

UPPER MACQUARIE COUNTY COUNCIL

The noxious weeds control authority for the areas of Bathurst Regional Council, Blayney and Oberon Shire Councils and the Lithgow City Council

SO, YOU'RE BUYING SOME LAND?

**FOR YOUR PROTECTION
READ THIS**

Important information for purchasers (and Solicitors or Conveyancers)

Did you know that weeds cost Australia \$3.9 billion per year?

If you are buying land noxious weeds could also cost you. They could cost a lot!

Noxious weeds can be a direct cost to landholders in a number of ways.

- An inflated purchase price that does not take account of noxious weed infestations.
- A reduced price on resale if noxious weed infestations are not controlled.
- Cost of control measures.
- Production losses if the land is used for primary production.

It does not matter if your land is rural land that you intend to use for primary production; a "life style" block; or a block in a town or village intended for residential or other use. The law requires that noxious weeds be controlled and there are severe penalties if they are not.



Serrated tussock infestation

The cost of removing a privet infestation on a residential block in town may be a lot less than controlling a serrated tussock infestation on grazing land, but it may still be a significant financial burden for the landholder.

Don't underestimate the importance of noxious weeds when purchasing land!



Broad leaf privet

Take proper steps to protect yourself, and your client.



Blackberry fruit

What should I do?

Firstly, apply to the County Council for a Certificate under Section 64 of the *Noxious Weeds Act 1993*.

A Section 64 Certificate contains information about the matters set out in Section 64 of the Act.

The cost of the Section 64 Certificate is \$50, plus an additional \$55 if urgency is requested.

Caution. The information that you get on a Section 64 Certificate is not enough. As a purchaser you need to know the noxious weed status of the land and you cannot get this from the certificate!

The Council is prevented by privacy laws from disclosing to you, as a purchaser, without the consent of the owner, any information other than that set out in Section 64 of the Act. This is not a matter within the Council's control.

So, how can I protect myself?

Secondly, get the owner of the land to consent, in writing, to the Council disclosing to you whatever information it has about noxious weeds on the land. The Council will provide this information at a minimal cost of \$71.50 provided that a Section 64 Certificate has been obtained, or is applied for at the same time.

Thirdly, obtain an inspection and written report on the noxious weed status of the land. You may have any competent person do the inspection and prepare the report.

The Upper Macquarie County Council provides this service but if you want us to do it, and if you are not the owner of the land, you will need the written consent of the owner. If you have already paid for a Section 64 Certificate (\$50) and a disclosure certificate (\$71.50) the cost of an inspection and report in towns and villages will be a fixed rate of \$49.50. If the land is outside a town or village contact us for a quote before applying.

If you require any further advice or assistance please contact us: we are here to help.

Telephone 02 63331375