



Property Certificates

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Property Certificates

This information explains the types of certificates that you may need to obtain from Council when buying or selling a property.

It is a guide only. You should always seek legal advice or consult your agent regarding your exact requirements.

Building Certificate Section 6.25

Environmental Planning & Assessment Act

A certificate that will indicate whether or not the Council will take action over the present building condition, services and uses.

Application must be accompanied by a recent Registered Surveyor's Report showing all buildings on the site.

Planning Certificate Section 10.7

Environmental Planning & Assessment Act

A Planning Certificate provides information on how a property (such as land, a house, a commercial building, etc.) may be used and the restrictions on its development.

The detail which must be contained in the Certificate is specified by Section 10.7 of the Environmental Planning & Assessment Act. Items covered in a Certificate include the property's zoning, permissible and prohibited uses, whether it is subject to any

road widening, or if the land is contaminated.

Differing costs reflects the extra information provided in the more detailed part 5 Certificate such as possible Orders, consents and flooding.

Council Interest in Covenant Certificate Section 88G

Conveyancing Act

This is a Certificate in which advice is given by Council as to whether any amount is payable to Council because of a failure to comply with a positive covenant imposed on the title of a property in which Council is named as the authority benefited by that positive covenant. Also advice is furnished as to whether any works have been carried out by Council under terms of such a positive covenant, the cost of which may be recovered by Council from the owner of the property.

Orders & Notices Certificate Section 735A

Local Government Act

A Certificate can be applied for to ascertain as to whether there are any outstanding notices issued by the Council relating to any land within the Council's area.

Consent Compliance Certificate Section 121ZP

Environmental Planning & Assessment Act

A Certificate can be applied for to ascertain as to whether there are any outstanding notices or orders served in respect of development or construction matters on the property.

Rates & Charges Certificate Section 603

Local Government Act

A person may apply to the Council for a Section 603 Certificate as to the amount (if any) due or payable to the Council, by way of rates, charges or otherwise, in respect of a parcel of land.

Dwelling Entitlement

Environmental Planning & Assessment Act

Written application to establish whether or not a dwelling entitlement will be granted for rural or rural residential land for an "existing holding" under the provisions of the Junee LEP 2012.

Drainage Diagram

Sewerage or Septic Tank Local Government Regulations

A diagram for properties containing a building showing drainage pipes and installations. This diagram is included in the Section 10.7(2) & (5) Certificate when requested.

Onsite sewage management operation requires an agreement to be made with the Council by any new property owner.

In the Junee township, there are a number of illegal joint sewer connections where sewage is conveyed to an adjoining property and not the Council's sewers. The interconnection of properties incurs a reconnection expense to the Council sewer main.

Bushfire Hazards

Rural Fires Act

Declares the existence of any known Fire Hazard Notice issued by the Council or Fire Control Officers upon any rural property.

It is included in the Section 10.7(2) & (5) Certificate.

Swimming Pool Certificate Section 24

Swimming Pool Act

A Certificate to the effect that, as at the date on which it is issued, a swimming pool complies with the requirements of the Act.

Noxious Weeds Certificate Schedule 1

Biosecurity Act 2015

A Certificate which details if there are any weed control notices in force over a particular parcel of land and as to any outstanding expenses payable or any resulting charges on the land.

It is included in the Section 10.7(2) & (5) Certificate.