

QFCI

Date:

13/10/11 ^{JM}

Exhibit Number:

806

Rates Department

(07) 5481 0664
(07) 5481 0801

council@coooloolo.qld.gov.au

PROPERTY SEARCH FORM (148)

COUNCIL REF	A17496
SEARCH #	11658

1. APPLICANT DETAILS

NAME	Andrew Morris Legal	RECEIPT #	402093
ADDRESS	PO Box 1448 Noosaville DC QLD 4566	AMOUNT	\$153.00
APPLICATION DATE	05/10/2006	RECEIPT DATE	05/10/2006
SETTLEMENT DATE	23/10/2006		
YOUR REFERENCE	06.1174 KDM:KH:ta:Kik P/L		

2. LAND ENQUIRY DETAILS

VENDOR	Lavin Investments Pty Ltd as Trustee		
ADDRESS	C/- PO Box 57 NUNDAH QLD 4012		
PURCHASER	Kik Pty Ltd		
DESCRIPTION	Lot 1 / RP 888049		
PROPERTY LOCATION	34 Violet Street, GYMPIE 4570		
PARISH	Gympie	AREA	1860 sq metres
COUNTY	March		

3. VALUATION DETAILS

(a)	Unimproved capital value/rateable value	\$84,000
(b)	Date of effect of valuation	30/6/05

4. RATING DETAILS

HALF YEAR (01/07/2006 to 31/12/2006)	
GENERAL RATE CATEGORY 1	\$514.50
WASTE MANAGEMENT OPERATIONS LEVY	\$23.20
ENVIRONMENT LEVY*	\$6.50
DUMP ESTABLISHMENT LEVY	\$13.65
SEWERAGE CHARGE	\$185.64
WATER ACCESS CHARGE – OTHER	\$133.76
FIRE LEVY GROUP 2*	\$68.00
GROSS LEVY	\$945.25
DISCOUNT	-\$87.10
NET LEVY - PAID	\$858.15
TOTAL OUTSTANDING DEBTORS	\$0.00
TOTAL ALL RATES/CHARGES NOW DUE	\$0.00
Rates are paid to the 31 st December, 2006.	

5. WATER CONSUMPTION CHARGES

(If a water meter/s is installed)

Please note: Council has not performed a special reading on the water meter. The last annual reading only is shown. Council is able to perform a special water meter reading on payment of a \$64.00 fee. Council has now gone onto a user pay system therefore a reading is advisable.

METER #	M3245A
CURRENT READING DATE	15/06/2006
METER READING	604 kilolitres
PREVIOUS READING DATE	13/12/2005
PREVIOUS READING	604 kilolitres
CONSUMPTION TO BE CHARGED	0 kilolitres
WATER CONSUMPTION RATE 2005/2006	\$0.51/kl up to 290kl,\$1.30/kl thereafter
NO CONSUMPTION HAS BEEN CHARGED ON THIS METER	

6. DRAINAGE PROBLEM AREA

Drainage problem areas are declared by policy. There are no drainage problem areas declared by policy, however, information relating to this can be obtained through Council's Design Department on Ph: (07) 5481 0622.

7. UNREGISTERED RESUMPTIONS FOR REALIGNMENTS

Is the land affected by any road scheme or roadworks by Council? No

DETAILS This property has dedicated road (Bruce Highway) frontage, check with Department of Main Roads regarding any requirements of the Department.

8. ROAD STATUS INFORMATION

Is the gazetted road reserve leading to the property maintained by Council? No

DETAILS This road is maintained by Department of Main Roads, however at present Council is the Contractor for such works.

9. FLOODING

Do Council records indicate the property is subject to flooding? Yes

DETAILS (See attached plan)

- (a) Council has adopted a flood frequency levels in this area of
59.9 metres AHD 1 in 40 Year,
60.38 metres AHD 1 in 50 Year and
62.15 metres AHD 1 in 100 Year.
These levels are not to be interpreted as being non-floodable.
- (b) The subject property in relation to the calculated flood frequency is as follows:-
below the 1 in 40 Year event;
below the 1 in 50 Year event; and
below the 1 in 100 Year event.
- (c) The highest recorded flood information available for this property is for the 1893 flood.
- (d) Refer to Building Department for actual Minimum Habitable Floor Level.

10. DRAINAGE OR SEWERAGE RIGHTS

Do any Council stormwater drains traverse or affect any part of the land? **Yes**

DETAILS Stormwater drainage traverses the northern corner of this property (see attached plan).

Do any Council drains or sewers traverse or affect any part of the land? **Yes**

DETAILS Note trunk sewer and sewer mains traverse this property (see attached plan).

Please be advised that the sewer main as highlighted and classed as a "trunk main" and as per Council's "Building Over Sewer" Policy PR-WS-02 any new building work can not encroach within 2.0 metres of this main.

As per Council's "Building Over Sewer" Policy PR-WS-02, any building work within 2.0 metres of any sewer is subject to specific prior approval by Council. Application forms are available at the Town Planning Department.

11. OUTSTANDING REQUISITIONS

(a) HEALTH

DETAILS There are no outstanding health requisitions.

(b) PLUMBING

Are there any outstanding plumbing requisitions in respect of the land or the premises thereon?

DETAILS No

(c) BUILDING

(i) Are there any unsatisfied requisitions against any buildings on the land (health or otherwise)?

DETAILS No

(ii) Are there any outstanding charges against the land in respect of dangerous or dilapidated buildings, unauthorised structures and/or alterations?

DETAILS No

NOTE: This information is based on available records and a site inspection has not been conducted. More detail search verification is available on request and payment of the required fee.

12. BUILDING APPROVALS

Building approval information relating to Class 1 and 10 Buildings is only available for approvals issued from the 30th March 1996.

Please note that the inspections noted on the attached are those which Council / Private Certifier have been requested to carry out. There are currently five main types of inspections undertaken – Footing, Slab, Frame, Final and Plumbing Final (where there is plumbing work), however this was not always the case. If an inspection is NOT listed, this means that this inspection was not requested and therefore not carried out. Cooloola Shire Council DO NOT issue a Certificate of Occupation or similar, as may be the case in other areas. A Final Inspection would indicate that the structure is complete. Final Inspection Reports are issued at the time of the inspection, however these have only been issued since 1996.

Building Permit Number DA01374 (9901452) was issued on 04 August 1999 for a Class 5 Raising and Additions to Building

Inspections were carried out on the following dates:

Footing Inspection: 27 August 1998

Final Inspection: 15 September 2004 -- Requires a further inspection

* Verandah handrails are required to be at least 1000mm high. The rear one is only 870mm and the front one is 990mm. Some gaps exceed 125mm.

* Gaps between handrails on the stairs must not exceed 460mm with a bottom rail not more than 150mm above the nosing of the stair treads. Gaps between treads exceed 125mm.

* Changes made to plan include a roof over rear verandah and location of the stairs has changed. An amended plan and relevant fee is required.

* One bracing set missing.

* Verandah floor shown on plan to be hardwood particle board still in place.

* No footing inspection or plumbing and drainage inspections recorded. Any person considering acquisition of a

building should initially satisfy themselves as to.

- (a) The nature of the termite protection used (if any) and the constraints and maintenance provision of the system.
- (b) That the installation was initially completed properly.
- (c) That the particular maintenance requirements of that termite protection method have been carried out strictly in accordance with manufacturers guidelines and/or relevant Australian Standard/s.

13. TOWN PLANNING / HERITAGE / CONSERVATION

Council recommends that separate planning and development certificates be requested to verify town planning information required. Please contact the Planning & Development Department for Search Application Forms and further information on Ph: (07) 5481 0644.

14. GENERAL

Is the Council aware of any other matter or thing which in Council's opinion should be brought to the attention of the enquirer?

DETAILS Yes

Council is aware that Department of Main Roads is currently undertaking a Highway Realignment Planning Study from Cooroy to Curra. Contact Department of Main Roads for further information on telephone 1800 180 566 or website www.mainroads.qld.gov.au.

Council is aware that the State Government is currently considering the construction of a large dam in the Mary Valley area of Cooloolo Shire. Please contact the Department of Natural Resources Mines & Water.

15. BASIS UPON WHICH INFORMATION IS DISCLOSED

Note 1: The information and/or material contained in this document is given without acceptance of responsibility for its accuracy. Cooloolo Shire 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.

16. CERTIFICATION

Date of Issue of Search Form 19/10/2006

[Signature]

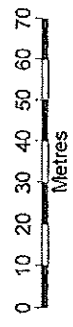
For Chief Executive Officer

Any enquiries can be directed to Sam on [REDACTED]

11658

- I in 40 Year Flood Level
- I in 50 Year Flood Level
- in 100 Year Flood Level
- 1893 Flood
- in 100 Year Flood Area

- Sever Estimated Location
- Sever Rising Main
- Trunk Sewer
- Water Main
- Stormwater Drain

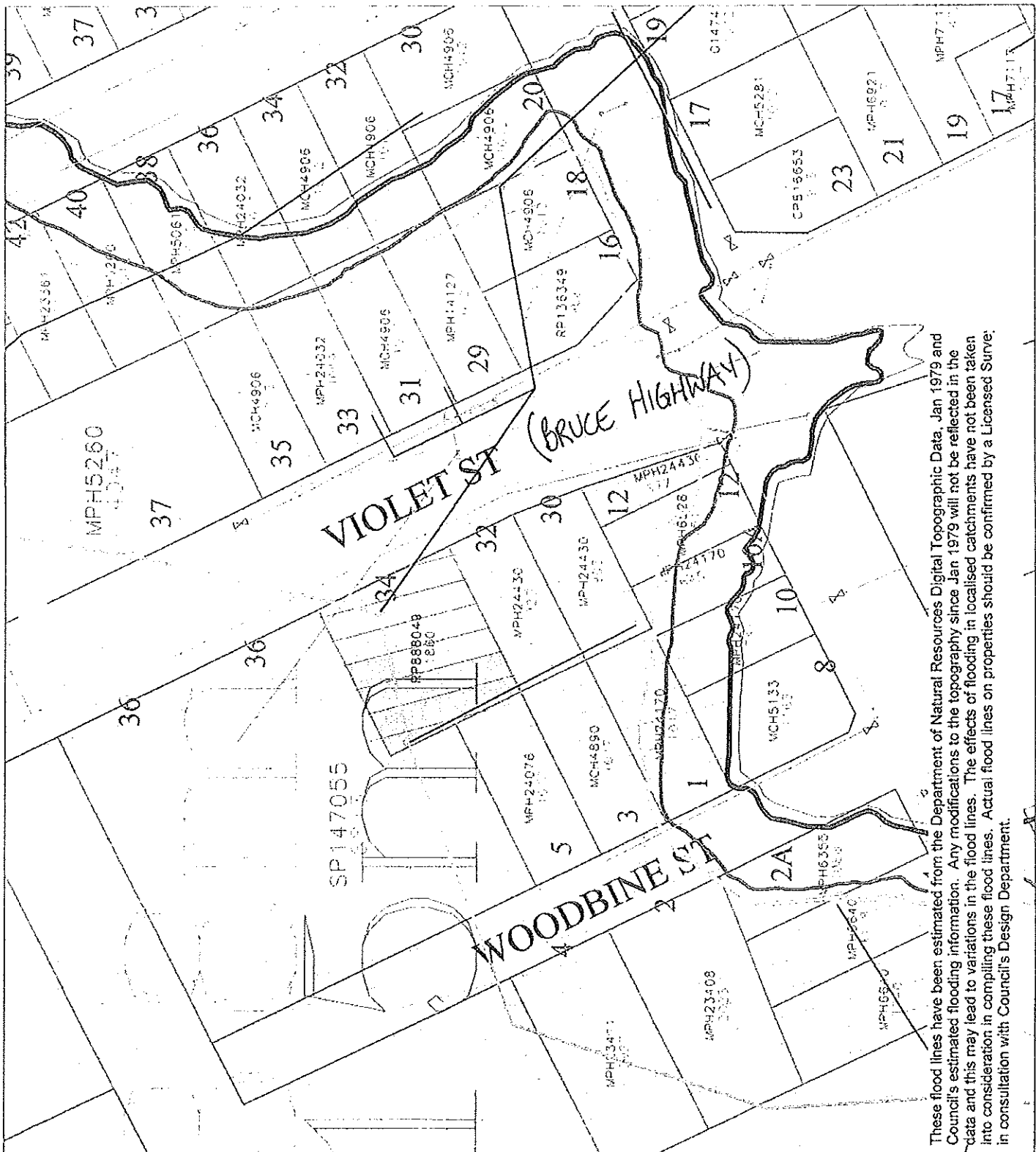


Scale: 1:1500

COOK COUNTY SHIRE COUNCIL
Corporation of the State of Queensland
(Department of Lands) 1994

Please note that the accuracy of the information herein is not guaranteed. The information is advisory only and is meant only as a guide. You should therefore undertake your own site inspection and survey to provide the information you are seeking. No liability is accepted by the Council for any loss or damage suffered by any person who has acted on the information contained on this plan and/or search.

Date: 16/10/2006
 Time: 17:01



These flood lines have been estimated from the Department of Natural Resources Digital Topographic Data, Jan 1979 and Council's estimated flooding information. Any modifications to the topography since Jan 1979 will not be reflected in the data and this may lead to variations in the flood lines. The effects of flooding in localised catchments have not been taken into consideration in compiling these flood lines. Actual flood lines on properties should be confirmed by a Licensed Surveyor in consultation with Council's Design Department.