



Somerset
REGIONAL COUNCIL
(ABN: 501 389 582 49)

PO Box 117
ESK QLD 4312

Ph: (07) 5424 4000
Fax: (07) 5424 4099

Application Form - Council Searches/(Fees 1 July 2009 to 30 June 2010 [or until changed by resolution])

Fees for inspection of Rate Book pursuant to the Local Government Act 1993 in respect of each parcel of land or rate assessment (whichever is the lesser in number) in respect of the rates and local laws schedules (refer overleaf) and in respect of one nominated parcel for the planning, building health and environment and engineering schedules (including zoning, flooding, drainage and access information).

SEARCH RESULTS MAY CONTAIN DISCLAIMERS AS TO THE ACCURACY OF THE INFORMATION PROVIDED.

Date: _____ Your reference: _____

Applicant's Name: _____

Applicant's Address: _____

Post Code _____

Phone No. _____ Fax No. _____

Prospective purchaser's full name & postal address (please NOTE this is a **COMPULSORY** condition for lodging a search)

DESCRIPTION OF LAND

Lot/s

Registered Plan

WHERE THERE IS **MORE THAN ONE PARCEL** AND THESE ARE COMMONLY VALUED TOGETHER WITH OTHER PARCELS, PLEASE INDICATE (BY CIRCLING) THE PARCEL REQUIRED FOR PLANNING, ENGINEERING, BUILDING AND HEALTH SEARCH INFORMATION (REFER OVERLEAF).

Location of Land

Improvements on Land

Vendor's Name

Settlement Date

PLEASE TICK APPROPRIATE BOX BELOW FOR ADDITIONAL SEARCHES

Short Rate Search	Full Property Search (Inc Building Records)	Urgent Property Search (Inc Building Records)	Meter Reading (Please check if water is connected)	Building Records Only	Building Compliance Inspection	Pool Fence Inspection	Building Urgent Fee Additional	Health Site Inspection	Health Site Re-inspection	Health Urgent Fee Additional
\$100.00	\$188.00	\$259.00	\$95.00	\$94.00	\$217.00	\$119.00	\$87.00	\$240.00	\$160.00	\$87.00

Planning Certificate			Engineering Info Only	Planning Info Only	Health Info Only	Any other information please specify (this may attract an additional charge)
Ltd	Standard	Full				
\$211.00	\$352.00	\$5855.00	140.00	\$25.00	\$21.00	

Office Use Only

Amount	Receipt No/s	Date

IMPORTANT INFORMATION

- The timeframes quoted in this proforma commence from the date that your request and fee are received
- Please choose the search with the timeframe appropriate to your needs. Whilst every effort will be made to despatch your request well within the timeframes given, staff availability and volume of requests may not make this possible and verbal information will not be given.
- If you require a water meter reading please contact Council to find out if there is a Council water supply on the subject property prior to forwarding your request. Around 4,000 out of 10,000 properties have access to the water network. Other parties may also be able to supply readings. **NO REFUND will be given if there is no water supply on the subject property.**
- The building records search is contained within the full property search. Please do not request both for the same property as a full refund cannot be provided for the superfluous building records only search. The applicable "charge retained by Council from fee paid in respect of search incorrectly made" will apply.

This form can also be located at
http://www.somerset.qld.gov.au/council/general_publications.shtml

* GST does not apply to any charge – except for water meter reading search fee (\$8.64 of \$95 is GST)

- Search results may contain disclaimers as to the accuracy of the information provided

FULL PROPERTY SEARCH – SOME QUESTIONS ANSWERED

RATES/ DEBTORS ACCOUNTS:

- a) The amount of rates payable including General, Water, Sewerage, Cleansing & Fire Service charges etc.
- b) Whether the rates and charges have been paid and the amount of arrears outstanding, if any.
- c) Is there any further supporting rate information?
- d) The current unimproved valuation if any.
- e) Are there any outstanding charges by the Council against the land?

PLANNING:

- f) How is the parcel selected zoned?
- g) Please advise whether the subject property or any improvements (classified as improvements) are listed under the *Queensland Heritage Act 1992* or *The National Trust*?

HEALTH:

- h) Are there any outstanding Health Department requisitions or requirements?
- i) Is the land included in the Environmental Management Register/Contaminated Land Register in accordance with the *Environmental & Other Legislation Amendment Act 1997*?

BUILDING:

- j) Are there any outstanding orders or requisitions relating to any buildings located on the land?

ENGINEERING:

- k) Are there Council-owned water or sewerage mains traversing the subject parcel?
- l) Is Council aware of any access restrictions or requirements?
- m) Is the parcel affected by any Council easements?
- n) Are there any unregistered resumptions or realignments affecting the parcel?
- o) Is the parcel located in a declared "Drainage Problem Area"?
- p) Is the parcel located in a declared "Flooding Area"?

Property Searches

Verbal Counter Search - where information is provided verbally at one of Council's Offices (name and address of owner, location of property, area, valuation and rates - excludes requisitions, zoning) \$ 15.00

Short Rate Search - supply in writing of information on rates and/or valuation only (items (a) to (e) above) (2-3 working days) \$ 100.00

Full Property Search - Supply in writing information outlined (a) to (p) above (7-10 working days) \$ 188.00
Any additional information required may attract an additional fee - this is dependent on research required At cost

Urgent Property Search Fee - Supply of information as Full Search but in 2-3 working days \$259.00

Charge retained by Council from fee paid in respect of search incorrectly made (excluding water meter readings) \$ 59.00

Water Meter Reading (includes GST). Other parties may also be able to supply water meter readings \$ 95.00*

Water meter reading - per meter or where no Council meter exists at the subject property, written confirmation no Council meter exists at the property. Solicitors should ring before lodging search to confirm status.

NO REFUND will be given for an incorrectly made request.

Working days do not include weekends, public holidays or the Christmas/ New Year close down period from 25 December 2009 to 4 January 2010.

Planning/Building/Health Fees

<i>Zoning Search only (Application must be in writing)</i>	<i>per parcel</i>	\$ 25.00
<i>Limited Certificate (allow five (5) days)</i>		\$211.00
<i>Standard Certificate (allow ten (10) days)</i>	<i>Planning Certificates</i>	\$352.00
<i>Full Certificate (allow thirty (30) days)</i>	<i>per parcel</i>	\$5855.00
<i>Urgent Certificate fee – additional</i>		50% of set fee
<i>Building Records Search (includes faxing if required)</i>	<i>per parcel</i>	\$ 94.00
<i>Building Compliance Search</i>	(this is only available on buildings less than 10 years old except for	\$217.00
<i>Urgent Building Search - additional</i>	commercial/industrial buildings - refer to Building Department)	\$ 87.00
<i>Swimming Pool Fence Inspection and Report</i>		\$119.00
<i>Health Requirements Search - on site inspection - Licensed Premises</i>		\$240.00
<i>Health Requirements Search - on site inspection - Licensed Premises - Re-inspection</i>		\$160.00
<i>Urgent Fee Health Search - additional</i>		\$ 87.00
<i>Engineering Search (includes faxing if required)</i>	<i>per parcel</i>	\$140.00
<i>Health Search</i>	<i>per parcel</i>	\$ 21.00
<i>Planning Search</i>	<i>per parcel</i>	\$ 25.00

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