

Description of Property Searches for 2025/2026

Please note that all search fees for completed searches are non-refundable

PROPERTY

Property Enquiry \$22.00

(Allow 5 business days)

Owner name and address, Legal Description & Land Area

Standard Property Search \$314.00

WARNING: This search includes RATES SEARCH

The Standard Property Search includes a Rates Search and property development information relating to the premises such as planning scheme details, effluent disposal requirements, building envelopes, special property development requirement notes and general advice on easements, flooding, water, and sewer. This type of search is usually requested by solicitors, conveyancers, designers and building certifiers. (Allow 10 business days from receipt of application for Property Development Notes portion and 5 business days for Rates portion).

Rates Search

(Allow 5 working days from receipt of application for report).

This time may be “**fast tracked**” to 2 business days by paying an additional fee of **\$43.00**

Rates \$91.50 Fast Track \$134.50

Inspection of computer records only. Information provided includes: -

- Current registered owner and legal description of land
- The amount of half-yearly rates levied and details of payments where applicable
- The Department of Natural Resources rateable and land valuation

Please note: - A Rates Search will only cover the current half yearly rating period (i.e., rating period, 1 July to 31 December or the second half rating period, 1 January to 30 June) as at the application date.

If you require information, either verbal or written, about a future rating period you will need to submit a new search application in that period.

**The only minor delay in turnaround is about 1 week (5 business days) at beginning of each rating period, July and January. This outage is necessary for the rates levies updates to be applied.*

BUILDING

Building fees are inclusive of Council service & delivery. Fees are non-refundable, including where no records are found.

Building Information - Domestic \$345.00

Provides a list of all Class 1 to 10 buildings, Dwelling/Sheds etc. Results include information relating to building approval – description, certifier & final inspection details.

Allow 15 Business Days from receipt of payment

Building Information - Commercial \$495.00

Provides a list of all Class 2 to 9 Buildings - Commercial, Industrial and/or Unit Accommodation, special structures. Results include information relating to building approval - description, certifier & final inspection details.

Allow 15 Business Days from receipt of payment

Building - Advanced Domestic \$858.00

Covers all Class 1 to 10 buildings, Dwelling/Sheds etc.

Results include - domestic building information search & site inspection to confirm building works on-site; and an electronic copy of relevant building approval documentation e.g., Building plans, decision notice and inspection certificates.

Proof of ownership/owner's consent is a mandatory requirement

Allow 15 Business days from receipt of both payment & consent.

Building - Advanced Commercial Price on Application

Covers all Class 2 to 9 buildings Commercial, Industrial and/or Unit Accommodation, special structures

Results include – commercial building information search & site inspection to confirm building works on-site, and an electronic copy of relevant building approval documentation e.g., Building plans, decision notice, inspection certificates.

Proof of ownership/owner's consent is a mandatory requirement i.e., rates notes, sale of contact, written consent from body corporate Allow 15 Business Days from receipt of both payment & consent.

Building Certificate of Classification \$160.00 - per Certificate

Class 2 to 9 buildings & Special Structures – copy of the certificate of classification relevant to a specific building approval. If a certificate does not exist, notification advising same will be issued.

Allow 15 Business Days from receipt of payment

Please note that it is recommended that a 'Building Information Commercial' search be done first to identify all building approvals. This will assist with identifying the appropriate building approval for the certificate of classification.

Building Approval Document domestic \$204.00

Covers Class 1 to 10 buildings, dwellings/sheds etc. Electronic copy of any available approval documents.

Results include plans, Decision Notice, Inspection Certificates etc.

Fee charged per building approval – and specific building approval reference required.

Please note that it is recommended that a 'Building Information domestic' search be done first to identify all building approvals. This will assist with identifying the appropriate building approval for the search request.

Proof of ownership/owner's consent is a mandatory requirement i.e., Rates notice, signed contract of sale.

Allow 15 business days from receipt of both payment & consent

Building Approval Document - Commercial \$327.00

Covers Class 2 to 9 Buildings - Commercial, Industrial and/or Unit Accommodation, special structures.

Electronic copy of any available approval documents. Results include Plans, Decision Notice, Inspection Certificates etc.

Fee charged per building approval – and specific building approval reference required.

Please note that it is recommended that a 'Building Information Commercial' search be done first to identify all building approvals. This will assist with identifying the appropriate building approval for the search request.

Proof of Ownership/Body Corporate consent is a mandatory requirement i.e., rates notes, sale of contact, written consent from body corporate

Allow 15 business days from receipt of both payment & consent

Building Search – Paper based copy fee \$103.00

Where a paper copy is requested a copy fee applies (minimum base charge plus \$5 per page after 5 pages)

PLUMBING

Building & Plumbing fees are inclusive of Council service & delivery. Therefore, fees are non-refundable, including where no records are found.

Backflow Prevention Device Record Search \$100.00

This search provides list of backflow prevention devices located at property, their serial numbers, locations, and last test date (backflow prevention devices require yearly maintenance testing). (Allow 15 business days)

Plumbing Domestic Records Search – Includes As-Constructed Drainage Plan \$114.00

Domestic approval information and final date records, As-constructed Drainage Plans, Outstanding Notice details and Backflow Prevention Device/s details (class 1 and 10) (allow 15 business days)

Plumbing Commercial Records Search–Includes As-Constructed Drainage Plan \$395.00

Commercial, Industrial and/or Unit Accommodation approval information and final date records, As-constructed Drainage Plans, Outstanding Notice details and Backflow Prevention Device/s details (class 2 to 9) (Allow 15 business days)

Advanced Domestic Plumbing Search – Includes Site Inspection \$299.00

Domestic approval information and final date records, As-constructed Drainage Plans, Outstanding Notice and Backflow Prevention Device/s details (class 1 and 10) (Allow 15 business days)

Advanced Commercial Plumbing Search – Includes Site Inspection \$431.00

Commercial, Industrial and/or Unit Accommodation approval information and final date records, As-constructed Drainage Plans, Outstanding Notice details and Backflow Prevention Device/s details (class 2 to 9) (Allow 15 business days)

Plumbing Domestic Sanitary Drainage Plan Retrieval \$103.00

Domestic dwellings/structures As-Constructed drainage plan purchase or viewing.

Note: Stormwater drainage is not recorded. (Allow 15 business days).

Plumbing Commercial Sanitary Drainage Plan Retrieval \$141.00

Commercial, Industrial and/or Unit Accommodation As-constructed Drainage Plan purchase or viewing

Note: Stormwater drainage is not recorded. (Allow 15 business days).

Plumbing Compliance Certificate \$103.00 per certificate

Copy of Final Compliance Certificate from Council Records (Allow 15 business days)

Plumbing Inspection Certificate \$103.00 per certificate

Copy of Inspection Compliance Certificate from Council Records (Allow 15 business days)

Plumbing File Document Retrieval – ie Geotechnical & Effluent Disposal Report \$250.00 Per document

Request for electronic copy of a single item from a Plumbing file/permit other than an inspection or final certificate. Example, The Geotechnical report or effluent disposal report. Building & Plumbing fees are inclusive of Council service & delivery. Therefore, fees are non-refundable, including where no records are found. (Allow 15 business days)

PLANNING

Full Planning & Development Certificate (Built Site) \$6649.00 for (Vacant Site) \$2281.00

This certificate will include the information in a limited and standard certificate plus a statement regarding the fulfilment or non-fulfilment of current development approvals and obligations under any agreements; details of any securities and required payments being received, and advice of any prosecutions or proceedings for a development offence.

(Allow 30 business days from receipt of application)

Limited Planning & Development Certificate \$380.00

This certificate will include a description of planning scheme provisions applying to the premises, a description of any designations and infrastructure charges recorded for the premises.

(Allow 5 business days from receipt of application)

Standard Planning & Development Certificate \$1753.00

This certificate will include the information in a limited certificate plus copies of any current development approvals; any judgements or orders of the court; any agreement about conditions of development approval; infrastructure agreements applying to the land and a description; and any proposed planning scheme amendments.

(Allow 10 business days from receipt of application)

Standard Planning & Development Certificate – For More Substantial Sites \$1885.00

This fee is for more substantial sites which have extensive development history attached and is set at a higher rate to cover Council's reasonable costs of completing the certificate. Examples include Noosa Civic, Hasting Street sites, Noosa Village Shopping Centre etc. Please contact Council's planning area for advice on this matter.

(Allow 10 business days from receipt of application)

Full Planning & Development Certificate – For More Substantial Sites \$9434.00

This fee is for more substantial sites which have extensive development history attached and is set at a higher rate to cover Council's reasonable costs of completing the certificate. Examples include Noosa Civic, Hasting Street sites, Noosa Village Shopping Centre etc. Please contact Council's planning area for advice on this matter.

(Allow 30 business days from receipt of application)

Flood Search Certificate \$355

This search will provide information regarding whether the subject property is mapped by the flood hazard overlay, provide modelled flood levels, historical flood levels (if available) and minimum floor heights.

(Allow 10 business days from receipt of application for simple requests)

Advanced Flood Search Certificate POA

This search is more relevant to multiple lots or large-scale developments and is a customised search request for specific site and the locality's flood characteristics. This search may also include access to Council's flood modelling data.

Note: This search is *not online*, request in writing by letter or email to: mail@noosa.qld.gov.au (no form required)

HEALTH

Purchasers are provided with the option of a records only search or a full health search of food businesses, Environmentally Relevant Activities (ERAs), personal appearance services, or accommodation parks.

Consent from current licensee(s)/vendor is required before search information can be released to applicant. Please supply the consent when applying.

Health searches may be completed for licensed food businesses

(Allow ten (10) working days from receipt of application for report).

This time may be “**fast tracked**” to 5 business days by paying an additional fee of **\$212.50**

Records only Health Search - Single Licence \$278.50 Fast Track \$491.00

Status of all licences/registrations on premises, copy of certificates, date of last inspection, copy of last inspection report or notice.

Full Health Search – Single Licence \$785.00 Fast Track \$997.50

Includes records search, compliance inspection of business and written report.

Full Health Search – Multiple Licences on premises \$957.00 Fast Track \$1169.50

Includes records search, compliance inspection of business and written report.

PEST MANAGEMENT

Declared Pest Plants Search - \$711.50

Property inspection - private property search for declared pest plants under the Land Protection Pest and Stock Route Management) Act 2002 - per property.

(Allow 10 business days)

OTHER SEARCHES

PLANNING

Written advice (including jetties) \$771.00

This is a customised planning search request for specific planning matters or jetties where you can ask for planning related information or ask a specific question such as inspection of jetty for compliance, information to accompany a Liquor Licensing application, advice on approved uses for a site. **Further fees may apply if extensive research is required, or hard copy documents requested.**

Request written advice by letter or email mail@noosa.qld.gov.au (no form required). A link for online payment will be forwarded on receipt of request.

(Allow 10 business days from receipt of application)

PROPERTY INFORMATION - SPATIAL

As Constructed Stormwater Search \$44.00

Plan Retrieval/Requests

Please note: If your request is located within a gated community, the infrastructure is not captured as it is privately owned. Please refer to the body corporate of the property for more information.

(Allow 2 business days from receipt of application)

SEARCH CANCELLATION FEE FOR RATES

Administration fee **\$27.50**

(For Searches that have not been started or completed)

Please note that all search fees for completed searches are non-refundable.

BUILDING/PLUMBING SEARCHES – NON REFUNDABLE

Building & Plumbing fees are inclusive of Council service & delivery. Therefore, fees are non-refundable, including where no records are found.

SEARCH CANCELLATION FEE FOR PLANNING

Administration fee **\$254.00**

Planning Searches and Certificates – Please choose your selection carefully fee will be charged if a search is cancelled, and refund requested.

MANUALLY PROCESSING SEARCHES FEE \$24.50

(Fee to be charged if applicant does not use the on-line system)

Credit card surcharge - 0.5%