

Land Search Information 2016/2017

The material provided below is intended to be used in conjunction with Council's Land Search Request form (CSF360) and provides additional, specific information about the details and content of each individual land search option.

1. Rates & Water Searches

Please allow a minimum of 7 working days for return of Rates and Water searches.

- **Property Search** includes the owner's name and address, property description, area and valuation.
- **Standard Rate Search** includes the owner's name and address, property description, area, valuation, rating details, water meter details and outstanding charges. Includes a \$75.00 ownership transfer fee which is refundable should a sale not eventuate.
- **Full Rates Search** includes the owner's name and address, property description, area, valuation, rating details, water meter details and outstanding charges, resumptions and realignments, flooding, drainage and sewerage rights (Class 1 & 10), outstanding requisitions. Includes a \$75.00 ownership transfer fee which is refundable should a sale not eventuate. This Search **does not** include Building or Plumbing info.
- **Fast Track Service** (24 hour turn around) is only available for Standard & Full Rates Searches.
- **Special Water Meter Reading** can be made available if you require a reading before your next scheduled reading. Please call (07) 5481 0698 to confirm a meter is connected prior to payment.
- **Urgent Special Water Meter Reading** information will be provided within 24 hours.

2. Planning and Development Certificates

- **Limited Planning and Development Certificate** includes a summary of the provisions of any planning scheme, including any infrastructure charges schedule or regulated infrastructure charges schedule, applying specifically to the premises; if any of the State planning provisions apply to the premises a description of the provisions that apply; a description of any designations applying to the premises. (Provided within 5 business days).
- **Standard Planning and Development Certificate** includes the same information as a Limited Planning Certificate and additionally provides copies of every decision notice or negotiated decision notice that has not lapsed; details of any deemed approval; details of any continuing approval under repealed IPA; details of any decision to approve or refuse an application to amend a planning scheme; a copy of every compliance permit or compliance certificate in effect; a copy of information recorded in the infrastructure charges register; details of any minor change to a development approval; a copy of any judgement or order of the court or a building and development committee; a copy of any agreement about a condition to which council or a concurrence agency is a party; a copy of any infrastructure agreement to which council is a party; and details of any

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proposed amendment to a planning scheme that hasn't been adopted. (Provided within 10 business days).

- **Full Planning and Development Certificate** includes the same information as a Standard Planning Certificate and additionally provides a statement about the fulfilment or non-fulfilment of each condition of a development approval currently in force. It also includes details on the fulfilment of any infrastructure agreement and details of any prosecution or proceedings for a development offence of which council is aware. (Provided within 30 business days).

3. Health & Environmental Searches

Please allow a minimum of 10 business days for the return of all Health and Environmental related Searches.

- **Records Search & Premises Inspection:** Includes a search of Health and Environmental Services records as well as an inspection and report on the current status of the premises in respect of compliance with legislative standards. This option is recommended for all premises licenced with Council pursuant to Local Laws and Health and Environmental Regulations, such as food premises.

4. Building & Plumbing Searches

Please allow a minimum of 10 business days for the return of all Building and Plumbing related Searches.

- **Copy of Certificate of Classification** provides a copy of the Certificate of Classification over the requested structure. This certificate states the approved use/s of the completed building, and is only available for Commercial buildings.
- **Form 19** provides development related information to building design professionals and building certifiers for a proposed development site (each item selected over six for Part B and C will attract additional fees). **IMPORTANT: A completed Form 19 – Request for Building Information form is available from the State Government Department of Housing and Public Works website and must accompany the Land Search Request Form.**
- **Copy of House Drainage Plan** provides the location of the internal house drainage and the location of the house line that connects to Council infrastructure.

Due to the potentially sensitive issue of releasing plans and documents that reveal the internal layouts of buildings, both residential and commercial, Council requires owners of the property to provide consent for the following Searches:

- **Viewing Building/Plumbing file** - view the approval in office only.

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- **Residential (Class 1 & 10) FULL Building & Plumbing Search (with plans)** - includes written confirmation of building approvals and inspection details and a copy of Plans / Building Permits / Soil and Waste Water Reports / Structural Engineer's Reports / Final Certificates. Each additional permit above three (3) in number will attract the additional fee.
- **Residential (Class 1 & 10) LIMITED Building & Plumbing Search (no plans)** - includes written confirmation of building approvals and inspection details. Each additional permit above three (3) in number will attract the additional fee.
- **Residential Building Plans ONLY (Class 1 & 10)** – includes a copy of any approved Plans / Building Permits / Soil and Waste Water Reports / Structural Engineer's Reports / Final Certificates. Each additional permit above three (3) in number will attract the additional fee.
- **Commercial (Class 2-9) Building and Plumbing Search** - includes written confirmation of building approvals and inspection details with or without a copy of Plans / Soil Evaluator Waste Water Report / Structural Engineer's Report / Certificate of Classification.
- **Commercial Building Plans ONLY (Class 2-9)** – includes a copy of any approved Plans / Building Permits / Soil and Waste Water Reports / Structural Engineer's Reports / Certificate of Classification.
- **Residential (Class 1 & 10) Building and Plumbing Compliance Inspection and Report (no plans)** - includes building and plumbing approvals and inspection details. An on-site compliance inspection will also be conducted and a Compliance Report issued.
- **Residential (Class 1 & 10) Building Compliance Inspection and Report (no plans)** - includes only building approvals and inspection details. An on-site compliance inspection will also be conducted and a Compliance Report issued. Does not include plumbing details.
- **Commercial (Class 2-9) Building and/or Plumbing Compliance Inspection and Report (no plans)** - includes building and/or plumbing approvals and inspection details. An on-site compliance inspection will also be conducted and a Compliance Report issued.
- **Certificate of Classification and Inspection (Class 2-9)** - This option is provided where an inspection is required for issue of Certificate of Classification (no copy on record or where it is not related to a building application). *Note: Further fees and re-inspection costs may be required after the initial inspection.*
- **Copy of Final Inspection Certificate (Form 21, Statement of Inspection) & Inspection Report (Form 16)** provides a single copy of one building or plumbing final inspection certificate. Each additional building or plumbing certificate requires payment of the fee.
- **Pool Fence Compliance** is a service for owners or prospective purchasers who wish to have a pool fence inspected for compliance against the *Australian Standards* and *Building Act 1975*. It includes a report containing issues of non-compliance and full explanation of defects if applicable. Council may issue appropriate notices and requisitions as a result of this advice.
- **Pool Safety Certificate (Form 23)** is required in Queensland when selling or leasing a property with a regulated pool. This certificate will be supplied after the pool barrier has been inspected and the pool is determined to be a complying pool under the *Building Act 1975*. *(Fee includes mandatory State Government registration)*

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Note: For all Building and Plumbing related Searches, where no records are found, a fee of \$100.00 will be held and the balance of the monies will be refunded.

DISCLAIMER

Note 1: The information and/or material provided in any requested search is given without acceptance of responsibility for its accuracy. Gympie Regional Council (and its officers, servants and agents) contract and agree to supply the information only on that basis. Neither the Council nor any officer, servant or agent of the Council shall be liable for any loss or damage incurred or suffered by any person relying on such information in any circumstances whatsoever whether in contract or in tort (including as a consequence of negligence or otherwise).

It should be carefully noted that the land and improvements, if any, have not been inspected by Council for the purpose of supplying such information and consequently, such information is given on that understanding. Any person or his agent seeking to verify such information may inspect personally such of Council's records as are of a public nature on payment of the prescribed fee.

Note 2: The responsibility for the eradication of noxious plants and clearance of long grass, weeds and undergrowth from any land passes to any purchaser thereof. If Council exercises its powers in respect of any such eradication or clearance, all costs so incurred may become an immediate charge upon the land concerned.

Note 3: If water supply is metered then the intending purchaser of the property should inspect such meter as Council, as a matter of policy, does not check or read water meters for the purposes of property transfers. Water, sewerage and cleansing rates apply respectively from the date they became available and (if applicable) will be back-charged to such date on the next rate notice.