

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51332142	Search Date:	23/09/2025 16:18
Date Title Created:	27/10/2023	Request No:	53470360
Previous Title:	50746106, 50961086		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 332514

Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 722831279 24/10/2023

NORTH HARBOUR HOLDINGS PTY LTD A.C.N. 101 569 457

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10057014 (POR 10)
Deed of Grant No. 10224010 (POR 24)
Deed of Grant No. 10620083 (POR 105)
Deed of Grant No. 14265074 (POR 114)
Deed of Grant No. 14265075 (POR 115)
2. EASEMENT IN GROSS No 719008084 25/09/2018 at 09:51
burdening the land
NORTHERN SEQ DISTRIBUTOR-RETAILER AUTHORITY
over
EASEMENT BR ON SP288121
3. MORTGAGE No 723571896 01/10/2024 at 12:34
D BROOK LENDING PTY LTD A.C.N. 677 295 224

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
715951651	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	14/08/2014 09:13	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

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

Transaction ID: 51060378 EMR Site Id: 233270 25 September 2025
This response relates to a search request received for the site:
Lot: 1 Plan: SP332514

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

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

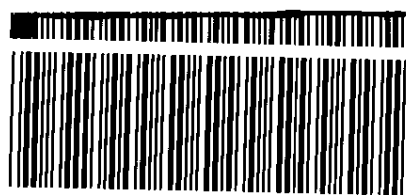
withdrawn + re-entered 26.9.18

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

FORM 9 Version 4

Page 1 of 2

718986918
719008084

\$187.00

\$187.00

25/09/2018 09:51

CE 601

Duty Imprint	
Deed No: 4330558	Duties Act 2001
Deed No: 516415-718	
Nil	☐ Exempt
Date: 6.9.18	Signed: [Signature]

1. Grantor

NORTHEAST BUSINESS PARK PTY LTD A.C.N. 101
569 457

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

Lember And Williams
Cnr Annie & East Streets
Caboolture Qld 4510
Tel: 07 5495 1499 Ref: CW:CC:180514
Email: admin@landw.com.au

Lodger

Code

011

2. Description of Easement/Lot on Plan

Servient Tenement (burdened land)

EASEMENT BO IN LOT 1000 ON SP 289824 ON SP288121

EASEMENT BR IN LOT 3 ON SP266287 ON SP288121

EASEMENT BP IN LOT 2000 ON SP288106 ON SP288121

EASEMENT BQ IN LOT 2000 ON SP288106 ON SP288121

*Dominant Tenement (benefited land)

NOT APPLICABLE

Title Reference

51108471

50961086

TO ISSUE FROM 51152040

TO ISSUE FROM 51152040

KMB

not applicable if easement in gross

3. Interest being burdened

FEE SIMPLE

4. Interest being benefited

NOT APPLICABLE

not applicable if easement in gross

5. Grantee Given names

Surname/Company name and number

(include tenancy if more than one)

NORTHERN SEQ DISTRIBUTOR-
RETAILER AUTHORITY

6. Consideration

\$1.00

7. Purpose of easement

SEWERAGE

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:- document no. 715221831.

* delete if not applicable

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

[Signature].....signature

.....full name

KYLIE MAY BELL C DEC 05900.....qualification

Witnessing Officer

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

[Signature].....signature

LINA JOHANNESSEN.....full name

J.P. QUALIFIED 11/02/25.....qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)Northeast Business Park Pty Ltd A.C.N. 101 569 457 by
its duly authorised attorney Peter John Lightbody under
power of attorney no. 717803777 who certifies that he
has not received any notice of revocation of same.1,8,18
Execution Date[Signature]
Grantor's Signature

Northern SEQ Distributor-Retailer Authority

9,8,18
Execution Date[Signature]
Grantee's SignatureGreg Anthony Burnett
Facilities Property & Land Manager
Delegated Officer

Title Reference [51108471, 50961086 and to issue from 51152040]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: FORM 9 EASEMENT

Name of authorised person or solicitor:

Kylie May Bell

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Lember And Williams

Item/s being altered or corrected:

Item 2

Details of alteration or minor correction:

Easement BP in Lot 2000 on SP288106 on SP288121 - Addition of the words "from 51152040" after the words to issue in the title reference field

Easement BQ in Lot 2000 on SP288106 on SP288121 - Addition of the words "from 51152040" after the words to issue in the title reference field

Party represented (where signed by solicitor):

Registered Proprietor


.....**KYLIE MAY BELL** C DEC 65900
Authorised person's or Solicitor's Signature

CABOOLTURE

7 Annie Street, Caboolture
PO Box 779, Caboolture Qld 4510

**Lember
And
Williams**

P 07 5495 1499 | F 07 5495 7066

MALENY

13 Bunya Street, Maleny
PO Box 626, Maleny Qld 4552

The Registrar of Titles
DNRME

Contact: Kylie Bell
Email: admin@landw.com.au
Reply to: Caboolture Office
Our Ref: CW:HJ:180514
Your Ref:
Date: 12 September 2018

Dear Sir/Madam

Lodgement of Survey Plan No. 289852; 288106 & 288121

We refer to Survey Plan no's. 289852; 288106 & 288121 deposited with this letter.

Plan no's. 288106 & 288121 flow on from the registration of 289852 and, in consideration of same, we request the Plan's be examined by a single examiner in the order lodged to avoid requisition for any deficiency which may be cured by a prior registration of a previous plan.

Additionally, we note Plan 288121 is unsigned by the relevant Planning Approval Body, Moreton Bay Regional Council. We have been instructed Council approval of the plan is not required in this instance and ask that you please verify same with that Planning Approval Body prior to any requisition being issued.

If you have any further queries in relation to the documents submitted, we ask that you please contact us on 07 5495 1499 or at helen@landw.com.au.

Yours faithfully

Helen Jerrard
Solicitor

LEMBER AND WILLIAMS

Individual liability limited by a scheme approved under professional standards legislation.

SMITH Carol

From: SIMMONS Rebecca
Sent: Friday, 14 September 2018 3:42 PM
To: Customer Service Centre South
Subject: FW: Internal Withdrawal and Re-entered documents - Caboolture office
Attachments: 13092018103631-0001.pdf

Categories: Caboolture

Hi,

Can you please print the email below and scan with each dealing so the examiner can action the withdrawal and re-entry.

Thank you,

Rebecca.

From: Reception - Lember And Williams <admin@landw.com.au>
Sent: Thursday, 13 September 2018 12:41 PM
To: Titlesinfo
Cc: Helen Jerrard - Lember And Williams; Casey Counsel - Lember And Williams
Subject: Internal Withdrawal and Re-entered documents

Dear Registrar

We refer to the dealings deposited today on the **enclosed** "lodgment summary report".

We request the documents be internally withdrawn and re-entered in the following order:

1. 718986892 – PLAN OF SURV
2. 718986883 – EAS IN GROSS
3. 718986910 – PLAN OF SURV
4. 718986908 – EAS IN GROSS
5. 718986902 – EAS IN GROSS
6. 718986922 – PLAN OF SURV
7. 718986918 – EAS IN GROSS

We appreciate your assistance in this matter. If you have any queries please don't hesitate to contact our office on (07) 5495 1499.

Kind Regards,
Rebecca Tullock Law Clerk
LEMBER AND WILLIAMS

Phone: (07) 5495 1499 | Fax: (07) 5495 7066
Address: 7 Annie Street, Caboolture, Qld, 4510 | 13 Bunya Street, Maleny
Mail: PO Box 779, Caboolture, Qld 4510 | PO Box 626, Maleny, Qld 4552
Email: admin@landw.com.au | Website: www.landw.com.au

your team. the LAW team.
ACN 616 926 268

Individual liability limited by a scheme approved under professional standards legislation.
This communication and any attachments are confidential and may be privileged

The greatest compliment we can receive is your personal referral

WARNING: The Queensland Law Society has warned of a fraud network that has targeted some law firms. These attacks have resulted in false payment requests and misdirection of trust money, including settlement funds.

DO NOT ACT on any email which appears to provide bank account details for Lember and Williams. Our firm policy is to confirm all transactions by phone. Clients should be wary of any payment instructions forwarded by email and similarly phone our office where there is any doubt or concern.