

Easement Requirements/Details

All work must be carried out by an appropriately registered Surveyor with Cadastral endorsement under the Surveyors Act 2003. In addition, installation must be conducted according to the accepted current practices of the Registering Authority.

Easement surveys shall be conducted according to the requirements defined in the Department of Natural Resources and Mines Survey Requirements.

Where the Distribution Network Service Provider (DNSP), that is Ergon Energy Network or Energex, has determined that an easement is the relevant tenure for all or part of the Connection Assets, the DNSP will provide the required size (width, length and volume if required of the easement).

Easement sizes vary for singular ground mounted assets, indicative ranges are listed below (if multiple assets are required easement sizes will be determined on a site-specific basis):

Asset Type	Site Sizes are indicative only (Subject to site specific requirements)
Padmount Transformers	2.8m x 3m to 13m x 15m
HV Switches/Protection devices	2.8m x 3m to 6.8m X 11m
Commercial & Industrial (C&I) Substation Outdoor	Site specific - will be advised during application phase
Commercial & Industrial (C&I) Substations Indoor	Site specific - will be advised during application phase
Cable Trench	1m – 10m

Customer Accountabilities

Customers are accountable for the following requirements in relation to Easements:

- undertaking negotiations with the property owner/lessee and interested parties (i.e., other easement holders, mortgagees, trustees of reserves and native title holders);
- securing any necessary consents from the interested parties and any relevant government department.
- giving the DNSP a copy of the registrable easement survey plan for review prior to lodgement of the plan for registration.
- ensuring that the easement will result in an Electricity Easement.
- having the easement documentation prepared in a manner acceptable for registration in the Land Titles Office and referring to the relevant DNSP's standard easement terms and conditions set out below.
- having the easement survey plan and Queensland Land Registry Form 9: Easement executed by the property owner/lessee and the DNSP.
- lodging the easement documentation with the Land Titles Office; and
- provide the DNSP a copy of the Registration Confirmation Statement from the Land Titles Office in respect of the easement

Easement Terms and Conditions

The DNSP has standard easement terms and conditions for use for Electricity Easements, which must be incorporated into easement submission, these terms and conditions are not negotiable. These standard terms are registered with the Land Titles office under the following dealing numbers:

- combined overhead and underground conditions for freehold land: dealing number 710384570 (Ergon Energy) or 708346714 (Energex); and
- combined overhead and underground conditions for State land, Leases and Reserves: dealing number 711950329.

The Queensland Land Registry Form 9: Easement is to be completed using the following details. The DNSP Tenure and Conveyancing team will assist in providing relevant information for the purposes of completing the form:

- Item 5 is to state the DNSP's ABN details (Ergon Energy Network: ERGON ENERGY CORPORATION LIMITED ACN 087 646 062 or Energex: ENERGEX Limited ABN 40 078 849 055), and should refer to the appropriate dealing number for the DNSP's standard terms (set out below):
- For freehold properties privately owned for overhead, underground, padmount transformers, and RMUs:
 - Item 7 (Purpose of Easement) is to be shown as "Electricity Supply"; and
 - Item 8 should refer to Memorandum No: 710384570 (Ergon Energy) or 708346714 (Energex).
- For easements over State-controlled land for both overhead and underground:
 - Item 7 (Purpose of Easement) is to be shown as "Electricity Supply"; and
 - Item 8 should refer to Memorandum No: 711950329.
- For easements over State-controlled land – underground only:
 - Item 7 (Purpose of Easement) is to be shown as "Electricity Supply"; and
 - Item 8 should refer to Memorandum No: 711950324.

The standard terms apply only to Electricity Easements where the DNSP will be carrying out all the relevant actions (such as ownership, operation, maintenance etc.). Customers must obtain their own advice with respect of any easements that they require for the purposes of accessing the land for the construction of the Connection Assets and then transferring/gifting those assets to the DNSP.

All costs and outlays incurred by the DNSP that are associated with the preparation and lodgement of the easement documentation are to be borne by the Customer.

Registering an Easement

Your Registered Surveyor or Legal Practitioner will be placed in the best position to assist you with easement lodgement once surveyed and approved by the DNSP. The DNSP may be required to sight the Registration Confirmation Statement from the Titles Office to proceed with construction activities.

Full registration by the Titles Office is mandatory – please provide a copy of the registration confirmation statement (RCS) the Titles Office issues to your surveyor or legal practitioner to:

- Energex – propertyenquiries@energex.com.au
- Ergon - etc@ergon.com.au

It is critical that the Work Request (WR) Number and/or the Connect reference no. (CX) is listed in the subject line of the email to the DNSP to ensure association of the easement registration with the correct project. This will ensure minimal delay in associating the survey drawings to the customer project.