagrams above and highlighted in green. A copy of the easement document is attached for your records.</p>
601078768	Easement in Gross (Electricity) burdening the lane easement A on RP150388	<p>Easement 601137738 is granted for the purposes of permitting the Associated Pipelines Limited (name changed to APT Petroleum Pipelines Pty Ltd) to construct and maintain pipelines for the purpose of conveying gas, oil and other liquids or gases and power systems, across or under the easement.</p>
703436010	Transfer	<p>Similarly Easement 601078768 is granted for the purposes of permitting the South East Queensland Electricity Board (transferred to South East Queensland Electricity Corporation Ltd) to construct and maintain electric lines for the purpose of conveying electricity across or under the easement.</p> <p>The easements prohibit you from erecting any improvements within the bounds of the easement, or stockpiling soil or gravel or constructing roads or gardens or landscaping involving concrete, brick or other permanent materials. Generally the terms of the easement are commonsensical. If you have any queries regarding the easement please do not hesitate to contact our office.</p>

Encumbrances not disclosed in the contract – to be released at settlement

- There are no encumbrances noted on title that have not been disclosed in the contract other than the rights and reservations reserved by the State of Queensland when title to the lot was created.

Unregistered Encumbrances

You should note that there may be unregistered encumbrances and other government rights or interests that may affect the property, such as sewerage or drainage lines on the property. Please note that not all of these unregistered encumbrances will be discovered by the searches we conduct.

Our initial searches have not revealed any unregistered encumbrances.

1.3 Registered Plan

The **attached** registered plan highlights the lot you are purchasing.

We confirm:

- the area of the lot is 2.015 ha.
- there are two easement areas noted on the plan as detailed above.

- there are no notations on the plan for any future use by a government department or local council, such as a road reserve.

Please initial the plan where indicated and return it to us to confirm that the highlighted lot is the correct lot. If it is not the correct lot, please contact us as soon possible.

1.4 Department of Transport and Main Roads

The department has advised that they have no known requirements for this property.

1.5 State Land Tax Office

A Land Tax Clearance Certificate has issued for the property. clear of any charge clear of any charge but withhold money outstanding Land Tax 0

1.6 Contaminated Land Search

Our search with the Department of Environment and Heritage Protection notes that the property is not included on the Environmental Management Register nor the Contaminated Land Register.

1.7 QCAT

Our search with the Queensland Civil and Administrative Tribunal does not contain any information relating to the Seller.

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35869357

Search Date: 20/12/2020 18:22

Title Reference: 16728187

Date Created: 28/02/1985

Previous Title: 16104227

REGISTERED OWNER

Dealing No: 708193081 08/11/2004

JEAN KATHLEEN DOWELL

ESTATE AND LAND

Estate in Fee Simple

LOT 33 REGISTERED PLAN 200060

Local Government: LOCKYER VALLEY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10632217 (POR 88)
2. EASEMENT IN GROSS No 601137738 (D924544) 02/09/1970
BURDENING THE LAND
TO ASSOCIATED PIPELINES LIMITED
OVER EASEMENT C ON RP122527
3. CHANGE OF NAME No 712387680 06/05/2009 at 14:54
EASEMENT IN GROSS: 601137738 (D924544)
APT PETROLEUM PIPELINES PTY LIMITED A.C.N. 009 737 393
4. EASEMENT IN GROSS No 601078768 (F59199) 28/11/1975
BURDENING THE LAND
TO THE SOUTH EAST QUEENSLAND ELECTRICITY BOARD
OVER EASEMENT A CN RP150688
5. TRANSFER No 703436010 06/07/1999 at 12:59
EASEMENT IN GROSS: 601078768 (F59199)
SOUTH EAST QUEENSLAND ELECTRICITY CORPORATION LIMITED A.C.N.
078 849 055
6. MORTGAGE No 702091545 15/07/1997 at 15:09
RAM NARAYAN SHARMA
7. TRANSFER No 704026057 03/05/2000 at 16:28
MORTGAGE: 702091545
HIRDESH SHARMA

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE

Keilar, Fox & McGhie Pty. Ltd. hereby certify that the company has surveyed the land comprised in this plan by Ross Stephen John McDowall (Surveying Graduate) whose work the company accepts responsibility

that the plan is accurate, that the said survey was carried out in accordance with the "Surveyors Act 1977" and the "Surveyors Regulation 1977" and that the said survey was completed on 6-8-84



Date 8-8-84

Council of the Shire of Ladley certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1984 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this 24th day of December 1984

[Signature] Mayor or Chairman
[Signature] Town or Shire Clerk

I/We Edward Street Properties Pty. Ltd.

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

SIGNED by the abovenamed EDWARD STREET PROPERTIES PTY. LTD. by its duly constituted attorneys KEITH WILLIAM BERRY and GARRY WILLIAM McCULLOUGH this 31st day of August 1984 in the presence of: [Signatures]

FOR TITLES OFFICE USE ONLY

Previous Title D.G. 1805-65 / Per. 9v
CT 6104-227 / Lot 2 R.P. 175687B
Lot 3A See Plan No. 210257

CTS	Lots	New Rd
1805-65	34	Nil
6104-227	11, 18-22, 231-34	Nil

Lots	Pars
11, 18-22 & 31-33	88
34	9v & 88

Lot 11 See Plan No. 810693B

For Additional Plan & Document Notings Refer to C1SP

Lot	Vol.	Fol.	Lot	Vol.	Fol.	Lot	Vol.	Fol.
11	6728	179						
18		180						
19		181						
20		182						
21		183						
22		184						
31		185						
32		186						
33		187						
34		188						

Lodged by

D'SHEA CORSER & WADLEY
 Solicitors
 63-65 TURBOT STREET,
 BRISBANE

Fees Payable

Postal fee and Postage 95.00
 Lodgt. Exam. & Ass. 95.00
 Entd. on Docs. 230.00
 New Title 20.00
 Entd. on Deeds 6.00
 Photo Fee 351.00
 Total \$351.00
 Short Fees Paid

Received Registrar of Titles

H491385

Receipt No.

45986

RECEIVED
 REGISTRAR OF TITLES
 05 JAN 14 11 51 AM

Calc. Bk. No. 361/9A
 Examined 15/2/85 JAB
 Passed 15/2/85 JAB
 Charted 27/2/85 AN
 Map Ref. 93.42-11

Particulars entered in Register Book

Vol. 1805 Folio 65
6104 227

21 FEB 1985
 REGISTRAR OF TITLES

No. 778560

200060

200060
 9
 attached to Surveyor's
 AB 4/2/85

D924544



601137738

D924544

EAS IN GROSS

of

Easement

LEO ZISCHKE

to

ASSOCIATED PIPELINES LIMITED

Particulars entered in the Register Book Vol. 1823

Folio ~~18~~ 98 the day of

16 MAR 1970 at 12 00 P

[Handwritten Signature]



REGISTRAR OF TITLES

28206

\$ 4.00

mtgs E 277758

Al

*0003380
122521*

RECEIVED
REG. OF TITLES
SEP 2 3 35 PM '70

FEEZ RUTHNING & CO.
Solicitors,
BRISBANE.

MEMORANDUM OF ENCUMBRANCES LIENS AND INTERESTS

NIL

As Mortgagee(s) under Bill of Mortgage No.

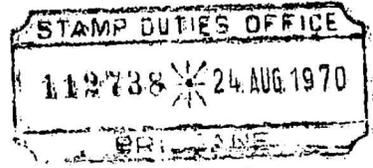
I/We consent to the within Easement.

DATED this day of

19

Mortgagee(s)

Witness.



Appeared before me at Brisbane

the day of 19

of attesting witness to this Instrument and acknowledged his signature to the same and did further declare that

the party executing the same was personally known to him the said

and that the signature of the said Instrument is in the handwriting of the said

A Justice of the Peace.

#1-25
 DUTY PAID ON CONTRACT \$
 VIDE SECT. 3644 OF 2012/68
 M.L.3R-86

24-AUG-70 29993 0 0 0 P.M. 0\$***0

C.H. (a) 3
 STAMP DUTIES OFFICE BRISBANE QLD.
 (W)
 QUEENSLAND

MEMORANDUM OF TRANSFER OF EASEMENT

I, LEO ZISCHKE of Glenore Grove
 in the State of Queensland (hereinafter called "the Grantor") being the registered proprietor of an estate in fee simple

subject however to such encumbrances liens and interests as are notified by memorandum endorsed hereon in all that piece of land described in the following schedule:

THE SCHEDULE

Title & Number	Vol.	Fol.	County	Parish	Description	Area A. R. P.
Part D/G 117338	1823	98	Churchill	Rosewood	Easement C in Portion 88 on Registered Plan No. 122527	1-3-25.2

Servient
gn

IN CONSIDERATION of the sum of TWENTYTHREE DOLLARS
 (\$ 23:00) paid to me by ASSOCIATED PIPELINES LIMITED (hereinafter called the "Grantee") the receipt of which sum is hereby acknowledged DO HEREBY GRANT TRANSFER SET OVER AND CONFIRM unto the Grantee at all times hereafter the full free and exclusive liberty and right on over under and through the said land, to lay down, construct, change the size and number of, operate, maintain, inspect, patrol (including aerial patrol), alter, remove, replace, reconstruct and/or repair one or more pipelines for conveying natural gas, artificial gas, oil and other liquid or gaseous hydrocarbons and any products or by-products thereof and any other substance which may be transported by pipeline together with all the works of the Grantee useful in connection with or incidental to its undertaking, including but without limiting the generality of the foregoing, all such communication and power systems (including pole lines) drips, valves, fittings, meters, connections and all other equipment and appurtenances whether or not similar to the foregoing, as may be useful or convenient in connection therewith or incidental thereto together with the right for the Grantee its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by it to enter upon and remain, pass and re-pass on and over the said land for all or any of the purposes aforesaid and with or without vehicles plant and equipment of any description as and from the date hereof and for so long thereafter as the Grantee desires to exercise the rights and privileges hereby granted and the Grantor and the Grantee DO HEREBY MUTUALLY COVENANT AND AGREE one with the other of them as follows:—

1. For all or any of the purposes aforesaid the Grantee its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by it with or without vehicles plant and equipment of any description shall have the right:—
 - (a) of ingress egress and regress to and from the said land over the land of the Grantor adjoining or adjacent to the said land to permit access to the nearest dedicated road or to such other point on the land of the Grantor as the Grantee shall consider convenient or necessary to enable the Grantee its surveyors, engineers, servants, agents, licensees, contractors, sub-contractors and others authorised by it with or without vehicles plant and equipment of any description to obtain access to and from the said land;
 - (b) to use such lands of the Grantor immediately adjacent to either side of the said land as may reasonably be required by the Grantee in connection with the construction repair or replacement of the pipeline or pipelines.
2. The Grantee may clear the said land and cut and remove timber, trees, undergrowth, crops, gates and fences and construct and maintain grids or gates in fences crossing the said land as the Grantee shall consider necessary or desirable.
3. The Grantor shall not, without the prior written consent of the Grantee excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said land any pit, well, foundation, pavement or other structure or installation nor shall the Grantor alter or disturb or permit to be altered or disturbed (other than by the processes of nature) the present grades and contours of the said land but otherwise the Grantor shall have the right fully to use and enjoy the said land subject always to and so as not to interfere with the rights and privileges hereby granted and conferred upon the Grantee.
4. The consideration hereinbefore mentioned is acknowledged by the Grantor to be in full satisfaction of all moneys payable for the granting of this easement in favour of the Grantee.
5. The Grantee will compensate the Grantor for damage done from and after the date this instrument shall have been delivered to the Grantee to the Grantor's crops, timber, pasture lands, livestock, improvements, and other property on the said land or any land of the Grantor adjacent thereto by reason of the exercise of the rights hereinbefore granted. Any compensation paid to the Grantor hereunder shall be deemed to include compensation for the occupier of the said land and the Grantor shall indemnify the Grantee against any claim by the occupier of the said land arising in respect of the damage for which compensation has been paid.
6. The Grantee shall insofar as it is practicable so to do, bury and maintain all pipelines so as not to interfere unreasonably with the drainage or ordinary cultivation of the said land.

STAMP DUTIES OFFICE
 112738 * 24 AUG 1970
 BRISBANE

7. Notwithstanding any rule of law or equity, the pipe (which term shall include all pipelines, communication and power systems (including pole lines) drips, valves, fittings, meters, connections and all other equipment and appurtenances, whether or not similar to the foregoing) brought onto, laid or erected upon or buried in or under the said land by the Grantee shall at all times remain the property of the Grantee notwithstanding that the same may be annexed or affixed to the freehold and shall at any time, and from time to time, be removable in whole or in part by the Grantee.

8. The Grantee, performing and observing the covenants and conditions on its part to be observed and performed, shall and may peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted without hindrance, molestation or interruption on the part of the Grantor or of any person firm or corporation claiming by, through, under or in trust for the Grantor.

9. All notices to be given hereunder may be given by prepaid registered or certified letter addressed to the Grantor at **Glenore Grove** and to the Grantee at c/- Feez Ruthning & Co., Box 210, G.P.O., Brisbane, or such other address as the Grantor and Grantee may respectively from time to time designate in writing, and any such notice shall be deemed to have been given to and received by the addressee on the third day following that on which the same is posted.

10. Neither this instrument nor anything herein contained shall affect or prejudice the rights of the Company or its surveyors, engineers, servants, agents, licensees, contractors and sub-contractors under "The Petroleum Acts, 1923 to 1967" or under any permission granted pursuant to Section 45 (2) of the said Acts or under any license granted pursuant to Section 45 (3) of the said Acts or the rights of the Co-ordinator-General of Public Works to resume and acquire the said land or any part or parts thereof or any other lands of the Grantor or any part or parts thereof under the provisions of the said Acts, "The State Development and Public Works Organisation Act, 1938 to 1958" and "The Acquisition of Land Act of 1967".

11. The Grantor will execute every such deed instrument or assurance and do every such thing for further or more effectually securing the rights or interests of the Grantee to or in the said land or any part or parts thereof pursuant to these presents as shall by the Grantee be reasonably required.

12. If the Grantor is not at the date hereof the sole registered proprietor of an estate in fee simple in the said land or is not the registered proprietor of an estate in fee simple in the said land, this easement shall nevertheless bind the Grantor to the full extent of the Grantor's interest therein and if the Grantor shall subsequently acquire a greater or the entire interest in the said land, this easement shall likewise bind all such after-acquired interests.

13. IT IS EXPRESSLY AGREED between the Grantor and the Grantee that this easement is, and shall be of the same force and effect to all intents and purposes as, a covenant running with the land and the benefit and burden of the stipulations of this easement shall extend to, be binding upon and enure to all persons deriving title from or under the Grantor and the Grantee respectively; and wherever the singular or masculine is used, it shall be considered as if the plural or the feminine or the neuter, as the case may be had been used, where the context or the party or parties hereto so require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary had been made and where more than one Grantor is a party hereto the covenants and agreements herein contained shall extend to and bind such Grantors jointly and each of them severally.

IN WITNESS WHEREOF the parties hereto have executed these presents as hereinafter set forth.

SIGNED by the said LEO ZISCHKE this 31st
day of July 1970
Before me: [Signature]
[Signature]
Witness

[Signature]
Grantor

SIGNED by the said _____ this _____
day of _____ 19 _____
Before me: _____
_____ Witness

Grantor

SIGNED by ASSOCIATED PIPELINES LIMITED this 20th
day of August 1970 by its duly
constituted Attorney HAROLD MONTOLIEU HARRISSON
in the presence of: [Signature]
A Justice of the Peace

ASSOCIATED PIPELINES LIMITED
by its duly constituted Attorney: [Signature]

CORRECT FOR THE PURPOSE OF REGISTRATION

[Signature]
Solicitors for Grantee

NO..... **F 59199**

REQUEST FOR REGISTRATION OF PROCLAMATION

MEMORANDUM OF ENCUMBRANCES, LIENS AND INTERESTS

EASEMENT No. F59199	is vested in The Queensland Electricity Generating Board
No. H326724	PRODUCED 3 Jul 1984
REGD.	
24 JUL 1984 <i>[Signature]</i>	
REGISTRAR OF TITLES	

Particulars entered in the Register Book

Volume ^{2722, 3698} **632** Folio ^{140, 120} **238, 98**

the ^{573, 1188} day of ^{52, 250} **19**, at **16 MAR 1976**

6 de vis

[Signature]
Registrar of Titles



 **601078768**

F59199 EAS IN GROSS

5731

5/1 *20*

RECEIVED REGISTER OF TITLES

NOV 28 9 54 AM '75

Ref F 13185

(632) / 238

**THYNNE & MACARTNEY,
SOLICITORS,
BRISBANE.**

Received *one* deed mentioned herein.

Thynne & Macartney
Solicitors for the Grantee
per R.L.K. Pitt.

30/11/81.

Received *1* deed mentioned herein.

See Ruthvening Co
sol for grantee
per D. [Signature]
23/3/83

25d

13-NOV-75 82144 o o o R 3/2/ST 967 ***1.25

OK

STAMP DUTIES OFFICE

To -

The Registrar of Titles,

BRISBANE.

Sir;.....

Please record this Resumption in terms of the within Proclamation under "The Southern Electric Authority of Queensland Acts, 1952 to 1964" and the "Acquisition of Land Act 1967-1969" of all those pieces or parcels of land described as follows :-

- (1) Easement A in Portion 93 as shown on Registered Plan No. 150412 County of Churchill Parish of Rosewood containing 2.836 hectares and being part of the land contained in Certificate of Title No. 548409 Volume 2722 Folio 149
- X (2) Easement A in Portion 102 as shown on Registered Plan No. 150686 County of Churchill Parish of Rosewood containing 1.554 hectares and being part of the land contained in Certificate of Title Volume 3698 Folio 120
- X (3) Easement B in Portion 89 as shown on Registered Plan No. 150687 County of Churchill Parish of Rosewood containing 1.493 hectares and being part of the land contained in Deed of Grant No. 66228 Volume 632 Folio 238
- X (4) Easement A in Portion 88 as shown on Registered Plan No. 150688 County of Churchill Parish of Rosewood containing 2.019 hectares and being part of the land contained in Deed of Grant No. 117338 Volume 1823 Folio 98
- X (5) Easement C in Portion 129 as shown on Registered Plan No. 150689 County of Churchill Parish of Rosewood containing 4.225 hectares and being part of the land contained in Certificate of Title Volume 5173 Folio 52
- X (6) Easement A in Portion 128 as shown on Registered Plan No. 150691 County of Churchill Parish of Rosewood containing 1.705 hectares and being part of the land contained in Deed of Grant No. 100490 Volume 1188 Folio 250

STAMP DUTIES OFFICE
093730 K 13 NOV 1975
BRISBANE

DATED this Third day of November, 1975. ✓

The Southern Electric Authority of
Queensland
By its Solicitors

 ✓

.....
S.G.I.O. Building,
Albert and Turbot Streets,
BRISBANE.

1-00

A PROCLAMATION

By His Excellency Sir COLIN THOMAS HANNAH, Air Marshal on the Retired List of the Royal Australian Air Force, Knight Commander of the Most Distinguished Order of Saint Michael and Saint George, Knight Commander of the Most Excellent Order of the British Empire, Companion of the Most Honourable Order of the Bath, Governor in and over the State of Queensland and its Dependencies, in the Commonwealth of Australia.

[L.S.]

C. T. HANNAH,
Governor.

IN pursuance of the powers and authorities in me vested under the provisions of the *Acquisition of Land Act 1967-1969* and in pursuance of all other the powers and authorities in me vested, I, Sir COLIN THOMAS HANNAH, the Governor aforesaid, acting by and with the advice of the Executive Council, do, by this my Proclamation, notify and declare that over the land described in the Schedule hereto Easements are taken by The Southern Electric Authority of Queensland as from the Eighteenth day of October, 1975, for the purpose of an Electric Line including full and free liberty and right to convey electricity over and across the said land in accordance with "The Southern Electric Authority of Queensland Acts, 1952 to 1964" (or any Act or Acts amending or in substitution for the same) by means of electric lines with full power to the Authority its agents servants workmen linesmen and others authorised by it to:—

1. Construct and erect on in over across or through the said land the electric lines hereinbefore described and for such purpose to erect on the said land cables, towers, poles, ground stays and supports and to inspect maintain and repair renew replace and/or reconstruct such electric lines, cables, towers, poles, ground stays and supports as shall be required for so conveying electricity and at any time to remove and carry away the whole or any part or parts of the said electric lines, cables, towers, poles, ground stays and supports.

2. Clear and keep clear the said land by spraying or by other means and to cut and remove timber trees and undergrowth from the said land and to burn off on the said land all such timber trees and undergrowth.

3. Construct and maintain such access tracks, gates and other works as the Authority shall consider necessary on the said land.

4. Permit and allow structures or buildings existing on the said land at the date hereof to remain but to prevent the making or causing to be made any alterations or additions to such structures or buildings affecting their overall dimensions without the written consent of the Authority unless such alterations or additions are to buildings or structures not over two (2) metres in height from ground level and have not a floor area in excess of 22 square metres and provided that such alterations or additions do not increase the height above ground level of such buildings and structures beyond two (2) metres or the floor area beyond 22 square metres.

5. Permit the use of the said land for any purpose not inconsistent with the rights mentioned herein and not likely to cause interference with or endanger the electric lines, towers, poles, ground stays, supports, access tracks or appurtenant works erected on in over or across the said land.

6. Prevent:—

- (a) The erection of any additional structure or building to a height exceeding two (2) metres from ground level or any building or structure having a floor area in excess of 22 square metres on the said land
- (b) The stockpiling of any soil, sand, gravel, other substance or material on the said land or the construction of any roads, dam walls or other earthworks on the said land which would in any way reduce below the statutory requirement the height of the conductors above ground level
- (c) The removal or stockpiling of any soil, sand, gravel, clay or other substance from or on the said land within four (4) metres either side of the centre line of the said land

- (d) Removal or stockpiling of any soil, sand, gravel or other substance within a distance of thirty (30) metres from the centre of the base of any tower, pole, ground stay or support on or in the said land
- (e) The inundation of the said land where any towers, poles, ground stays or supports are erected or located
- (f) The inundation of the said land which would in any way reduce below the statutory requirement the height of the conductors
- (g) The laying of any metal pipes or the installation or erection of metal pickets or any metal fence within a distance of ten (10) metres from the base of any steel tower, pole, ground stay or support
- (h) The growing of any sugarcane on the said land
- (i) The parking of any caravan or caravans on the said land.

AND ALSO with full power for the Authority, its agents, servants, workmen, linesmen, contractors and others authorised by it with or without vehicles, plant and equipment of any description to enter upon and remain, pass and re-pass on and over the said land for all or any of the purposes aforesaid.

B. 2354 Sub. 10.

Given under my Hand and Seal at Government House, Brisbane, this sixteenth day of October, in the year of our Lord one thousand nine hundred and seventy-five, and in the twenty-fourth year of Her Majesty's reign.

By Command, K. B. TOMKINS.

GOD SAVE THE QUEEN!

THE SCHEDULE

(By way of Easement)

Constructing Authority.—The Southern Electric Authority of Queensland

THE IPSWICH LAND AGENT'S DISTRICT

County of Churchill, parish of Rosewood

Land over which Easement is taken.—Portion 93.

Area over which Easement is taken.—An area of 2.836 hectares, being Easement A on Registered Plan 150412 deposited in the Titles Office, Brisbane, and being part of the land contained in Certificate of Title No. 548409, volume 2722, folio 149.

Land over which Easement is taken.—Portion 102.

Area over which Easement is taken.—An area of 1.554 hectares, being Easement A on Registered Plan 150686 deposited in the Titles Office, Brisbane, and being part of the land contained in Certificate of Title, volume 3698, folio 120.

Land over which Easement is taken.—Portion 89.

Area over which Easement is taken.—An area of 1.493 hectares, being Easement B on Registered Plan 150687 deposited in the Titles Office, Brisbane, and being part of the land contained in Deed of Grant No. 66228, volume 632, folio 238.

Land over which Easement is taken.—Portion 88.

Area over which Easement is taken.—An area of 2.019 hectares, being Easement A on Registered Plan 150688 deposited in the Titles Office, Brisbane, and being part of the land contained in Deed of Grant No. 117338, volume 1823, folio 98.

Land over which Easement is taken.—Portion 129.

Area over which Easement is taken.—An area of 4.225 hectares, being Easement C on Registered Plan 150689 deposited in the Titles Office, Brisbane, and being part of the land contained in Certificate of Title, volume 5173, folio 52.

Land over which Easement is taken.—Portion 128.

Area over which Easement is taken.—An area of 1.705 hectares, being Easement A on Registered Plan 150691 deposited in the Titles Office, Brisbane, and being part of the land contained in Deed of Grant No. 100490, volume 1188, folio 250.



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **654823**

Date: 14/01/2021

Search Request reference: **76708724**

Applicant details

Applicant: Steve Watson

steve@watsonslegal.com.au

Buyer: Neil Harrison Self Managed Super Pty Ltd Neil Harrison Self Managed Super F

Search response:

Your request for a property search on Lot 33 on Plan RP200060 at 86 Staatz Quarry Road, REGENCY DOWNS 4341 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

Your ref 221006
Our ref 1578273
Phone 1300 300 734



14 January 2021

Watson and Company Lawyers
InfoTrack Pty Limited
Po Box 10314
BRISBANE ADELAIDE STREET QLD 4000

LAND TAX CLEARANCE CERTIFICATE

This certificate is issued pursuant to sections 59 & 60 of the *Land Tax Act 2010* on information provided by the applicant. The office accepts no responsibility for the resultant advice should that information be incorrect or insufficient.

In respect of the subject land I certify that there is no land tax unpaid up to and including 30 June 2021 provided all details supplied remain unaltered until this date.

Vendors	Purchasers
JEAN KATHLEEN DOWELL	NEIL HARRISON SELF MANAGED SUPER PTY LTD
Land Description	Parish
Lot 33 on Plan RP200060	ROSEWOOD

Anticipated date of possession: 25 January 2021

Note: If the actual date of possession is not in the same financial year as the anticipated date of possession, then this certificate is not valid.

Mark Jackson
Commissioner of State Revenue

Your ref 221006
Our ref 1578273
Phone 1300 300 734



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Mark Jackson
Commissioner of State Revenue



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 50654143 EMR Site Id: 14 January 2021
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 33 Plan: RP200060
86 STAATZ QUARRY RD
REGENCY DOWNS

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Thursday, 14 January 2021 1:22 PM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 221006

EXTERNAL EMAIL DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

JEAN KATHLEEN DOWELL

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 14/1/2021.

Queensland Civil and Administrative Tribunal