

Queensland



**SOUTH BANK
CORPORATION
AMENDMENT BILL 1998**

Queensland



SOUTH BANK CORPORATION AMENDMENT BILL 1998

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South Bank Corporation Amendment

SCHEDULE 13

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SCHEDULE 17

1998

A BILL

FOR

An Act to amend the South Bank Corporation Act 1989

South Bank Corporation Amendment

The Parliament of Queensland enacts—

1

Short title

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Clause **1.** This Act may be cited as the *South Bank Corporation Amendment Act 1998*.

3

4

Commencement

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Clause **2.(1)** This Act commences on a day to be fixed by proclamation.

6

(2) However, section 12¹ is taken to have commenced on 11 December 1997.

7

8

Act amended

9

Clause **3.** This Act amends the *South Bank Corporation Act 1989*.

10

Amendment of s 4 (Definitions)

11

Clause **4.** Section 4—

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insert—

13

‘**“QPAT”** means the Queensland Performing Arts Trust.’

14

Insertion of new div hdg

15

Clause **5.** Part 3, before section 11—

16

insert—

17

‘Division 1—Corporation area’.

18

¹ Section 12 (Amendment of s 15I (Expiry of this part))

	Insertion of new div hdg	1
Clause	6. Before section 13—	2
	<i>insert—</i>	3
	‘Division 2—Road closures, surrenders, vestings and titling’.	4
	Insertion of new ss 13B–13D	5
Clause	7. After section 13A—	6
	<i>insert—</i>	7
	‘Car park land	8
	‘13B.(1) The parts of Russell Street, Stanley Street, and Grey Street, South Brisbane in lots 55 and 56 on plan SP 102555 set out in schedule 12 are permanently closed.	9 10 11
	‘(2) A deed of grant in the name of the corporation may be issued by the Governor in Council for lots 55 and 56 on plan SP 102555.	12 13
	‘Readjustment of boundaries	14
	‘13C.(1) Indefeasible titles are created in the name of the corporation for lots 1, 932 and 933 on CP 896477 set out in schedule 13 on the recording of the particulars of the lots in the freehold land register.	15 16 17
	‘(2) The boundaries of reserve R 22714 are adjusted to those of lot 388 on CP 896477 set out in schedule 13.	18 19
	‘(3) To remove any doubt, it is declared that subsection (1) has effect to transfer lots 1, 932 and 933 on CP 896477 to the corporation.	20 21
	‘Registrar may register instruments etc.	22
	‘13D.(1) The registrar of titles may register all plans and other instruments and issue certificates of title to give effect to sections 13B and 13C.	23 24 25
	‘(2) The registrar of titles may do anything to give effect to sections 13B and 13C.’.	26 27

	Amendment of s 15 (Exemption from fees and charges)	1
Clause	8.(1) Section 15, ‘corporation or’—	2
	<i>omit, insert—</i>	3
	‘corporation, QPAT or’.	4
	(2) Section 15—	5
	<i>insert—</i>	6
	‘(c) any change in ownership or control of land because of section 13B or 13C. ² ’.	7 8
	Amendment of s 15A (Land for Brisbane Convention and Exhibition Centre)	9 10
Clause	9. Section 15A(5) and (6)—	11
	<i>omit, insert—</i>	12
	‘ (5) The parts of Glenelg Street, Merivale Street, and Melbourne Street, South Brisbane defined by station numbers 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 3 on CP 896476 set out in schedule 14 are permanently closed.	13 14 15 16
	‘ (6) Deeds of grant in the name of the corporation may be issued by the Governor in Council for—	17 18
	(a) lot 102 on CP 896476 set out in schedule 14; and	19
	(b) lot 57 on plan SP 106312 set out in schedule 15.	20
	‘ (7) An indefeasible title is created in the name of the corporation for lot 938 on plan SP 100011 set out in schedule 16 on the recording of the particulars of the lot in the freehold land register.	21 22 23
	‘ (8) An indefeasible title is created in the name of Queensland Rail for lot 22 on plan SP 100011 set out in schedule 16 on the recording of the particulars of the lot in the freehold land register.	24 25 26
	‘ (9) An indefeasible title is created in the name of the corporation for lot 934 on stratum plan set out in schedule 17 on the recording of the	27 28

² Section 13B (Car park land) or 13C (Readjustment of boundaries)

South Bank Corporation Amendment

- particulars of the lot in the freehold land register. 1
- ‘(10) An indefeasible title is created in the name of Queensland Rail for 2
lot 103 on stratum plan set out in schedule 17 on the recording of the 3
particulars of the lot in the freehold land register. 4
- ‘(11) To remove any doubt, it is declared that— 5
- (a) subsections (6), (7) and (9) have effect to transfer the following to 6
the corporation— 7
- (i) lot 102 on CP 896476 set out in schedule 14; 8
- (ii) lot 57 on plan SP 106312 set out in schedule 15; 9
- (iii) lot 938 on plan SP 100011 set out in schedule 16; 10
- (iv) lot 934 on stratum plan set out in schedule 17; and 11
- (b) subsections (8) and (10) have effect to transfer the following to 12
Queensland Rail— 13
- (i) lot 22 on plan SP 100011 set out in schedule 16; 14
- (ii) lot 103 on stratum plan set out in schedule 17.’. 15

Omission of s 15B (Certain lots become stratum lots) 16

- Clause 10. Section 15B— 17
- omit.* 18

Amendment of s 15C (Registrar may register instruments etc.) 19

- Clause 11. Section 15C, ‘sections 15A and 15B’— 20
- omit, insert—* 21
- ‘section 15A’. 22

Amendment of s 15I (Expiry of this part) 23

- Clause 12. Section 15I, from ‘3 years’— 24
- omit, insert—* 25
- ‘on 30 June 1999.’. 26

South Bank Corporation Amendment

	Amendment of s 23 (Powers in relation to land)	1
Clause	13.(1) Section 23—	2
	<i>insert—</i>	3
	‘ (4A) The corporation may, with the prior consent of the Minister, grant a perpetual lease over land within the commercial precinct.	4 5
	‘ (4B) A perpetual lease granted under subsection (4A) may be assigned or sublet only with the prior consent of the Minister, which must not be unreasonably withheld.’.	6 7 8
	(2) Section 23(5), ‘the transfer’—	9
	<i>omit, insert—</i>	10
	‘the grant or transfer’.	11
	(3) Section 23—	12
	<i>insert—</i>	13
	‘ (7) In this section—	14
	“ commercialprecinct ” means generally the area of land in the name of the corporation bounded by Vulture Street, the railway line, Glenelg Street and the eastern boundary of the area formerly known as Grey Street.	15 16 17
	“ perpetual lease ” means a lease for a term of 999 years.’.	18
	Replacement of schs 4 and 5	19
Clause	14. Schedules 4 and 5—	20
	<i>omit, insert—</i>	21

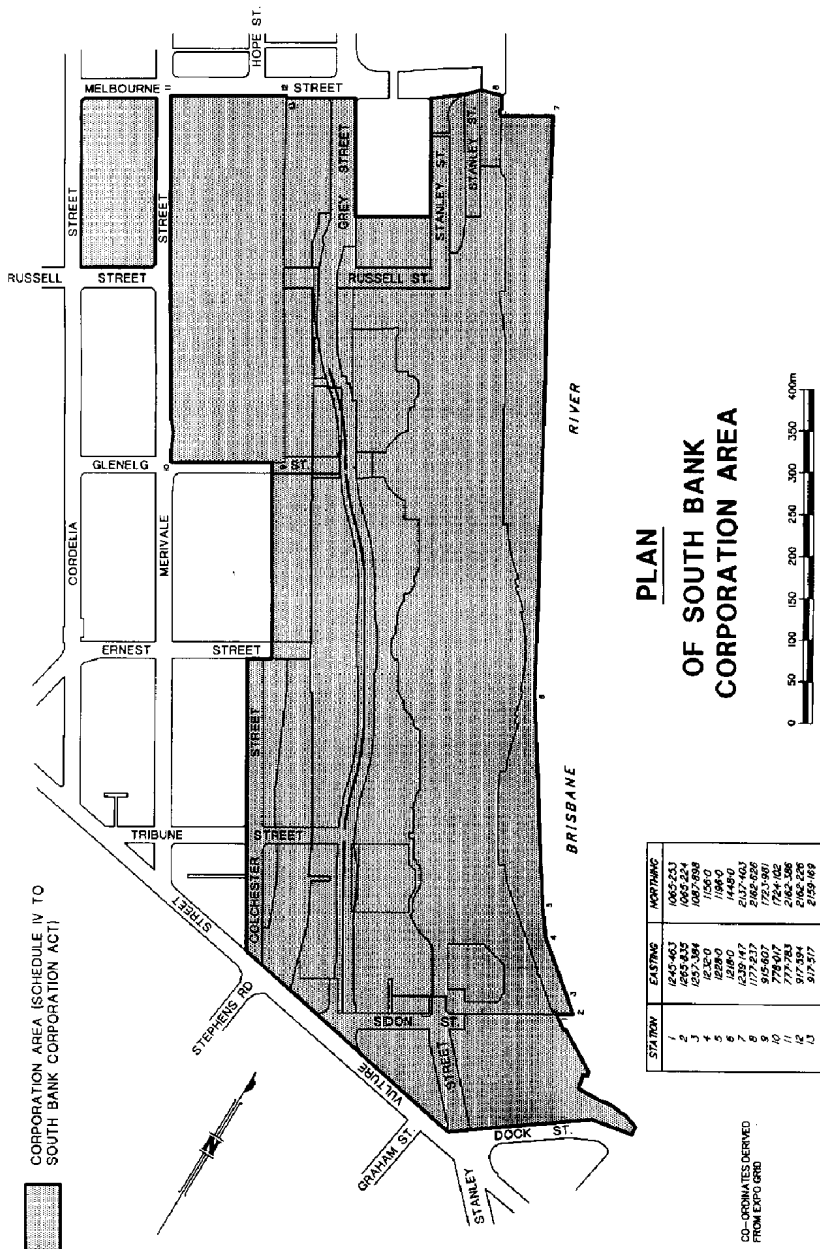
South Bank Corporation Amendment

'SCHEDULE 4—CORPORATION AREA

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section 4

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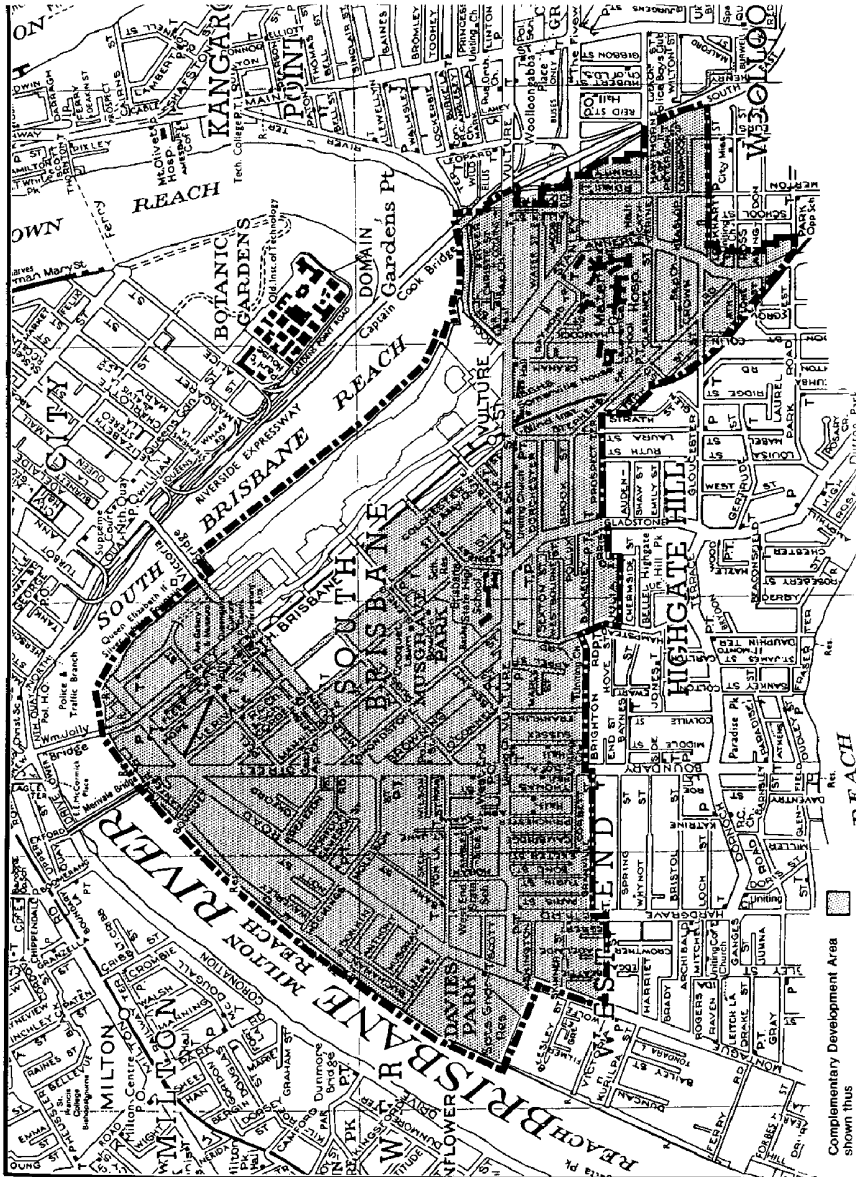


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South Bank Corporation Amendment

'SCHEDULE 5—COMPLEMENTARY DEVELOPMENT AREA

section 4



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	Amendment of sch 7 (Modified Building Units and Group Titles Act)	1
Clause	15.(1) Schedule 7, section 9—	2
	<i>insert—</i>	3
	‘ (1B) If subsection (1A)(c) applies and—	4
	(a) the land is subject to 1 or more leases (the “ original leases ”) registered under the <i>Land Title Act 1994</i> that—	5
	(i) are intended to be replaced wholly or partly by leases of each of the lots and the common property, if any, shown on the leasehold building units plan; and	7
	(ii) are expressed to end on registration of the leasehold building units plan; and	10
	(b) 1 or more leases (the “ replacement leases ”) are expressed to start on registration of the leasehold building units plan;	12
	the original leases end and the replacement leases start on registration of the leasehold building units plan.’.	14
	(2) Schedule 7, section 9(8)(a), ‘eaves or guttering project’—	16
	<i>omit, insert—</i>	17
	‘a part of the building projects’.	18
	(3) Schedule 7, section 9A(1)—	19
	<i>insert—</i>	20
	‘(c) if—	21
	(i) the leasehold building units plan was lodged in circumstances mentioned in section 9(1A)(c); and	22
	(ii) the original leases mentioned in that paragraph were subject to 1 or more mortgages that were expressed to survive the registration of the leasehold building units plan;	24
	the mortgage or mortgages continue to have effect over the replacement leases mentioned in that paragraph in so far as they relate to lots after the registration.’.	27
		28
		29

South Bank Corporation Amendment

Replacement of schs 12 and 13

1

Clause **16.** Schedules 12 and 13—

2

omit, insert—

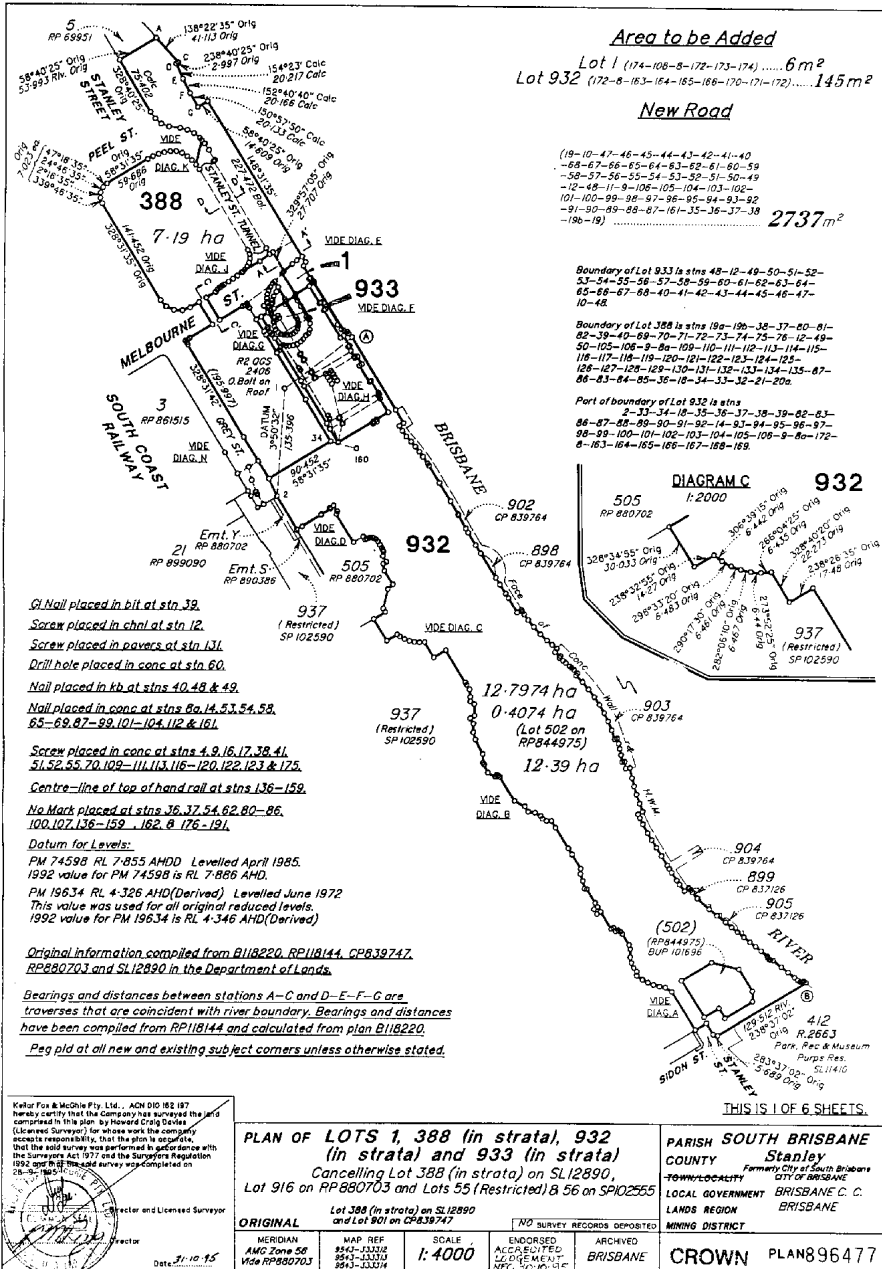
3

South Bank Corporation Amendment

'SCHEDULE 13

section 13C

Area to be Added
Lot 1 (174-108-8-172-173-174) 6m²
Lot 932 (172-8-183-184-185-186-170-171-172) 145m²
New Road
(19-10-47-46-45-44-43-42-41-40
-88-67-66-65-64-63-62-61-60-59
-58-57-56-55-54-53-52-51-50-49
-15-48-11-9-108-105-104-103-102-
101-100-99-98-97-96-95-94-93-92
-91-90-89-88-87-16-15-36-37-38
-18-19) 2737m²



- GI Nail placed in bit at stn 39.
Screw placed in chnl at stn 12.
Screw placed in pavers at stn 131.
Drill hole placed in conc at stn 60.
Nail placed in kb at stns 40, 48 & 49.
Nail placed in conc at stns 86, 14, 53, 54, 58, 65-69, 87-89, 101-104, 112 & 161.

- Screw placed in conc at stns 4, 9, 16, 17, 38 & 41, 51, 52, 55, 70, 109-111, 113, 116-120, 122, 123 & 175.
Centre-line of top of hand rail at stns 136-159.
No Mark placed at stns 36, 37, 54, 62, 80-86, 100, 102, 138-159, 162 & 176-191.

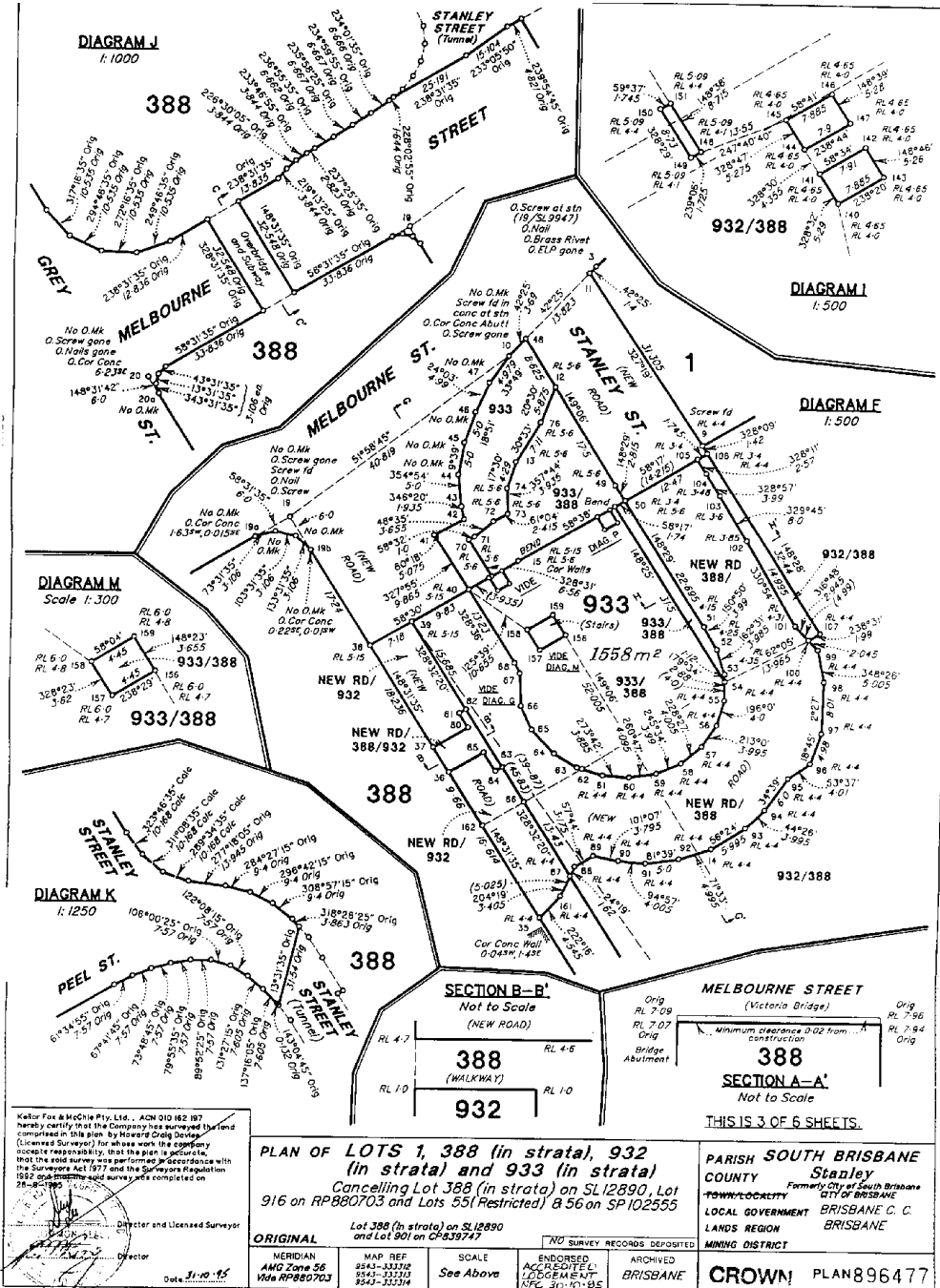
Datum for Levels:
PM 74598 RL 7-855 AHDD Levelled April 1985.
1992 value for PM 74598 is RL 7-866 AHDD.
PM 19634 RL 4-326 AHDD(Derived) Levelled June 1972
This value was used for all original reduced levels.
1992 value for PM 19634 is RL 4-346 AHDD(Derived).
Original information compiled from B118220, RP118144, CP839747, RP880703 and SL12890 in the Department of Lands.
Bearings and distances between stations A-C and D-E-F-G are traverses that are coincident with river boundary. Bearings and distances have been compiled from RP118144 and calculated from plan B118220.
Peg pld at all new and existing subject corners unless otherwise stated.

Professional surveyor information including name (Kellor Fox & McOle Pty. Ltd.), ACN, and a signature block with date 31/10/95.

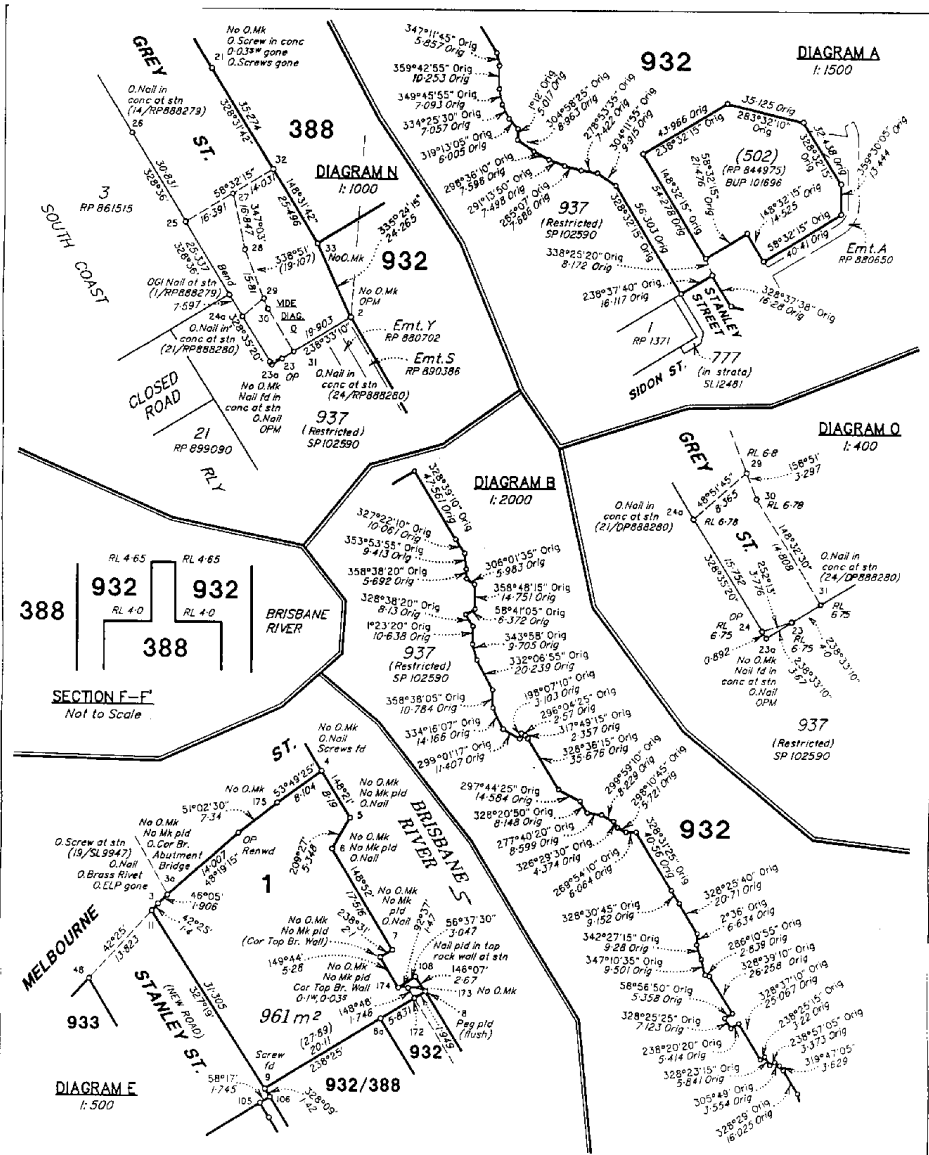
Table with 4 columns: ORIGINAL, MERIDIAN, MAP REF, and MAP REF. It contains details about the survey plan, including 'PLAN OF LOTS 1, 388 (in strata), 932 (in strata) and 933 (in strata)' and 'Cancelling Lot 388 (in strata) on SL12890'.

Table with 2 columns: PARISH SOUTH BRISBANE COUNTY and LOCAL GOVERNMENT BRISBANE C. C. It includes information about the local government and the plan number PLAN896477.

South Bank Corporation Amendment



South Bank Corporation Amendment



Heller Fox & Macpharty Pty. Ltd., A/CN 010 182 197 hereby certify that the Company has surveyed the land comprised in this plan by Howard Craig Davies (Licensed Surveyor) for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Survey Act 1977 and the Surveyors Regulation 1982 and that the said survey was completed on 23rd 11/88.

Director and Licensed Surveyor

Director

Date: 31.10.88

PLAN OF LOTS 1, 388 (in strata), 932 (in strata) and 937 (in strata)
 Cancelling Lot 388 (in strata) on SL12890, Lot 916 on RP880703 and Lots 55 (Restricted) & 56 on SP102555

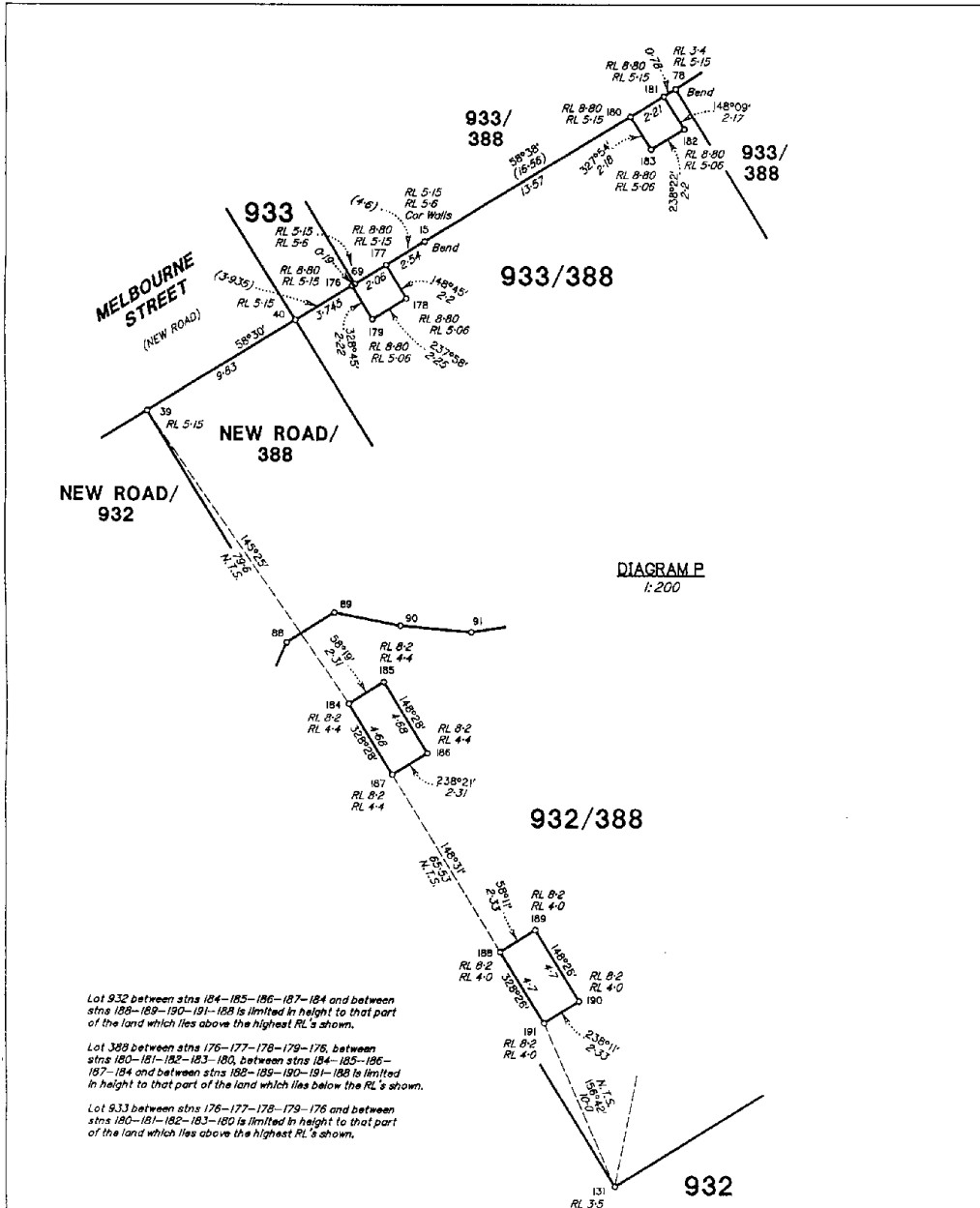
PARISH SOUTH BRISBANE
COUNTY Stanley
 Formerly City of South Brisbane
CITY OF BRISBANE
TOWN LOCALITY
LOCAL GOVERNMENT BRISBANE C. C.
LANDS REGION BRISBANE
MINING DISTRICT

ORIGINAL	Lot 388 (in strata) on SL12890 and Lot 901 on RP839747	700 SURVEY RECORDS DEPOSITED
MERIDIAN AGL Zone 56 Vide RP880703	MAP REF: 8943-1211/3 8943-1211/4	SCALE See Above
	ENDORSED ACCREDITED LICENSED MEMBER A/CN 30-10-85	ARCHIVED BRISBANE

CROWN PLAN 896477

THIS IS 5 OF 6 SHEETS.

South Bank Corporation Amendment



Lot 932 between stns 184-185-186-187-184 and between stns 189-189-190-191-188 is limited in height to that part of the land which lies above the highest RL's shown.

Lot 388 between stns 176-177-178-179-176, between stns 180-181-182-183-180, between stns 184-185-186-187-184 and between stns 188-189-190-191-188 is limited in height to that part of the land which lies below the RL's shown.

Lot 933 between stns 176-177-178-179-176 and between stns 180-181-182-183-180 is limited in height to that part of the land which lies above the highest RL's shown.

Keller Fox & McOrie Pty. Ltd., ACN 010 162 197 hereby certifies that the Company has surveyed the land comprised in this plan by Howard Craig Davies (Licensed Surveyor) for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on

Director and Licensed Surveyor

Director

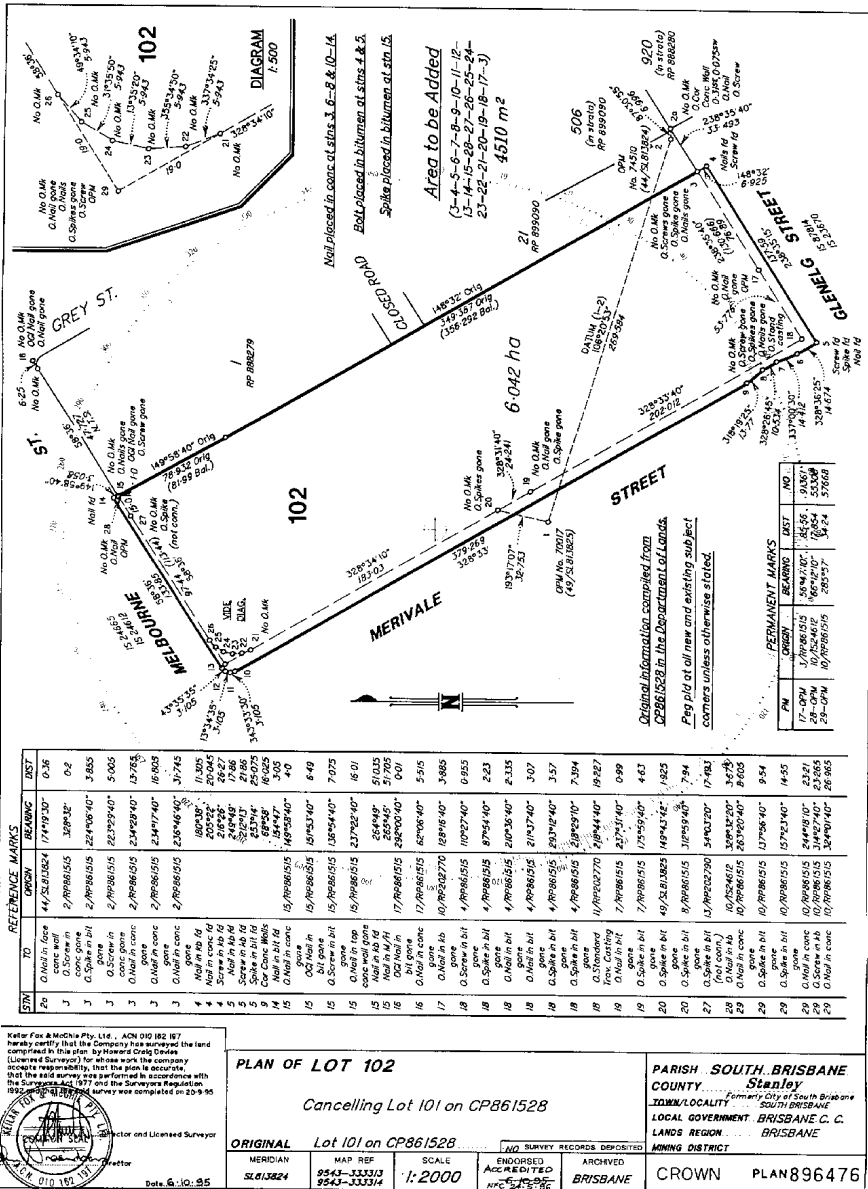
Date.....

<p>PLAN OF LOTS 1, 388 (in strata), 932 (in strata) and 933 (in strata)</p> <p><i>Cancelling Lot 388 (in strata) on SL12890, Lot 916 on RP880703 and Lots 55 (Restricted) & 56 on SP102555</i></p> <p>Lot 388 (in strata) on SL12890 and Lot 901 on CP839747</p>				<p>SURVEY RECORDS DEPOSITED</p>	
<p>MERIDIAN</p> <p>AMC Zone 56</p> <p>Wide RP880703</p>	<p>MAP REF</p> <p>9543-3337/2</p> <p>9543-3337/3</p> <p>9543-3337/4</p>	<p>SCALE</p> <p>1:200</p>	<p>ENDORSED</p> <p>APPROVED</p> <p>LEGISLATION</p>	<p>ARCHIVED</p> <p>BRISBANE</p>	<p>PARISH SOUTH BRISBANE</p> <p>COUNTY Stanley</p> <p>TOWN/LOCALITY <i>Formerly City of South Brisbane</i> CITY OF BRISBANE</p> <p>LOCAL GOVERNMENT BRISBANE C.C.</p> <p>LANDS REGION BRISBANE</p> <p>MINING DISTRICT</p>
<p>PLAN 896477</p>					

South Bank Corporation Amendment

'SCHEDULE 14

section 15A



South Bank Corporation Amendment

'SCHEDULE 14

section 15A

1

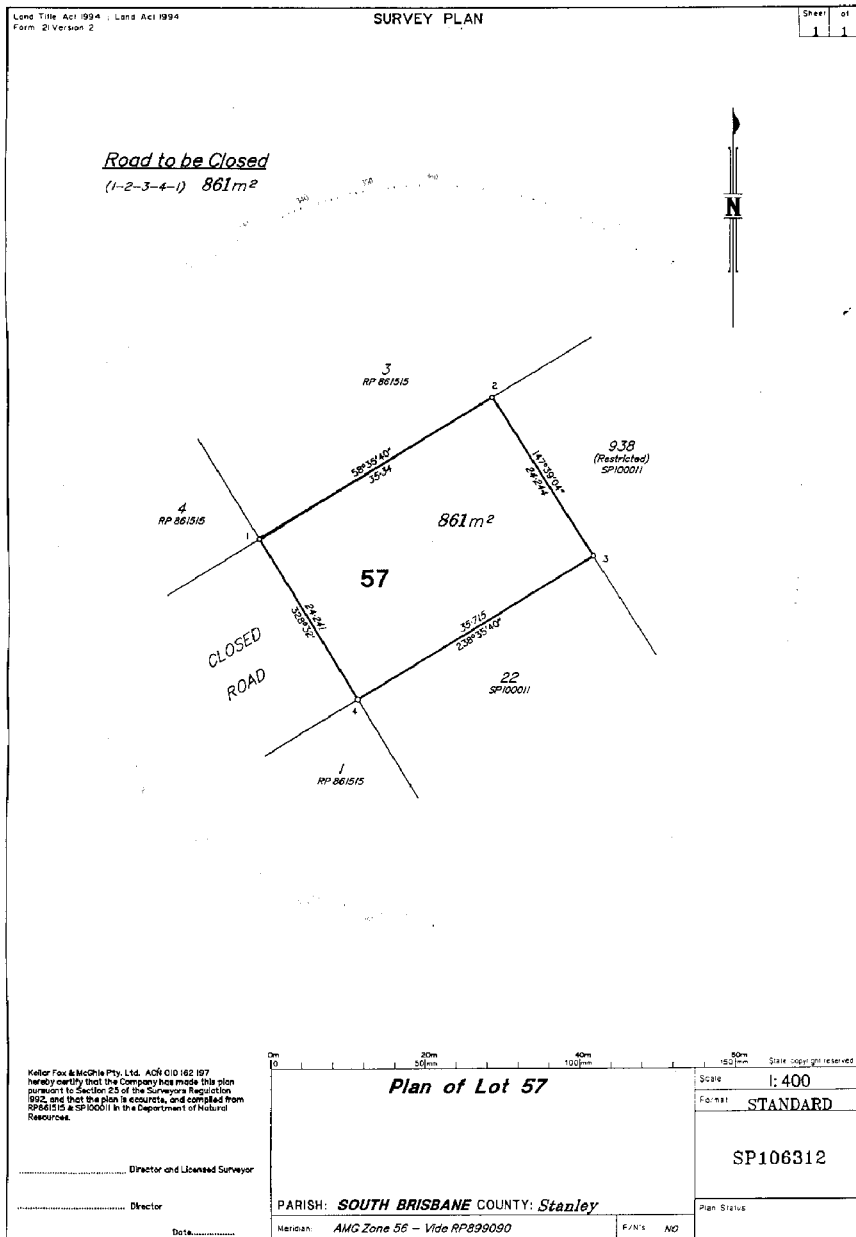
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South Bank Corporation Amendment

SCHEDULE 15

section 15A



1

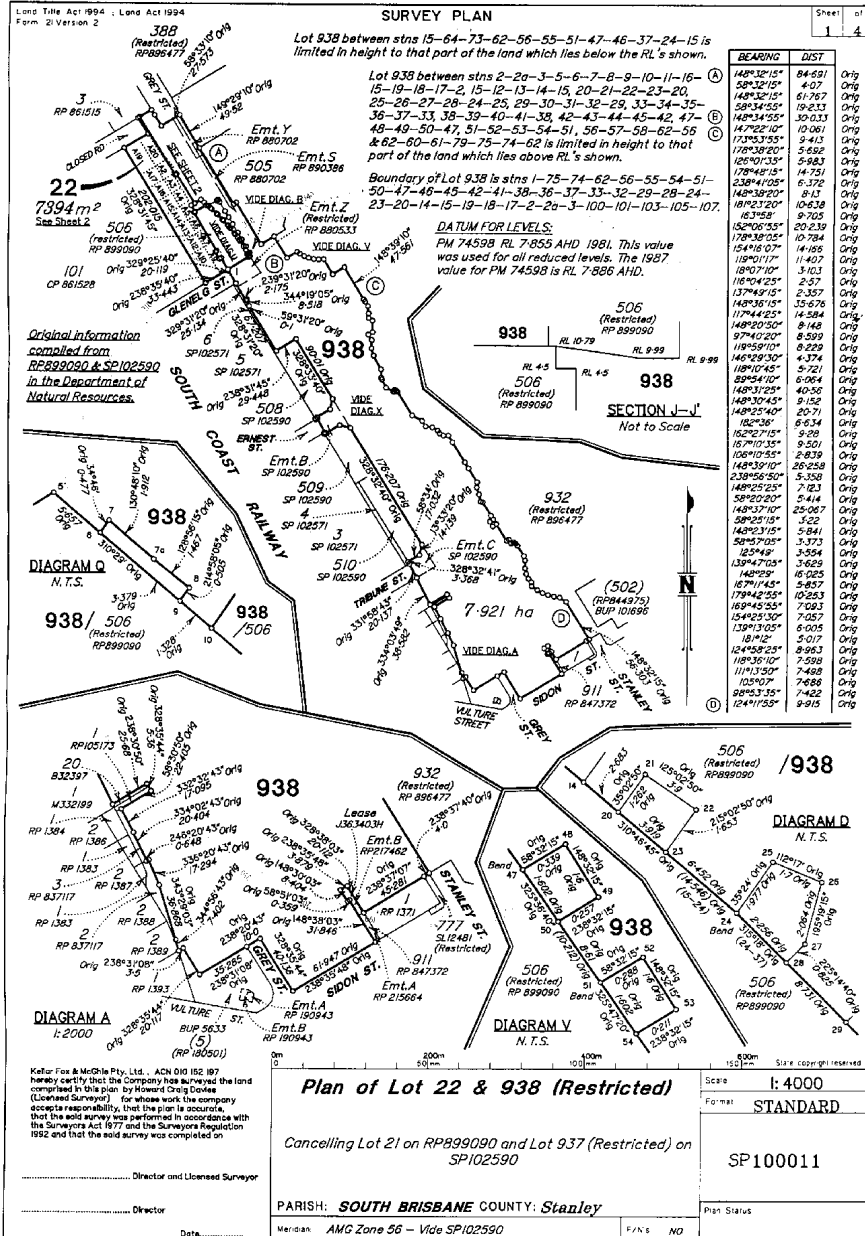
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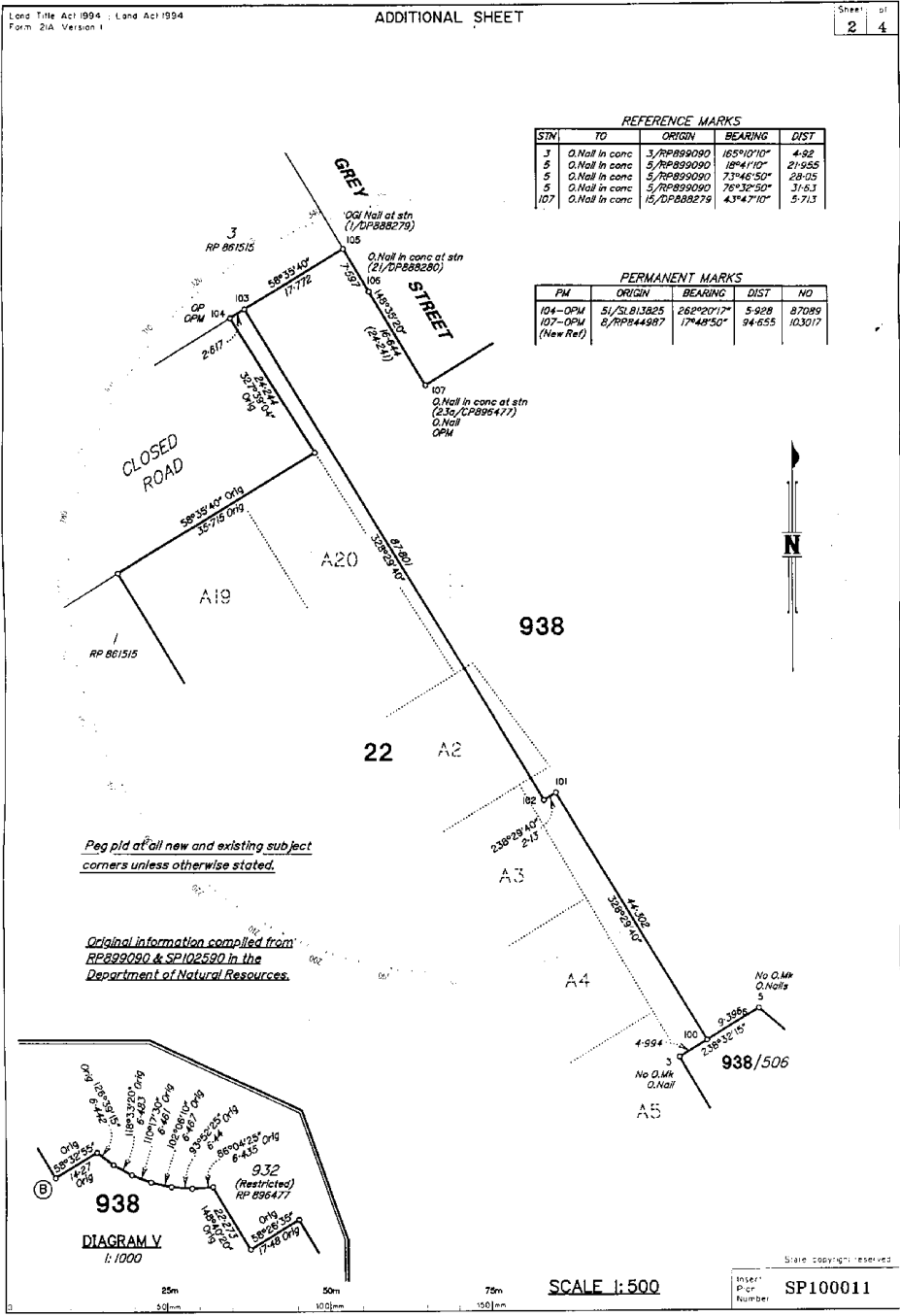
South Bank Corporation Amendment

'SCHEDULE 16

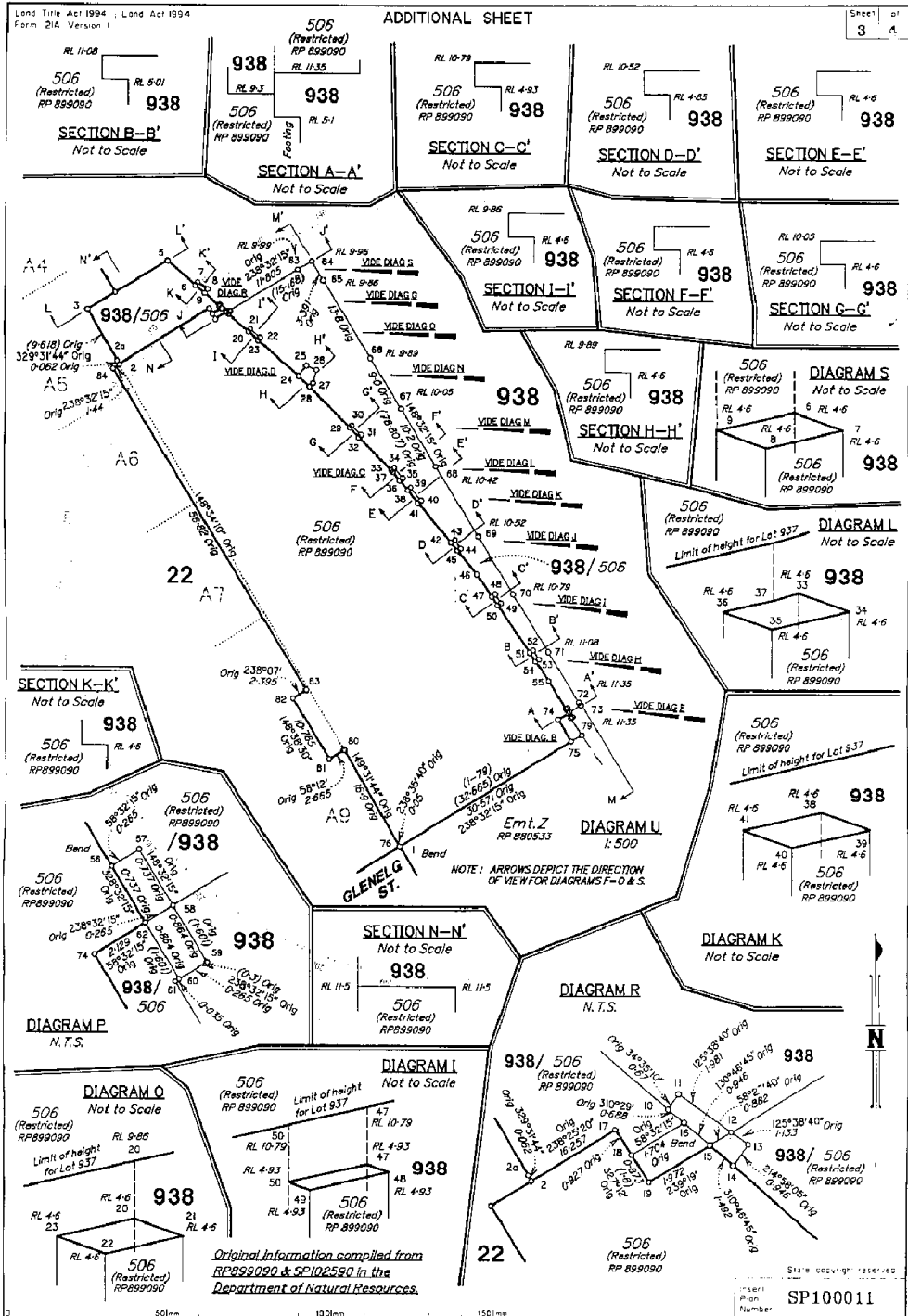
section 15A



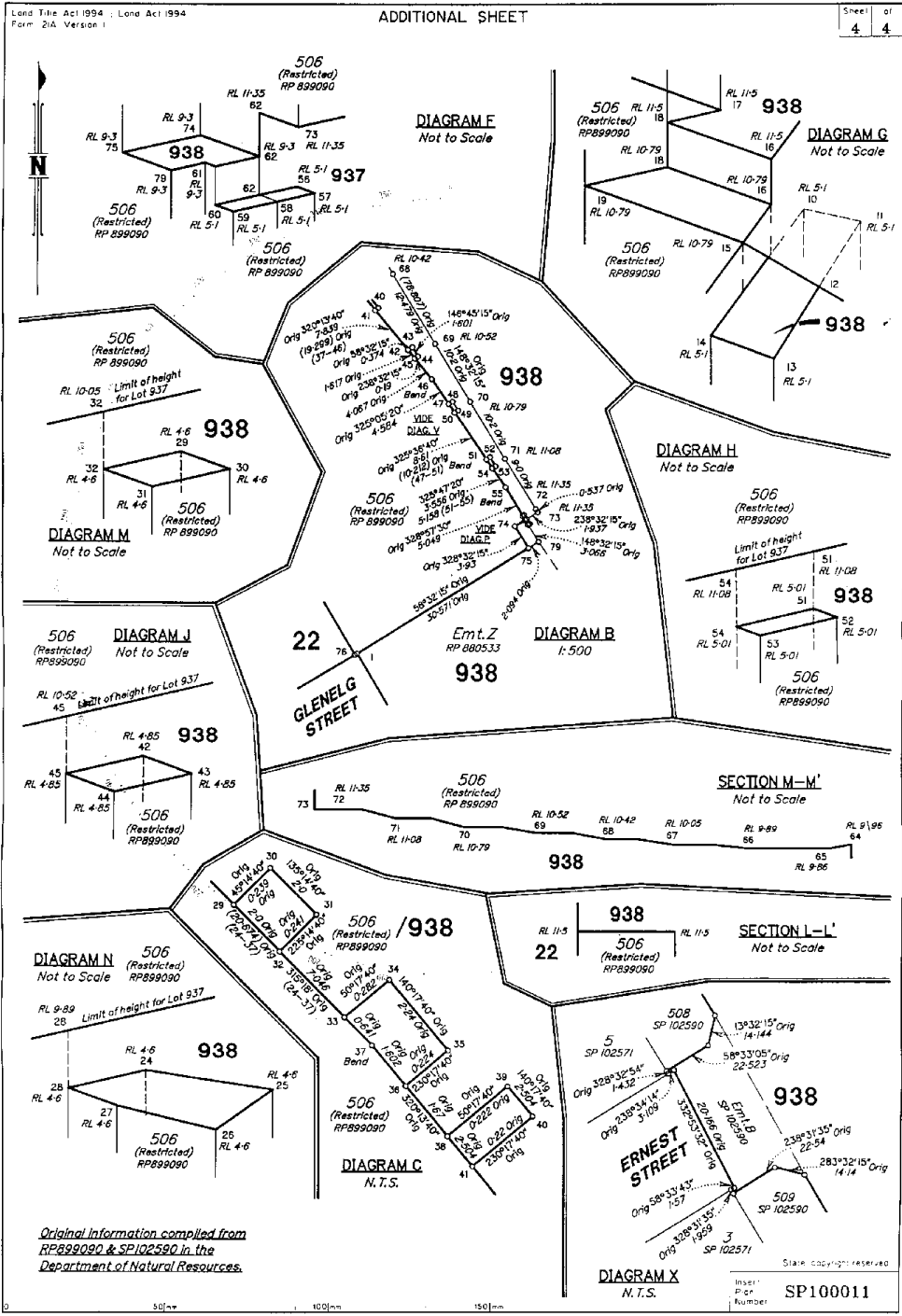
South Bank Corporation Amendment



South Bank Corporation Amendment



South Bank Corporation Amendment



South Bank Corporation Amendment

'SCHEDULE 17

1

Section 15A

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SB:
SOUTH BANK CORPORATION ACT 1989 (SECTION 25A)
SOUTH BANK CORPORATION REGULATION 1992.

Section 16

STRATUM PLAN NO.

Sheet No. 1 of 8 Sheets

Details of land to be subdivided by stratum plan (land): Lot 3 on RP861515, Lot 102 on CP896476,
Lot 22 on SP100011 and Lot 57 on SP106312

Reference to title:

Description of Land: Lots 103, 934 and Emts A & B in Lot 934
County: Stanley
Parish: South Brisbane
Registered proprietors of freehold estate in the land: South Bank Corporation
Director—General Department of Transport

Address of proprietors:

.....
Signed on behalf of South Bank Corporation

.....
Signed on behalf of Department of Transport

3

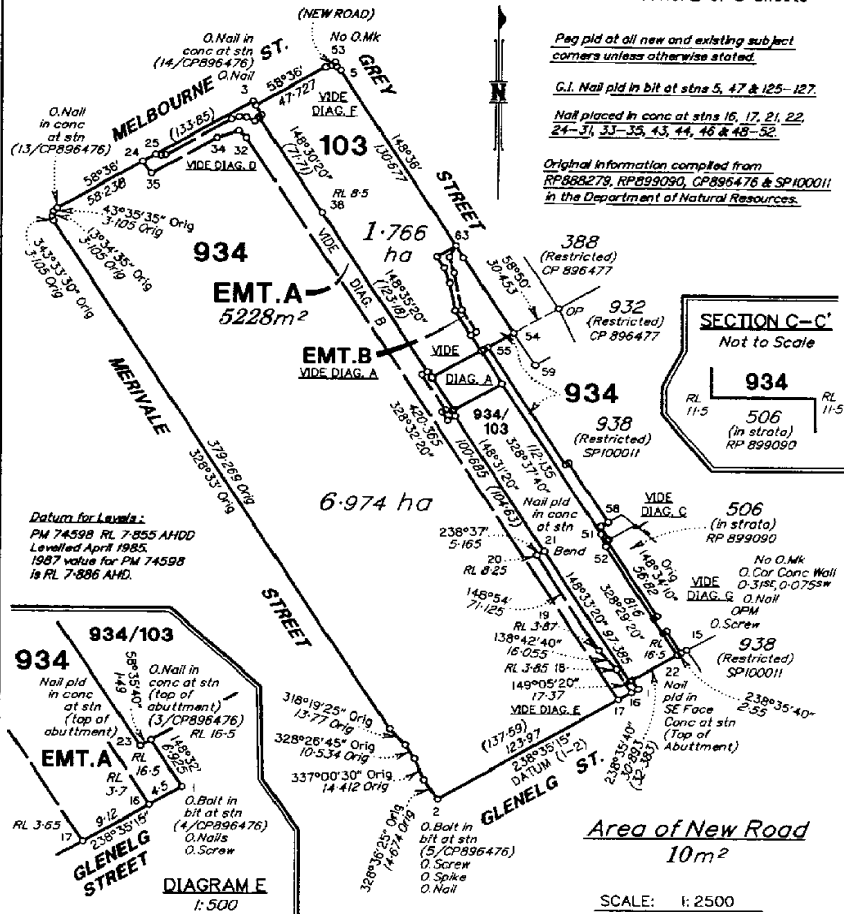
South Bank Corporation Amendment

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

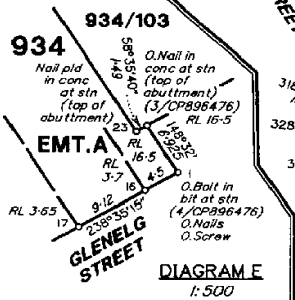
STRATUM PLAN NO.

Section 16

Sheet No. 2 of 8 Sheets



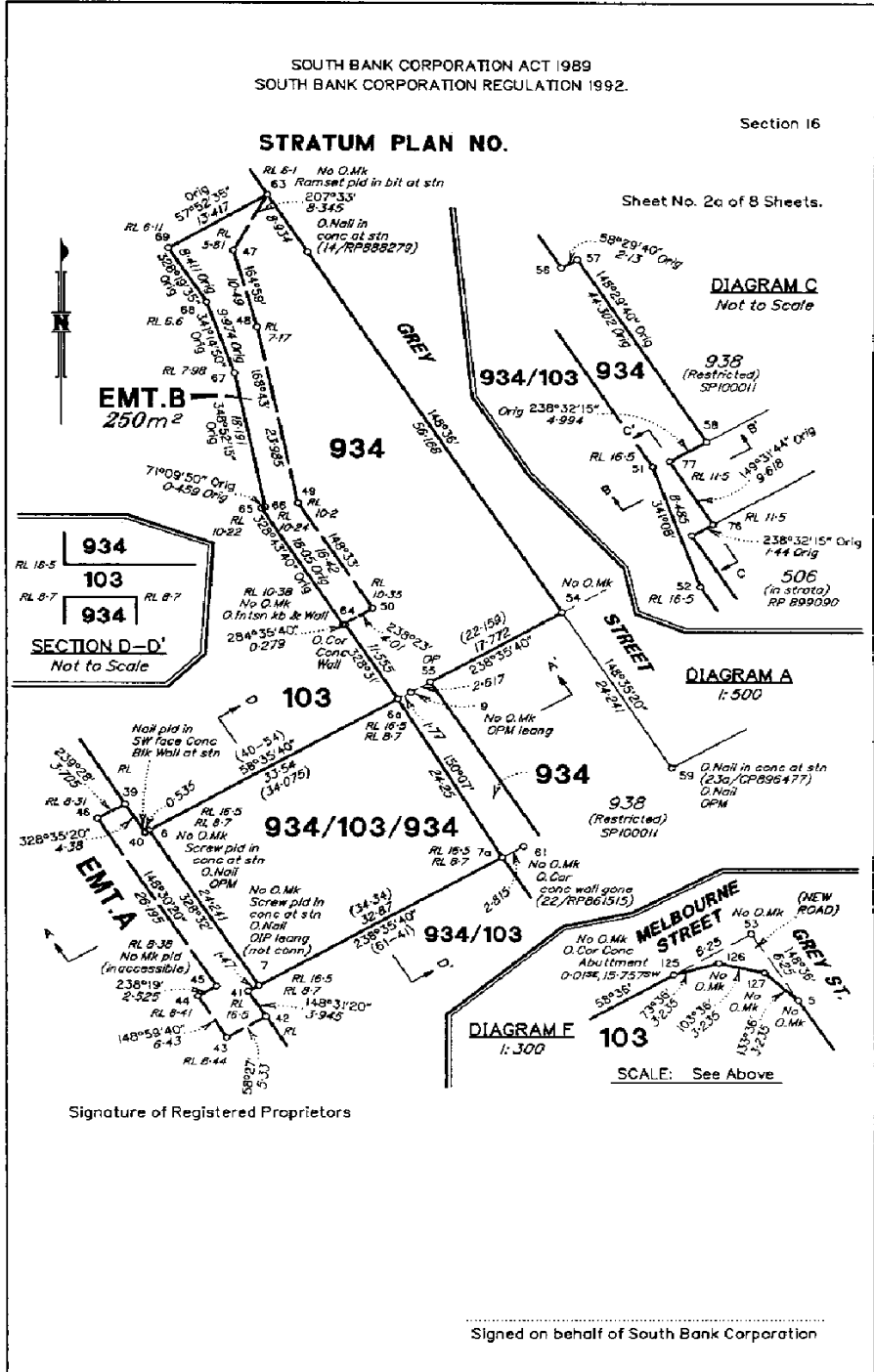
Datum for Levels:
 PM 7459B RL 7.855 AHDD
 Levelled April 1985.
 1987 value for PM 7459B
 is RL 7.886 AHDD.



Signature of Registered Proprietors

Signed on behalf of South Bank Corporation

South Bank Corporation Amendment



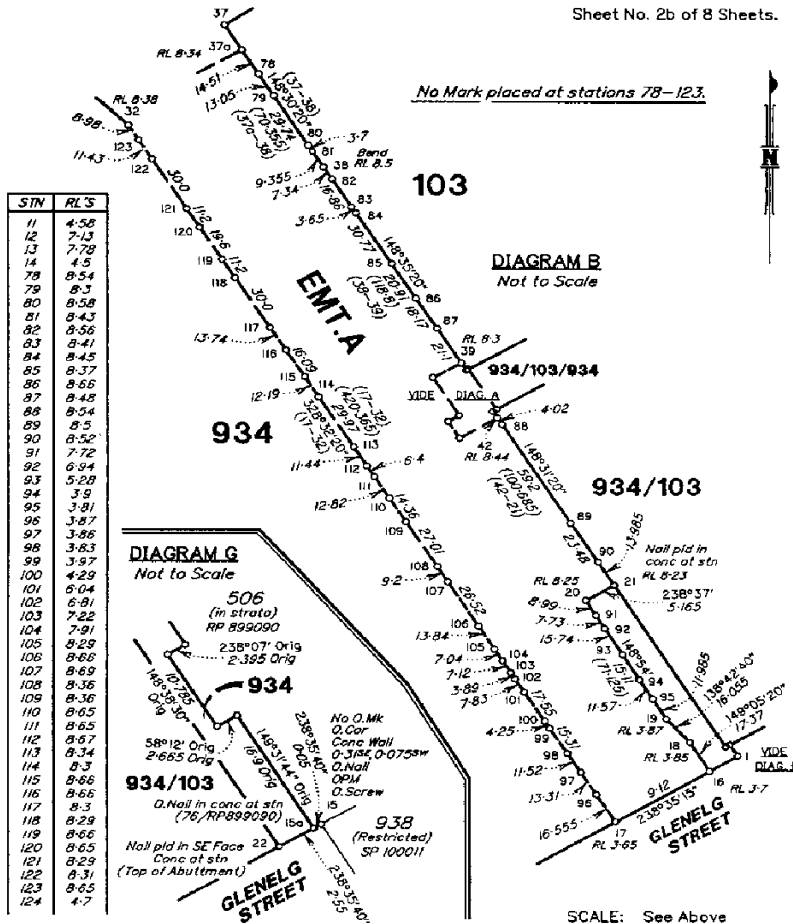
South Bank Corporation Amendment

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

STRATUM PLAN NO.

Section 16

Sheet No. 2b of 8 Sheets.



Signature of Registered Proprietors

Signed on behalf of South Bank Corporation

South Bank Corporation Amendment

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

STRATUM PLAN NO.

Section 16

Sheet No. 2c of 8 Sheets

Table with columns: PM, ORIGIN, BEARING, DIST, NO. Contains permanent marks data.

Table with columns: STM, TO, ORIGIN, BEARING, DIST. Contains reference marks data.

Lot 934 between stations 6-6a-7a-7-6 is limited in height to that part of the land which lies below RL 8-7 AHD.

Lot 934 between stations 6-6a-7a-7a-6 is limited in height to that part of the land which lies above RL 16-5 AHD.

Lot 934 between stations 41-7-7a-51-52-22-23-21-41 is limited in height to that part of the land which lies above RL 16-5 AHD.

Lot 103 between stations 6-6a-7a-7a-6 is limited in height to that part of the land which lies between the RL's shown.

Lot 103 between stations 41-7-7a-51-52-22-23-21-41 is limited in height to that part of the land which lies below RL 16-5 AHD.

Easement A is limited in height to that part of the land which lies between the RL's shown and 4.0m above the RL's shown.

Easement B is limited in height to that part of the land which lies between the RL's shown and 4.0m above the RL's shown.

Boundary of Lot 103 is stations 4-63-6a-7a-51-52-22-23-21-42-41-7-6-40-39-38-37-36-4.

Boundary of Lot 934 is stations 1-16-17-2-24-25-3-4-36-37-38-39-40-6-6a-63-54-55-56-57-58-77-76-15a-22-1.



SECTION A-A'

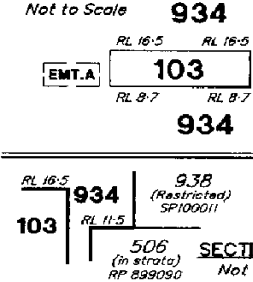
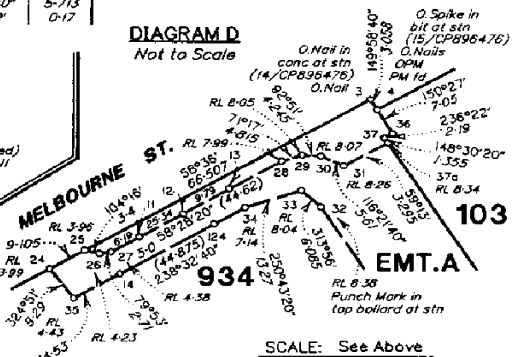


DIAGRAM D

Not to Scale



Signature of Registered Proprietors

SCALE: See Above

Signed on behalf of South Bank Corporation

South Bank Corporation Amendment

SB5

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

Section 12

CERTIFICATION BY SURVEYOR

Sheet No. 3 of 8 Sheets

KEILAR FOX & MCGHIE PTY. LTD. ACN 010 162 197

hereby certify that ~~it~~/the company ~~have~~/has surveyed the land comprised in this plan (either personally or by -

Howard Craig Davies (Licensed Surveyor)

for whose work ~~it~~/the company accepts responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and Surveyors Regulation 1992 and that the said survey was completed on

..... Licensed Surveyor/Director

..... Director

Date

.....
Signed on behalf of South Bank Corporation

South Bank Corporation Amendment

SB6

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

Section 12

**APPROVAL OF PLAN BY
APPROPRIATE AUTHORITY**

Sheet No. 4 of 8 Sheets

South Bank Corporation certifies that the requirements under the South Bank Corporation Act 1989 have been complied with and approves this Plan.

Dated day of

.....
Signed on behalf of South Bank Corporation

South Bank Corporation Amendment

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SB7

SOUTH BANK CORPORATION ACT 1989
SOUTH BANK CORPORATION REGULATION 1992.

Section 12

**CERTIFICATE OF REGISTERED PROPRIETOR
OF FREEHOLD ESTATE IN LAND**

Sheet No. 5 of 8 Sheets

As registered proprietor/s of the freehold estate in the land I/we agree to this stratum plan and to dedicate the new road/roads shown (if any) on the Plan to public use.

Dated day of

Signed by registered proprietors
of the freehold estate in the land

.....
Signed on behalf of South Bank Corporation

'.

