

COMPLETE AND RETURN

Searches List

Standard searches – All conveyances

Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response If marked with an (*) then required to properly advise you
Title Investigations:			Termination for breach of disclosure obligations if copies of current title search and registered plan are not given to Buyer with Seller Disclosure.	Yes ☒ (Mandatory)
• * Current title search	Now + settlement date	\$50.99 /search	Termination (if material defect).	
• * Registered plan	Now	\$52.99	Compensation (if material or immaterial defect and Buyer gives notice before settling).	
• * Registered encumbrances (e.g. easements), interests and administrative advices	Now	\$78.57 /search	Termination or damages (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.	Yes ☐ No ☐ (Mandatory except for public drainage easements explained in property report)
Real property description, title reference, encumbrances, registered leases, location of land, caveats, lot entitlement, by-laws, details of progressive development of the scheme, administrative advices.				
• * Before You Dig Australia	Now	Free	Termination for breach of disclosure obligations if statutory rights about infrastructure not disclosed as part of Seller Disclosure.	Yes ☐ No ☐
Shows the presence of infrastructure on the Property.			Termination (if material defect).	
			Compensation (if claimed before settlement and defect is material, where Buyer doesn't terminate, or immaterial).	
			Termination or damages (if any warranties inaccurate).	
• * Telco search	Now	\$158.83	Termination for breach of disclosure obligations if statutory rights about infrastructure not disclosed as part of Seller Disclosure.	Yes ☐ No ☐
Major telecommunication network cables (including optic fibre) belonging to Telstra, Optus, Vodafone, AAPT, PowerTel, their				

Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response
				If marked with an (*) then required to properly advise you

subsidiaries and other providers that pass through the Property and information on communications network that may impact on the Property.

* Energex/Ergon - If the Property is connected under normal tariff conditions; - if the Property is connected under guarantee conditions and the amount of the guarantee; - if the Property is not connected upon what conditions it may be connected; - whether there are any underground cables running through the Property.	Contract signed (takes 14 business days)	Energex \$133.08	Termination for breach of disclosure obligations if statutory rights about infrastructure not disclosed as part of Seller Disclosure.	Yes ☐
		Ergon \$129.48	If easement over cables is undisclosed: - termination under Contract if material; - compensation may be claimed (before settlement) if material (where Buyer doesn't terminate) or immaterial. No right if easement is a proposed easement.	No ☐

*** Local government planning information:**

* Online planning and development system search (Availability depends on Local Government area) Some Local Governments provide free online searches that provide details of zoning of land and some, but not necessarily all, Development Application materials and decisions. The information may not be complete and is not warranted by Council. The information shows applications (whether approved or not) and approvals and may include development conditions that run with the land (i.e. bushfire management plans and other ongoing conditions of approval).	Contract signed	Free if you conduct yourself or \$26.72	Termination for breach of disclosure obligations if zoning not disclosed as part of Seller Disclosure.	If available Yes ☐ No ☐
		Or \$38.50 with State zoning override check included	Potential termination under Contract (at any time before settlement) if outstanding development approval condition which, if complied with, would constitute a material mistake or omission in Seller's title (e.g. requirement for grant of easement).	State zoning check Yes ☐ No ☐
* Town planning search (limited) (Only standard recommendation if not in a Community Titles Scheme) Town planning information (zoning, use, future use), summary of the provisions of planning scheme and regulatory provisions applying, any designations applying to the premises and information from infrastructure charges register. May show if the Property cannot be used as intended.	Contract signed	<u>Moreton RC</u> \$411.85	Termination for breach of disclosure obligations if zoning not disclosed as part of Seller Disclosure.	Yes ☐ No ☐
		<u>Brisbane RC</u> \$537.85 <u>Sunshine RC</u> \$603.85	Termination under Contract (at any time before settlement) if the Present Use disclosed in the Contract is not lawful under town planning scheme.	* If zoning information is not otherwise available

* Department of Environment, Tourism, Science and Innovation	Now	\$113.38	Under statute, if Property is on one of the applicable registers a	Yes ☐
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Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response If marked with an (*) then required to properly advise you
Determine if Property is on the Environmental Management Register or Contaminated Land Register. Note: This search does not provide all the information under the <i>Environmental Protection Act 1994</i> (Qld) that could potentially give rise to a statutory right of termination.		(online)	Buyer may terminate if the Seller does not give disclosure before agreeing to sell. Termination must be exercised before settlement or possession, whichever is the earlier, or, if the Seller makes disclosure after the Contract, within 21 business days of the Seller's notice. Under Contract, termination or compensation if Seller fails to disclose notifiable activity or other circumstances that may lead to classification as contaminated. Termination must be exercised before settlement. Claim for compensation must be made before settlement.	No ☐
* QCAT Tree Register and minor civil dispute (fences) searches <i>(Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld))</i>			Termination before settlement under statute if Seller doesn't give a copy of any tree application or order before Contract.	
* Online search for tree orders Details of orders in relation to trees on the Property.	Now AND Preferably also a second search just before settlement (if possible having regard to length of time to receive physical searches)	Free if you conduct yourself or \$26.72 \$39.65	If the Contract is terminated, Seller and Contract drafter are liable to the Buyer for the reasonable legal and other expenses incurred by the Buyer in relation to the Contract after the Buyer signed the Contract. Termination under Contract may also be possible.	Yes ☐ No ☐ Yes ☐ No ☐
* QCAT records for tree applications and dividing fences applications and orders Details of applications and orders in relation to trees and fences on the Property.				
* Pool Register This search shows whether there is: - a pool on the land; - a current pool safety certificate for the Property; - a revocation notice for a pool safety certificate under s246AG <i>Building Act 1975</i> (Qld).	Now	Free if you conduct yourself or \$26.72	If there is a pool on the land: - termination for breach of disclosure obligations if pool not disclosed as part of Seller Disclosure; or - if a Notice of no pool safety certificate or pool safety certificate or exemption certificate is not given with Seller Disclosure. If there is a revocation notice under s246AG <i>Building Act 1975</i>	Yes ☐ No ☐

Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response If marked with an (*) then required to properly advise you
(Qld) issued before Contract, Buyer may terminate.				
* Mining and other geothermal tenures Details of mining, petroleum, gas storage or geothermal tenures granted. Note: access agreements with holders of mining, petroleum, gas and other geothermal tenures on the land or on adjoining property are binding on successors in title. These agreements will not appear on the register and enquiries should be made of the Seller.	Contract signed	Free if you conduct yourself or \$26.72	Termination for breach of disclosure obligations if access agreement, opt-out agreement, deferral agreement or conduct and compensation agreement not disclosed as part of Seller Disclosure. No contractual termination rights (unless an access agreement).	(If in known mining or gas area, but otherwise optional) Yes ☐ No ☐
* Department of Transport and Main Roads - Roads - Port authority (only if on the river) - Rail Current proposals, resumption information for roads, ports and rail. (Department will not provide information on proposals for resumptions not currently approved.)	Contract signed (takes 12 business days)	\$67.01	Termination for breach of disclosure obligations if: - notice has been given about transport infrastructure proposal to locate transport infrastructure on the land or to alter dimensions of land and notice is not disclosed; or - notice of intention to resume has been given and notice is not disclosed.	Yes ☐ No ☐
Transport noise corridor search (Business Queensland) If the Property is in a noise corridor, the Queensland Development Code requires buildings to achieve certain levels of noise mitigation through the use of appropriate materials for the floor, walls, roof, windows and doors where they are located in the corridor. Note: The mapping tool can only search for properties affected by the State Government's designated transport noise corridors. It does not include transport noise corridors designated by a local government or noise-related requirements that may be included in a local government planning scheme. Contact the relevant local government to check for any planning scheme requirements that may apply in the area.	Now (A search should be undertaken early in the conveyance so that a Buyer can exercise other termination rights if necessary.)	Free if you conduct yourself or \$26.72	No contractual termination rights if the Property is in a noise corridor.	Yes ☐ No ☐
* Queensland Heritage Register search Whether Property is listed on heritage register or any heritage agreements in existence.	Contract signed	\$91.97	Termination for breach of disclosure obligations if affected by <i>Queensland Heritage Act 1992</i> (Qld) and not disclosed.	Yes ☐ No ☐
* World Heritage List Whether Property is listed on the heritage list.	Now	Free if you conduct yourself or \$26.72	Termination for breach of disclosure obligations if on World Heritage List and not disclosed.	Yes ☐ No ☐

Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response If marked with an (*) then required to properly advise you
Personal Property Securities Register Details of any personal property affected by a registered security interest – important as assets you may be buying could be repossessed.	Now + settlement date	\$28.70 /search	Seller contractually sells the Property (Land, improvement and chattels) free from encumbrances other than those disclosed. If a security interest is not released at settlement by delivery of a Release and Undertaking to Amend the register then it may entitle termination.	(If personal property forms part of the transaction and advisable even if it does not) Yes ☐ No ☐
Land Tax Whether there are any outstanding amounts payable for land tax (which may become payable by the Buyer).	Contract signed	\$88.42	Arrears of land tax are a defect in title which allows termination if not paid at settlement. Note that the commissioner may issue a notice requiring a Buyer to pay part of the purchase price equal to the unpaid land tax directly to the commissioner.	Optional, but Standard if Seller does not have knowledge of whether land tax is in arrears or extent of arrears Yes ☐ No ☐

*** Local government enquiries:**

Set out below are some of the enquiries available through the local government.

Enquiries may provide termination under Contract (at any time before settlement) if:

- use of Property is unlawful;
- services to the Property which pass through other land are not protected by registered easement, building management statement or statutory authority;
- there are Services that pass through the Property which do not service the Property and are not protected by an encumbrance disclosed in the Contract and the effect is material.

• * Rates search Rates information. Outstanding infrastructure charges will not generally be shown in a rates search. For details of outstanding infrastructure charges, a planning and development certificate must be obtained. A rates search may show outstanding notices issued and required to be disclosed including under Local Law 17. However, the rates search may not fully show whether other Local Law 17 disclosure or maintenance obligations apply. Additional investigations are necessary. See the <u>Contract, Disclosure and Property Report</u> for more detail.	Contract signed (takes 12 business days)	<u>Moreton RC</u> (incl. water) \$428.45 <u>Brisbane RC</u> (incl. water) \$132.32 <u>Sunshine RC</u> (incl. water) \$440.37	Allows for adjustment in accordance with the Contract. Gold Coast City Council Local Law 17 (Maintenance of Works in Waterway Areas) If the Property is in the Gold Coast City Council local government area, disclosure obligations and/or ongoing maintenance obligations may apply.	(Standard for properties in Gold Coast City Council local government area to check disclosure for Local Law 17) Yes ☐ No ☐
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• * Sewerage and drainage plans Position of sewerage and drainage pipes. May show if parts of the Property cannot be used as intended.	Contract signed	<u>Moreton RC</u> \$109.44 <u>Brisbane RC</u> \$105.60 <u>Sunshine RC</u> \$37.50 + \$16.50 for each additional page	Enquiries may provide termination under Contract (at any time before settlement) if services to the Property which pass through other land are not protected by registered easement, building management statement or statutory authority.	Yes ☐ No ☐
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• * Building notices search (Brisbane City Council Property Notices Search) Information about show cause and enforcement notices.	Contract signed	<u>Moreton RC</u> \$466.85 <u>Brisbane RC</u> \$195.17 <u>Sunshine RC</u> \$333.85	Termination for breach of disclosure obligations if an outstanding notice given to the Seller is not given to Buyer with Seller Disclosure. Termination under Contract before settlement if an outstanding notice has issued before the Contract Date and is not disclosed.	Yes ☐ No ☐
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Australian Securities and Investment Commission

(if corporate Seller or Buyer)

Termination under Contract if a breach of a warranty.

Company search Details of Seller corporation including directors, ABN.	Now + settlement date	\$38.35 / search	Yes ☐ No ☐
Organisation and business names search Organisation name, ABN, type of company, registration date and whether the organisation holds a professional licence or registration.	Now	Free if you conduct yourself or \$26.72	Yes ☐ No ☐

Court Registers - Supreme, District and Federal Courts and *QCAT	Contract signed	<u>Federal Court</u>	Termination under Contract if there is a judgment, order or writ issued affecting the Property, including where Seller is bankrupt.	Yes ☐
Shows:		\$31.38		No ☐
• if an action has been commenced by or against the Seller;		<u>Supreme/District Court</u>		
• the nature of any action commenced;		\$31.38		
• copies of all originating summons, interlocutory proceedings, orders, appeals, bills of costs and writs		<u>QCAT</u>		
• *tree orders only.		\$52.03		
		Others Free if you conduct yourself or \$31.38		

Bankruptcy Register	Contract signed	\$49.85	Termination under Contract if Seller is bankrupt.	Yes ☐
The bankruptcy register should provide information concerning name of bankrupt, dates of bankruptcy, and orders.				No ☐

Optional searches – All conveyances

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☑ response)
Queensland Building and Construction Commission	Contract signed	\$101.86	No contractual termination rights.	Yes ☐
Details of insurance cover for the Property.				No ☐
Vegetation Management (State)	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Advisable if Property is being purchased for development)
Details of:				Yes ☐
• requirements under the <i>Vegetation Management Act 1999</i> (Qld) for clearing vegetation				No ☐
• whether land is high risk and clearing is subject to protected plants framework under <i>Nature Conservation Act 1992</i> (Qld).				
Protected Plants (State)	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Advisable if Property is being purchased for development)
(Department of Environment, Tourism, Science and Innovation)				Yes ☐
Flora survey trigger map identifies high risk areas for endangered, vulnerable or threatened native plants.				No ☐
Urban Utilities - Special water meter reading	Contract signed	\$105.60	No contractual termination rights. Results may be used for adjustment of water charges.	Yes ☐
	(takes 14 days)		Allows for adjustment in accordance with the Contract (particularly prevents liability for large water costs if leak has occurred or other high usage).	No ☐

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
Local government enquiries:				
Town planning (standard) As per limited town planning advice above, however, additional information obtained will generally only be relevant for future development or checking compliance of existing development. Per limited search (see above) plus copy of decision notices for current and declined development approvals and copy of infrastructure agreements. See Booklet regarding circumstances where this search might be necessary to reveal obligations attached to the Property which could be significant.	Contract signed (takes 12 business days)	<u>Moreton RC</u> \$1,594.85 <u>Brisbane RC</u> \$1,538.85 <u>Sunshine RC</u> \$1,503.85	Termination under Contract (at any time before settlement) if the Present Use disclosed in the Contract is not lawful under town planning scheme or if outstanding development approval condition which, if complied with, would constitute a material mistake or omission in Seller's title (e.g. requirement for grant of easement).	Yes ☐ No ☐
Town planning (full) As per standard town planning advice above, however, Council will be bound by the information provided in the certificate which can provide additional protection if you are considering future development. Per standard search (see above) plus statement re fulfilment or non-fulfilment of any current development conditions, details of infrastructure agreements, advice of prosecutions for development offences. See Booklet regarding circumstances where this search might be necessary to reveal obligations attached to the Property which could be significant.	Contract signed (takes 30 business days)	<u>Moreton RC</u> \$10,241.85 <u>Brisbane RC</u> \$7,687.85 <u>Sunshine RC</u> \$6,608.85	Termination under Contract (at any time before settlement) if the Present Use disclosed in the Contract is not lawful under town planning scheme or if outstanding development approval condition which, if complied with, would constitute a material mistake or omission in Seller's title (e.g. requirement for grant of easement).	Yes ☐ No ☐
Building approval search Details of building approvals and inspections.	Now	<u>Moreton RC</u> \$466.85 <u>Brisbane RC</u> Building Records \$195.17 Inspection \$195.17 <u>Sunshine RC</u> \$333.85	No contractual termination rights for lack of building approvals.	Yes ☐ No ☐
Food Business Licence search The current state of any licences under the <i>Food Act 2006</i> (Qld) and/or the <i>Public Health (Infection Control for Personal Appearance Services) Act 2003</i> (Qld) that might attach to the Property, and any contraventions. Whether the Property has a registered food licence and any contraventions.	Contract signed	TBA, if required	No contractual termination rights.	(Advisable if business conducted) Yes ☐ No ☐

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
• * Heritage search Whether Property listed on Local Government heritage register or any heritage agreements in existence.	Contract signed	Search City Plan	Termination under Contract (at any time before settlement) if Property is listed on register or is affected by <i>Queensland Heritage Act 1992</i> (Qld).	(Relevant if building more than 50 years old) Yes ☐ No ☐
• Flood search (Brisbane City Council has Flood Information Online and FloodCheck Queensland has historical data.) Whether the Property has flooded and the level of the last flood.	Now	Free if you conduct yourself or \$26.72 <u>Sunshine RC</u> \$240.00	No contractual termination rights.	Yes ☐ No ☐
• Vegetation Protection Orders (For Brisbane this is under <i>Natural Assets Local Law 2003</i>.) Details of whether vegetation on the Property is protected vegetation or subject to an order.	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Advisable for purchase of properties near waterways, bushland or is rural to be developed) Yes ☐ No ☐
Powerlink Information concerning the Authority's future interest in the Property, easements and transmission lines.	Contract signed	\$124.80	Termination for breach of disclosure obligations if statutory rights about infrastructure not disclosed as part of Seller Disclosure. If easement over cables is undisclosed: • termination under Contract if material; • compensation may be claimed (before settlement) if material (where Buyer doesn't terminate) or immaterial. No right if easement is a proposed easement.	(Generally only necessary for large rural or commercial properties) Yes ☐ No ☐
Coastal development approval (historical tidal works approvals) • Historical tidal works approvals issued before 18 November 2005; • the date of any approval issued; • nature of the works approved.	Contract signed	Free if you conduct yourself or \$26.72 (to identify approvals through Queensland Globe) \$292.85 (to obtain a copy of the plan and approval)	No contractual termination rights.	(Advisable if the Property has a jetty or other construction over water) Yes ☐ No ☐
Coastal management search Whether the land is within a coastal management control district or an erosion-prone area and therefore the provisions of the	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights. Right to terminate under <i>Coastal Protection and Management Act 1995</i> (Qld) – requires notice at	(Advisable if Property is located in a coastal (beach or harbour) area)

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
<i>Coastal Protection and Management Act 1995</i> (Qld) applies.			least 14 days before settlement of an undischarged coastal protection notice under s59 or an undischarged tidal works notice under s60.	Yes ☐ No ☐
* National Heritage List Information on indigenous, natural and historic sites on the register.	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	Yes ☐ No ☐
ATSI Cultural Heritage Register and Database (Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism) Whether Property listed on heritage register or any heritage agreements in existence.	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	Yes ☐ No ☐
Environment Protection and Biodiversity Conservation Act 1999 (Cth) Information about protection of world and national heritage places, wetlands of international importance, biodiversity conservation, threatened and migratory species, marine areas and parks and nuclear actions.	Now	Free if you conduct yourself or \$26.72	Termination for breach of disclosure obligations if listed on World Heritage List and not disclosed as part of Seller Disclosure. No contractual termination rights.	Yes ☐ No ☐
Unexploded Ordnance (UXO) (Department of Defence) Details of whether a site may have potential UXO contamination.	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Generally only necessary for non-urban properties) Yes ☐ No ☐
Fish Habitats (Department of Environment, Tourism, Science and Innovation) Details of whether a site may be affected by a declared fish habitat area (which may limit coastal development).	Contract signed	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Advisable if Property is located in a coastal (beach or harbour) area) Yes ☐ No ☐
Biosecurity Act 2014 (Qld) - Register of Prohibited Matter and Restricted Matter Permits Details of biosecurity risks present on the Property.	Contract signed	\$108.15	No contractual termination rights.	Yes ☐ No ☐
Inland Rail Details of inland rail freight line. Further enquiries and costs may be necessary if Property is directly affected or is in proximity to line.	Contract signed	Free if you conduct yourself or \$26.72	Termination under Contract (at any time before settlement) if a current proposal in relation to 'transport infrastructure' that affects the land.	(Advisable if Property is located in SEQ Queensland between Goondiwindi and Brisbane) Yes ☐ No ☐

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
PFAS Management Sites (Department of Defence) Details of Defence sites where per- and poly-fluoroalkyl substances (PFAS) contamination is being investigated and managed.	Now	Free if you conduct yourself or \$26.72	No contractual termination rights.	(Advisable if land located near a Defence site) Yes ☐ No ☐

If in a Community Titles Scheme - Additional standard and optional searches

Buyer risk/concern	Suggested timing	Approx. cost	Rights	☒ Response Standard CTS search required
* Title Investigations:				Yes ☒
* Community Management Statement Real property description, title reference, encumbrances, registered leases, location of land, caveats, lot entitlement, by-laws, details of progressive development of the scheme, administrative advices.	Contract signed	\$93.44	Termination for breach of disclosure obligations if copy of current community management statement not given to Buyer with Seller Disclosure. Termination under Contract (if material defect). Compensation (if material or immaterial defect and Buyer gives notice before settling).	
* Building management statement	Contract signed	\$93.44	Termination or damages under Contract (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.	
* Title search of common property See details in Standard Searches section above (as they apply to the common property).	Contract signed	\$50.99 /search	A right of termination if reveals an undisclosed body corporate asset (such as a lease).	
* Body Corporate Certificate	Now	\$123.90	Termination for breach of disclosure obligations if body corporate certificate is not given to Buyer with Seller Disclosure.	
Local government enquiry:				
Certificate of Occupancy Whether the class of the building allows you to use the premises for your intended use (for example, if purchasing for permanent residence as opposed to temporary letting, that this use is allowed under the certificate of occupancy).	Now	\$230.40 <u>Brisbane RC</u> \$195.17 <u>Sunshine RC</u> \$182.40	Termination under Contract if there is no certificate of occupancy issued at settlement (where a certificate is required) for a failure to give vacant possession.	Yes ☐ No ☐

Body Corporate records search Only if the Property is subject to the <i>Building Units and Group Titles Act 1980</i> (Qld) or the <i>Body Corporate and Community Management Act 1997</i> (Qld). A review of body corporate records to identify issues not covered by, and to verify the details in, the Body Corporate Certificate, not covered by Body Corporate Certificate including Levy information, by-laws, lot entitlement, insurances, details of management and letting agreement, referee's orders, special levies, or where the minutes disclose proposed or recently passed motions to change the CMS or by-laws pending lodgement, or works required due to building defects such as structural issues, water leak issues, combustible cladding or concrete cancer.	Contract signed	\$275 to \$350	Termination under Contract for breach of warranty and if materially prejudiced. Termination rights: • Body Corporate Records Inspection condition; • for inaccuracy in Seller Disclosure; • for breach of implied warranty. Note: Time limits apply to the exercise of these rights.	Yes ☐ No ☐
Body Corporate Orders (Form 3 BCCM) from Body Corporate Commissioner Details of Orders made against a particular Community Titles Scheme.	Contract signed	\$47.81	Termination under Contract if an order requires work to be done or money spent on the Lot or common property. Compensation under Contract only if the order was issued before Contract.	Yes ☐ No ☐
Queensland Fire Department Services search (This only applies to commercial buildings and units) Whether a fire safety report has been issued for the Property, whether the Property complies.	Contract signed	\$286.15	No contractual termination rights.	Optional Yes ☐ No ☐

