

INCLUDED STANDARD SEARCHES		
SEARCH NAME	WHEN TO ORDER	RIGHTS
Current title search	Now and again just before settlement.	Termination (if material defect). Compensation (if material or immaterial defect and Buyer gives notice before settling). Termination or damages (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.
Registered plan	Now.	
Registered encumbrances (e.g. easements), interests and administrative advices 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.	Now.	
Before You Dig Australia Shows the presence of infrastructure on the Property.	When Contract signed.	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 are inaccurate).
Australian Securities and Investment Commission (if corporate Seller or Buyer) Company search Details of Seller corporation including directors, ABN.	Now and again at settlement date.	Termination under Contract if a breach of a warranty.

INCLUDED STANDARD SEARCHES

SEARCH NAME	WHEN TO ORDER	RIGHTS
<p>Land Tax</p> <p>Whether there are any outstanding amounts payable for land tax (which may become payable by the Buyer).</p>	<p>When Contract unconditional.</p>	<p>Arrears of land tax are a defect in title which allows termination if not paid at settlement.</p> <p>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.</p>
<p>Local government enquiries</p> <p>Set out below are some of the enquiries available through the local government.</p> <ul style="list-style-type: none"> • Rates search <p>Rates information.</p> <p>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.</p>	<p>When Contract unconditional.</p>	<p>Enquiries may provide termination under Contract (at any time before settlement) if:</p> <ul style="list-style-type: none"> • 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; <p>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.</p> <p>Allows for adjustment in accordance with the Contract.</p>
<p>Gold Coast Council Only - A rates search may show outstanding notices issued and require them to be disclosed under Local Law 17. However, the rates search may not fully show whether other Local Law 17 disclosures or maintenance obligations apply.</p>	<p>Now.</p>	<p>Gold Coast City Council Local Law 17</p> <p>(Maintenance of Works in Waterway Areas)</p> <p>If the Property is in the Gold Coast City Council local government area, disclosure obligations and/or ongoing maintenance obligations may apply.</p>

Special water meter reading	When Contract unconditional. Note: it takes 10 days for the search to be completed.	No contractual termination rights. Results may be used for adjustment under clause 2.6. Allows for adjustment in accordance with the Contract (particularly prevents liability for large water costs if leak has occurred or other high usage).
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IF PROPERTY IS PART OF A BODY CORPORATE

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.	When Contract unconditional.	Compensation (if material or immaterial defect and Buyer gives notice before settling). Termination or damages under Contract (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.
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Building management statement	When Contract unconditional.	
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Form 13 Information Certificate (Particularly advisable if instructions are not to undertake a body corporate records search, which is more extensive and advisable.) Levy information, by-laws, lot entitlements, insurances.	When Contract unconditional. Note: This search is optional if a body corporate records search is being conducted.	Termination under Contract for breach of warranty. Termination Rights: <ul style="list-style-type: none"> • for inaccuracy in Disclosure Statement • for breach of implied warranty. Note: Time limits apply to the exercise of these rights.
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OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
Certificate of Occupancy (Body Corporate only) Whether the class of the building allows you to use the premises for your intended use.	Now. Note: E.g. if purchasing for temporary letting, will confirm if this is allowed.	\$97.75	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.	<input type="checkbox"/>	<input type="checkbox"/>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>Body Corporate records search</p> <p>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).</p> <p>A review of body corporate records to identify issues not covered by Form 13 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 pending lodgement or works required due to building defects such as structural issues, water leak issues, combustible cladding or concrete cancer.</p>	<p>When Contract signed.</p>	<p>\$600.00</p>	<p>Termination under Contract for breach of warranty and if materially prejudiced.</p> <p>Termination rights:</p> <ul style="list-style-type: none"> • for inaccuracy in Disclosure Statement; and • for breach of implied warranty. <hr/> <p>Notes:</p> <p>Time limits apply to the exercise of these rights.</p> <p>It is highly recommended that this search be conducted if purchasing in a Body Corporate.</p> <hr/>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Town planning search</p> <p>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.</p> <p>May show if the Property cannot be used as intended.</p>	<p>When Contract signed.</p>	<p>Ranges \$439.60 - \$7,289.60</p>	<p>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).</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>Sewerage and drainage plans</p> <p>Position of sewerage and drainage pipes.</p> <p>May show if parts of the Property cannot be used as intended.</p>	When Contract signed.	\$66.78/ application	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.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Bankruptcy Register</p> <p>The bankruptcy register should provide information concerning name of bankrupt, dates of bankruptcy, and orders.</p>	When Contract signed.	\$38.00 /seller	Termination under Contract if Seller is bankrupt.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Department of Environment, Tourism, Science and Innovation</p> <p>Determine if land 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.</p>	Now.	\$77.46	<p>Termination or compensation under Contract if Seller fails to disclose notifiable activity or other circumstances that may lead to classification as contaminated.</p> <p>Termination must be exercised at least two business days before settlement.</p> <p>Claim for compensation must be made before settlement.</p> <p>Under statute, if Property is on one of the applicable registers a Buyer may terminate if the Seller does not give disclosure before agreeing to sell.</p> <p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>QCAT Tree Register and minor civil dispute (fences) searches</p> <p><i>(Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld))</i></p> <p>Online search for tree orders</p> <p>Details of orders in relation to trees on the Property.</p>	<p>Now and again just before settlement date.</p>	<p>Free</p>	<p>Termination before settlement under statute if Seller doesn't give a copy of any tree application or order before Contract.</p>	<input type="checkbox"/>	<input type="checkbox"/>
			<p>Termination under Contract may also be possible.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>QCAT records for tree applications and dividing fences applications and orders</p> <p>Details of applications and orders in relation to trees and fences on the Property.</p>	<p>Now and again just before settlement date.</p>	<p>\$20.00</p>		<input type="checkbox"/>	<input type="checkbox"/>
<p>Personal Property Securities Register</p> <p>Details of any personal property affected by a registered security interest – important as assets you may be buying could be repossessed.</p>	<p>Now and again just before settlement date.</p> <hr/> <p>Note:</p> <p>This search is only required if personal property forms part of the Chattels, for example solar panels or fridge.</p> <hr/>	<p>TBC</p>	<p>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.</p>	<input type="checkbox"/>	<input type="checkbox"/>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>Department of Transport and Main Roads</p> <ul style="list-style-type: none"> Roads Port authority (only if on the river) Rail <p>Current proposals, resumption information for roads, ports and rail.</p> <p>(Department will not provide information on proposals for resumptions not currently approved.)</p>	<p>When Contract signed.</p> <hr/> <p>Note: the search takes 12 business days to be returned.</p>	\$48.89	Termination under Contract (at any time before settlement) if a current proposal in relation to 'transport infrastructure' that affects the land.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Energex/Ergon</p> <ul style="list-style-type: none"> 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; <p>whether there are any underground cables running through the Property.</p>	<p>When Contract signed.</p> <hr/> <p>Note: The search takes 14 business days to be returned.</p>	<p>Energex \$40.32 - \$100.80</p> <p>Ergon \$40.32 - \$100.80</p>	<p>If easement over cables is undisclosed:</p> <ul style="list-style-type: none"> termination under Contract if material; compensation may be claimed (before settlement) if material (where Buyer doesn't terminate) or immaterial. <p>No right if easement is a proposed easement.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Powerlink</p> <p>Information concerning the Authority's future interest in the Property, easements and transmission lines.</p>	<p>When Contract signed.</p> <hr/> <p>Note: This search is generally only necessary for large rural or commercial properties.</p>	\$75.60	<p>If easement over cables is undisclosed:</p> <ul style="list-style-type: none"> termination under Contract if material; compensation may be claimed (before settlement) if material (where Buyer doesn't terminate) or immaterial. <p>No right if easement is a proposed easement.</p>	<input type="checkbox"/>	<input type="checkbox"/>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>Queensland Building and Construction Commission</p> <p>Details of insurance cover for the Property.</p>	When Contract signed.	\$64.64	No contractual termination rights	<input type="checkbox"/>	<input type="checkbox"/>
<p>Building approval search</p> <p>Details of building approvals and inspections.</p>	Now.	<p>Building records \$97.75</p> <p>Inspection search \$97.75</p>	No contractual termination rights for lack of building approvals.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Heritage search</p> <p>Whether Property listed on Local Government heritage register or any heritage agreements in existence.</p>	When Contract signed.	\$23.72	Termination under Contract (at any time before settlement) if listed on register or is affected by <i>Queensland Heritage Act 1992</i> (Qld).	<input type="checkbox"/>	<input type="checkbox"/>
<p>Flood search (Brisbane City Council has Flood Information Online and FloodCheck Queensland has historical data.)</p> <p>Whether the Property has flooded and the level of the last flood.</p>	<p>Now.</p> <hr/> <p>Note: Advisable if land is located near a waterway or in a flood prone area, or you intend to build on land.</p>	\$23.72	No contractual termination rights.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Coastal development approval (historical tidal works approvals)</p> <ul style="list-style-type: none"> Historical tidal works approvals issued before 18 November 2005; the date of any approval issued; <p>nature of the works approved.</p>	<p>When Contract signed.</p> <hr/> <p>Note: Advisable if the Property has a jetty or other construction over water.</p>	\$178.00	No contractual termination rights.	<input type="checkbox"/>	<input type="checkbox"/>

OPTIONAL SEARCHES YOU MAY UNDERTAKE AT ADDITIONAL COST (Continued)

SEARCH NAME	WHEN TO ORDER	ESTIMATED COST	RIGHTS	YES	NO
<p>Coastal management search</p> <p>Whether the land is within a coastal management control district or an erosion-prone area and therefore the provisions of the <i>Coastal Protection and Management Act 1995</i> (Qld) applies.</p>	<p>When Contract signed.</p> <hr/> <p>Note: Advisable if Property is located in a coastal (beach or harbour) area.</p> <hr/>	Free	<p>No contractual termination rights.</p> <p>Right to terminate under <i>Coastal Protection and Management Act 1995</i> (Qld) – requires notice at least 14 days before settlement of an undischarged coastal protection notice under s59 or an undischarged tidal works notice under s60.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Inland Rail</p> <p>Details of inland rail freight line.</p> <p>Further enquiries and costs may be necessary if Property is directly affected or is in proximity to line.</p>	<p>When Contract signed.</p> <hr/> <p>Note: Advisable if Property is located in SEQ between Goondiwindi and Brisbane.</p> <hr/>	Free	<p>Termination under Contract (at any time before settlement) if a current proposal in relation to 'transport infrastructure' that affects the land.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Please complete, sign and return as soon as possible.</p>	<p>By signing and returning this form, you acknowledge that:</p> <ol style="list-style-type: none"> We have advised you to undertake all applicable standard searches; Failure to undertake standard searches may (amongst other things) <ol style="list-style-type: none"> mean that rights of termination and compensation are not identified; defects in the Property, or the title to it, may not be identified; and result in loss or cause additional expense to you as Buyer(s); You instruct us to undertake the Optional searches marked 'Yes'; and You acknowledge that you will incur additional search costs and may (depending on our fee arrangements) incur additional legal fees in carrying out the Optional searches selected. 				
Client Name(s):					
Client Signature(s):					
Dated:					