



M^cCARTHY DURIE
L A W Y E R S

ESSENTIAL PROPERTY SEARCHES

This list of essential property searches provides information on the searches that we highly recommend are conducted when purchasing a property. Under the Special and Other Property Searches headings are searches you should consider depending on the intended use of the property.

It is important to note that we do not mark up or charge extra for any of the searches that we conduct on your behalf. We pass these search charges on to you at cost price.

TITLE SEARCH

This search confirms that the seller is the registered owner of the property. It also checks if any easements or mortgages have been registered against the title. This search is conducted twice: Once at the beginning of the matter and another on the day of the settlement to ensure that no further dealings have been registered against the property prior to settlement.

COUNCIL RATES SEARCH (AUTHORITY SEARCH)

This search gives details of the current rates position and other relevant council matters such as water usage, how ever this search can differ between councils.

LAND TAX SEARCH

This search indicates whether any land tax is payable by the seller in respect to the property.

COPY OF PLAN (REGISTERED PLAN SEARCH)

This search indicates the boundaries and location of the property as well as any easements

EXCESS WATER SEARCH

This search indicates if the seller has incurred excess water charges or used excess water

BODY CORPORATE RECORDS SEARCH

(ESSENTIAL WHEN PURCHASING A UNIT, TOWNHOUSE OR DUPLEX)

This search indicates whether the management and financial affairs of the Body Corporate are in order. It reveals the body corporate levies and provides a copy of the Community Management Scheme. It will also tell you whether there is any proposed expenditure in respect of the building or common property

P	61 7 3370 5100	BRISBANE CBD	CAPALABA	CLEVELAND
F	617 3245 5150	Level 9, 239 George Street	80 Old Cleveland Road	Cnr Queen & Waterloo Streets
E	info@mdl.com.au	Brisbane, Q 4000	Capalaba, Q 4157	Cleveland, Q 4163
W	mdl.com.au	GPO Box 789, Brisbane Q 4001	PO Box 122, Capalaba Q 4157	PO Box 178, Cleveland



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SPECIAL PROPERTY SEARCHES

EASEMENT DOCUMENTATION

This search orders a copy of the terms and conditions of any easements which are noted on your title search as registered over the land.

TRANSPORT & MAIN ROADS SEARCH

This search shows any proposed changes for roads in the vicinity of the property

COMPANY SEARCH

This search indicates whether the property may be affected by any charge upon a seller company and whether the Seller if it is a company is still registered

PPSR SEARCH

This search can be conducted over both the seller and serial numbered property. It indicates whether there are security interests registered over personal property owned by the seller which may be included in the sale

CONTAMINATED LAND SEARCH

This search indicates whether the property is registered on the Contaminated Sites Register

BUILDING RECORDS SEARCH

This search indicates the local authority's records in respect of improvements constructed on the land, details of approved building applications, and any non-compliance with approvals. As no physical inspection is conducted, this search will not indicate whether all improvements situated on the land comply with the local authority's requirements

TOWN PLANNING SEARCH

This search indicates the zoning of the property and requirements of the local authority in relation to the Town Plan

FLOOD SEARCH

This search indicates whether the property was affected by the last major flood in the area.

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LAWYERS

OTHER PROPERTY SEARCHES

FOREIGN OWNERSHIP OF LAND REGISTER

This search indicates whether the sellers are affected by the requirements relating to foreign ownership of land.

TRANSPORT NOISE CORRIDOR

This report is necessary if the property is located within a Transport Noise Corridor and you intend to use the land for the erection of a building for residential purposes (within classes 1, 2, 3 or 4) you are likely to face additional costs of compliance in the construction of new buildings or renovation work on the land

QCAT SEARCH OF TREE REGISTER

This search checks for tree orders under the *Neighbourhood Disputes Resolution Act 2011* or the *Building Act 1975*. As the register is new the results of this search are not definitive and should be backed up by a physical inspection of the QCAT records – N.B. This search can take up to six weeks to obtain.

BANKRUPTCY SEARCH

This search indicates whether the sellers are bankrupt.

SEWERAGE PLAN SEARCH

This search will show the location of the internal house drainage lines and connection point to the sewer main

BODY CORPORATE PERSONAL ATTENDANCE SEARCH

This search is done by an agent who is sent to personally inspect the written documents held by the manager / secretary of the Body Corporate to ensure that there are no new by-laws or orders, that the insurance is up to date and identify further information that can only be obtained by a personal search.

REFEREE SEARCH

This search indicates whether there are any orders against the body corporate or pending orders if they are unresolved

TELSTRA

This search indicates whether Telstra has any present plans which may affect the property.



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PHYSICAL INSPECTION OF QCAT RECORDS IN QCAT REGISTRY

This search checks for trees, dividing fences and pool fencing applications and orders under the *Neighbourhood Disputes Resolution Act 2011* or the *Building Act 1975*

DEPARTMENT OF ENVIRONMENT AND HERITAGE SEARCH

This search indicates whether there are any approved plans for jetties or other structures adjacent to the waterway

RAILWAY DEPARTMENT SEARCH

This search indicates whether Queensland Rail has any proposals concerning resumption of any part of the property

BUILDING SERVICES AUTHORITY SEARCH

This search indicates whether any building work has been carried out on the property within the last six years by a registered builder in which case the building work would be covered by Builders Registration Insurance

CERTIFICATE OF CLASSIFICATION

This search indicates whether the property has been given approval by Council for occupation.

ENVIRONMENTAL PROTECTION ACT SEARCH

This search indicates details of protection orders, licenses and agreements (This search will include details of environmental authorities for mining activities)

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