

AVAILABLE SEARCHES FOR BUYERS

Please instruct us in writing immediately if you require any searches listed in this document. We have marked “Yes” against the standard searches that Lightning Legal conducts as part of its routine conveyancing service for residential buyers.

The cost of all searches will be invoiced to clients as disbursements on your invoice from Lightning Legal. Search providers are at the discretion of Lightning Legal. In most cases we endeavour to find the cheapest search provider who will provide the search in a timely manner. This document sets out the approximate cost of searches however the actual cost may vary from this estimate. Search costs are subject to increases by the authorities providing the searches.

Searches for consideration – All purchase conveyances

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (<input checked="" type="checkbox"/> response)
Title Investigations			Termination (if material defect).	
Current title search	Now + settlement date	\$26.60 /search	Compensation (if material or immaterial defect and Buyer gives notice prior to settling).	A current title search is usually provided by the Sales Agent with the Contract.
Registered plan	Now	\$27.90	Termination or damages (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Registered encumbrances (e.g. easements), interests and administrative advices	Now	\$51.60 /search		
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.				
Before You Dig Australia	Contract signed	Free	Termination (if material defect).	Yes <input type="checkbox"/>
Shows the presence of infrastructure on the Property.			Compensation (if claimed before settlement and defect is material, where Buyer doesn't terminate, or immaterial).	No <input checked="" type="checkbox"/>
This search is highly relevant if you plan on conducting excavation on the land.			Termination or damages (if any warranties inaccurate).	
Australian Securities and Investment Commission			Termination under Contract if a breach of a warranty.	
(if corporate Seller or Buyer)				
Company search	Now + settlement date	\$9.00 / search		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Details of Seller corporation including directors, ABN.				

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (☒ response)
<p>Organisation and business names search</p> <p>Organisation name, ABN, type of company, registration date and whether the organisation holds a professional licence or registration.</p>	Now	Free		Yes ☒ No ☐
<p>Court Registers - Supreme, District and Federal Courts and QCAT*</p> <p>Shows:</p> <ul style="list-style-type: none"> if an action has been commenced by or against the Seller; the nature of any action commenced; copies of all originating summons, interlocutory proceedings, orders, appeals, bills of costs and writs *tree orders only.. 	Contract signed	Free	Termination under Contract if there is an unsatisfied judgment, order or writ issued affecting the Property, including where Seller is bankrupt.	Yes ☐ No ☒
<p>Bankruptcy register</p> <p>The bankruptcy register should provide information concerning name of bankrupt, dates of bankruptcy, and orders.</p>	Contract signed	\$15.00	Termination under Contract if Seller is bankrupt.	Yes ☐ No ☒
<p>Department of Environment and Science</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	\$53.90 (online)	<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 prior to settlement.</p> <p>Claim for compensation must be made prior to 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. Termination must be exercised prior to 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>	Yes ☐ No ☒

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (<input checked="" type="checkbox"/> response)
QCAT Tree Register and minor civil dispute (fences) searches <i>(Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld))</i>			Termination prior to settlement under statute if Seller doesn't give a copy of any tree application or order prior to Contract.	
Online search for tree orders Details of orders in relation to trees on the Property.	Now AND Preferably also a second search just prior to settlement (if possible)	Free	Termination under Contract may also be possible.	(Also standard over common property if Property is in a Community Titles Scheme) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
QCAT records for tree applications and dividing fences applications and orders Details of applications and orders in relation to trees and fences on the Property.		\$18.85		(Also standard over common property if Property is in a Community Titles Scheme) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Pool Register This search shows whether there is: <ul style="list-style-type: none"> a pool on the land; a current pool safety certificate for the Property; a revocation notice for a pool safety certificate under s246AG <i>Building Act 1975</i> (Qld). 	Now	Free	If there is a pool on the land and a Notice of no pool safety certificate was not given prior to Contract, the Buyer may terminate if no pool safety certificate or exemption certificate is provided on or before Settlement. If there is a revocation notice under s246AG <i>Building Act 1975</i> (Qld) issued prior to Contract, Buyer may terminate.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Land Tax Whether there are any outstanding amounts payable for land tax (which may become payable by the Buyer).	Contract signed	\$44.35	Arrears of land tax are a defect in title which allows termination if not paid at settlement. 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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Mining and other geothermal tenures (online) Details of mining, petroleum, gas storage or geothermal tenures granted. Note: access agreements with holders of mining, petroleum, gas and other geothermal tenures on the land or on adjoining property are binding on successors in title. These agreements will not appear on the register and inquiries should be made of the Seller.	Contract signed	Free	No contractual termination rights (unless an access agreement).	(If in known mining or gas area, but otherwise optional) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Transport noise corridor search (Business Queensland) If the Property is in a noise corridor, the Queensland Development Code requires	Now (A search should be undertaken)	Free	No contractual termination rights if the Property is in a noise corridor.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (<input checked="" type="checkbox"/> response)
<p>buildings to achieve certain levels of noise mitigation through the use of appropriate materials for the floor, walls, roof, windows and doors where they are located in the corridor.</p> <p>Note: The mapping tool can only search for properties affected by the State Government's designated transport noise corridors. It does not include transport noise corridors designated by a local government or noise-related requirements that may be included in a local government planning scheme. Contact the relevant local government to check for any planning scheme requirements that may apply in the area.</p>	<p>early in the conveyance so that a Buyer can exercise other termination rights if necessary.)</p>			
<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 + settlement date</p>	<p>\$2.00 / search</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>	<p>(If personal property forms part of the transaction and advisable even if it does not)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<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>Contract signed</p> <p>(takes 12 business days)</p>	<p>\$38.40</p>	<p>Termination under Contract (at any time before settlement) if a current proposal in relation to 'transport infrastructure' that affects the land.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>Local government enquiries</p> <p>Set out below are some of the enquiries available through the local government.</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; 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. 	
<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,</p>	<p>Contract signed</p> <p>(takes 12 business days)</p>	<p>\$194.80</p>	<p>Allows for adjustment in accordance with the Contract.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (☑ response)
<p>a planning and development certificate must be obtained.</p>				
<p>A rates search may show outstanding notices issued and required to be disclosed under Local Law 17. However, the rates search may not fully show whether other Local Law 17 disclosure or maintenance obligations apply.</p> <p>Additional investigations are necessary. See the <u>Contract and Property Report</u> for more detail.</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>	
<ul style="list-style-type: none"> • Town planning search (limited) <p>(Only standard recommendation if not in a Community Titles Scheme)</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>Contract signed</p>	<p>\$366.00</p>	<p>See above.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<ul style="list-style-type: none"> • Sewerage and drainage plans <p>Position of sewerage and drainage pipes.</p> <p>May show if parts of the Property cannot be used as intended.</p>	<p>Contract signed</p>	<p>\$24.70 (often included in rates search)</p> <p>\$45.00 (drainage plan only)</p>	<p>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..</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<ul style="list-style-type: none"> • Building Notices Search <p>(Property Notices Search in BCC)</p> <p>Information about show cause and enforcement notices.</p>	<p>Contract signed</p>	<p>\$86.75 (often included in standard rates search)</p>	<p>Termination under Contract prior to settlement if an outstanding notice has issued prior to the Contract Date.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<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; • whether there are any underground cables running through the Property. 	<p>Contract signed</p> <p>(takes 14 business days)</p>	<p>Energex \$24.43</p> <p>Ergon \$24.43</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>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>Telco search</p> <p>Major telecommunication network cables (including Optic Fibre) belonging to Telstra,</p>	<p>Now</p>	<p>\$124.00</p>	<p>No contractual termination rights.</p>	<p>(Unlikely to be relevant for a Community Titles Scheme)</p>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard search required (<input checked="" type="checkbox"/> response)
Optus, Vodafone, AAPT, PowerTel, their subsidiaries and other providers that pass through the Property and information on communications network that may impact on the Property.				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (<input checked="" type="checkbox"/> response)
<p>Computer Inventory of Survey Plans search (Spatial Full History search)</p> <p>(Available from Titles Queensland or its distributors.)</p> <p>May point to previous surveys which can then be obtained.</p>	Contract signed	\$51.00	Termination under Contract if material defect. Compensation if Buyer completes and defect material or immaterial. Claim for compensation must be notified prior to settlement.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Queensland Building and Construction Commission</p> <p>Details of insurance cover for the Property</p>	Contract signed	\$48.40	No contractual termination rights.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Vegetation Management (State)</p> <p>Details of:</p> <ul style="list-style-type: none"> requirements under the <i>Vegetation Management Act 1999</i> (Qld) for clearing vegetation whether land is high risk and clearing is subject to protected plants framework under <i>Nature Conservation Act 1992</i> (Qld). 	Contract signed	Free	No contractual termination rights.	(Advisable if Property is being purchased for development) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Protected Plants (State)</p> <p>(Department of Environment and Science)</p> <p>Flora survey trigger map identifies high risk areas for endangered, vulnerable or threatened native plants.</p>	Contract signed	Free	No contractual termination rights.	(Advisable if Property is being purchased for development) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Urban Utilities - Special water meter reading</p>	Contract signed (takes 14 days)	\$49.00	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).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>Local government enquiries</p> <ul style="list-style-type: none"> Town planning (standard) <p>As per limited town planning advice above, however additional information obtained will</p>	Contract signed (takes 12 business days)	\$976.00	Termination under Contract (at any time before settlement) if outstanding development approval condition which, if complied with, would constitute a material mistake or	(Advisable if you intend to develop or need to check development is compliant)

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
<p>generally only be relevant for future development or checking compliance of existing development</p> <p>Per limited search (see above) plus copy of decision notices for current and declined development approvals and copy of infrastructure agreements.</p> <p>See Booklet regarding circumstances where this search might be necessary to reveal obligations attached to the Property which could be significant.</p>			omission in Seller's title (e.g. requirement for grant of easement).	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>• Town planning (full)</p> <p>As per standard town planning advice above, however Council will be bound by the information provided in the certificate which can provide additional protection if you are considering future development.</p> <p>Per standard search (see above) plus statement re fulfilment or non-fulfilment of any current development conditions, details of infrastructure agreements, advice of prosecutions for development offences.</p> <p>See Booklet regarding circumstances where this search might be necessary to reveal obligations attached to the Property which could be significant.</p>	<p>Contract signed</p> <p>(takes 30 business days)</p>	<p>Contact us for a quote. May cost between \$3,000.00 and \$8,000.00</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>(Advisable if you intend to develop or need to check development is compliant)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>• Building approval search</p> <p>Details of building approvals and inspections.</p>	Now	<p>Building records \$86.75</p> <p>Inspection search \$86.75</p>	No contractual termination rights for lack of building approvals.	<p>(Advisable if you intend to build or renovate)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>• Food Business Licence search</p> <p>The current state of any licences under the <i>Food Act 2006</i> (Qld) and/or the <i>Public Health (Infection Control for Personal Appearance Services) Act</i> that might attach to the Property, and any contraventions.</p> <p>Whether the Property has a registered food licence and any contraventions.</p>	Contract signed	TBA, if required	No contractual termination rights.	<p>(Advisable if business conducted)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>• Heritage search</p> <p>Whether Property listed on Local Government heritage register or any heritage agreements in existence.</p>	Contract signed	Search City Plan	Termination under Contract (at any time before settlement) if listed on register or is affected by <i>Queensland Heritage Act 1992</i> (Qld).	<p>(Relevant if building more than 50 years old)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>• Online planning and development system search</p> <p>(Availability depends on Local Government area)</p> <p>Some Local Governments provide free online searches that provide some, but not</p>	Contract signed	Free	Potential termination under Contract (at any time before settlement) if outstanding development approval condition which, if complied with, would constitute a material mistake	<p>(Advisable, particularly if a standard or full town planning search is not being conducted or development is intended)</p>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
necessarily all, Development Application materials and decisions. The information may not be complete and is not warranted by Council.			or omission in Seller's title (e.g. requirement for grant of easement).	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The information shows applications (whether approved or not) and approvals and may include development conditions that run with the land (i.e. bushfire management plans and other ongoing conditions of approval).				
<p>• Flood search</p> <p>(Brisbane City Council has online Floodwise Property Reports and FloodCheck Queensland has historical data.)</p> <p>Whether the Property has flooded and the level of the last flood.</p>	Now	Free in most areas	No contractual termination rights.	(Advisable if land located near a waterway or in a flood prone area or you intend to build on land) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>• Vegetation Protection Orders</p> <p>(For Brisbane this is under <i>Natural Assets Local Law 2003</i>.)</p> <p>Details of whether vegetation on the Property is protected vegetation or subject to an order.</p>	Contract signed	Free	No contractual termination rights.	(Advisable for purchase of properties near waterways, bushland or is rural to be developed) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Powerlink</p> <p>Information concerning the Authority's future interest in the Property, easements and transmission lines.</p>	Contract signed	\$57.75	<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>	(Generally only necessary for large rural or commercial properties) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>Coastal development approval (historical tidal works approvals)</p> <ul style="list-style-type: none"> • Historical tidal works approvals issued prior to 18 November 2005; • the date of any approval issued; • nature of the works approved. 	Contract signed	<p>Free (to identify approvals through Queensland Globe)</p> <p>\$167.90 (copy of approval)</p> <p>\$23.55 (per plan)</p>	No contractual termination rights.	(Advisable if the Property has a jetty or other construction over water) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<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</p>	Contract signed	Free	<p>No contractual termination rights.</p> <p>Right to terminate under <i>Coastal Protection and Management Act 1995 (Qld)</i> – requires notice at least 14 days prior to settlement of an</p>	(Advisable if Property is located in a coastal (beach or harbour) area) Yes <input type="checkbox"/>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (☒ response)
<i>Coastal Protection and Management Act 1995</i> (Qld) applies.			undischarged coastal protection notice under s59 or an undischarged tidal works notice under s60.	No ☒
World Heritage List Whether Property listed on the heritage list.	Now	Free	Termination under Contract (at any time before settlement) if on World Heritage List or affected by <i>Queensland Heritage Act 1992</i> (Qld).	Yes ☐ No ☒
National Heritage List Information on indigenous, natural and historic sites on the register.	Contract signed	Free	Termination under Contract (at any time before settlement) if on World Heritage List or affected by <i>Queensland Heritage Act 1992</i> (Qld).	Yes ☐ No ☒
Queensland Heritage Register search Whether Property is listed on heritage register or any heritage agreements in existence.	Contract signed	\$45.20	Termination under Contract (at any time before settlement) if affected by <i>Queensland Heritage Act 1992</i> (Qld).	Yes ☐ No ☒
ATSI Cultural Heritage Register and Database (Department of Aboriginal and Torres Strait Islander Partnerships) Whether Property listed on heritage register or any heritage agreements in existence.	Contract signed	Free	No contractual termination rights.	Yes ☐ No ☒
Environment Protection and Biodiversity Conservation Act 1999 (Cth) Information about protection of world and national heritage places, wetlands of international importance, biodiversity conservation, threatened and migratory species, marine areas and parks and nuclear actions.	Now	Free	No contractual termination rights.	(Advisable if buying vacant land for development) Yes ☐ No ☒
Unexploded Ordnance (UXO) (Department of Defence) Details of whether a site may have potential UXO contamination.	Contract signed	Free	No contractual termination rights.	(Generally only necessary for non-urban properties) Yes ☐ No ☒
Fish Habitats (Department of Environment and Science) Details of whether a site may be affected by a declared fish habitat area (which may limit coastal development).	Contract signed	Free	No contractual termination rights.	(Advisable if Property is located in a coastal (beach or harbour) area) Yes ☐ No ☒
Biosecurity Act - Register of Prohibited Matter and Restricted Matter Permits Details of biosecurity risks present on property.	Contract signed	\$51.40	No contractual termination rights.	(Advisable if Property is located in an agricultural area) Yes ☐ No ☒

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Optional search required (<input checked="" type="checkbox"/> response)
<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>	Contract signed	Free	Termination under Contract (at any time before settlement) if a current proposal in relation to 'transport infrastructure' that affects the land.	<p>(Advisable if Property is located in SEQ Queensland between Goondiwindi and Brisbane)</p> <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

If in a Community Titles Scheme - Additional searches for consideration

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard CTS search required (<input checked="" type="checkbox"/> response)
Title Investigations			Termination under Contract (if material defect).	Yes <input type="checkbox"/>
<p>Community Management Statement</p> <p>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.</p>	Contract signed	\$62.00	<p>Compensation (if material or immaterial defect and Buyer gives notice prior to settling).</p> <p>Termination or damages under Contract (if warranties inaccurate) including that the Seller must be the registered owner at the time of settlement.</p>	No <input checked="" type="checkbox"/>
Building management statement	Contract signed	\$51.60		
<p>Title search of common property</p> <p>See details in section 1 (as they apply to the common property)</p>	Contract signed	\$26.60 /search	A right of termination if reveals an undisclosed body corporate asset (such as a lease).	
<p>Local government enquiries - Certificate of Occupancy</p> <p>Whether the class of the building allows you to use the premises for your intended use (for example, if purchasing for permanent residence as opposed to temporary letting, that this use is allowed under the certificate of occupancy).</p>	Now	\$86.75	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.	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<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 works required due to building defects such as structural issues, water leak</p>	Contract signed	\$200 to \$400	<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 for breach of implied warranty. <p>Note: Time limits apply to the exercise of these rights.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

Buyer risk/concern	Suggested timing	Approx. cost	Rights	Standard CTS search required (☒ response)
issues, combustible cladding or concrete cancer.				
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.	Contract signed	\$67.70	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.	Yes ☒ No ☐
Body Corporate Orders (Form 3 BCCM) from Body Corporate Commissioner Details of Orders made against a particular Community Titles Scheme.	Contract signed	\$22.70	Termination under Contract if an order requires work to be done or money spent on the lot or common property. Compensation under Contract only if the order was issued prior to Contract.	Yes ☐ No ☒
Queensland Fire and Emergency Services search (This only applies to commercial buildings and units) Whether a fire safety report has been issued for the Property, whether the Property complies.	Contract signed	\$161.80	No contractual termination rights.	Yes ☐ No ☒

Lightning Legal Client Acknowledgement

As a client of Lightning Legal, you acknowledge that:

- We have advised you to consider undertaking all of the searches listed in this document and you have considered the buyer risk/concern outlined for each search and its relevance to the property you are purchasing and your intended use of the property;
- Failure to undertake relevant searches may (amongst other things)
 - 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 searches marked 'Yes ☒' above as well as any other searches you instruct us by email to undertake as additional searches; and
- You acknowledge that you will incur additional search costs and may (where searches are required in addition to those marked 'Yes ☒') incur additional legal fees in carrying out the searches selected.