

BCCM ACT 1997 S206 – DISCLOSURE STATEMENT

This document sets out information relating to the Body Corporate and the lot and is part of a Contract of Sale where a strata title lot is being offered for sale. The contract may be cancelled if this document is not substantially complete or does not form part of the contract.

The Statement contains the following in accordance with the Act:

- The name, address and telephone number for the Secretary of the body corporate, and Body Corporate Manager.
- The amount of annual contributions currently fixed by the body corporate as payable by the owner of the lot. (Note : It does not state the current account balance of the lot.)
- The contribution and interest schedule entitlements for the lot.
- Identifies any improvements on common property for which the owner is responsible;
- List the body corporate assets
- Identifies the regulation module applying to the scheme ;
- States whether there is a committee for the Body Corporate or the body corporate manager is engaged to perform the functions of the Committee

The certificate also includes:

- The balance of the sinking fund as at the last financial year end
- The insurance cover for the scheme
- Latent or patent defects in common property and actual, contingent or expected liabilities of the Body Corporate. **This section is completed by the seller and the document should be signed by the seller.**

✚ **The fee for a disclosure which can be produced by SSKB is stated in the attached Fee Schedule.**

✚ **A Disclosure document can be completed and faxed or emailed to a client following receipt of a written request along with payment stating the Body Corporate, lot number and details of where the certificate is to be sent. The request and payment should indicate whether it is to be treated as urgent or not.**

✚ **There is no prescribed fee under the BCCM Act 1997 or Regulations for this certificate. It may be completed by the Real Estate Agent or the Seller.**

BCCM ACT 1997 S205 and Regulations S205 – INFORMATION CERTIFICATE

The Act and Regulations provide for this certificate, in the approved form, to be issued under Body Corporate seal stating financial and other information relating to the lot. This certificate will give information which can be relied on as conclusive evidence for settlement purposes when a lot is being sold.

✚ **The prescribed fee for this certificate is contained in the Fee Schedule as contained on the SSKB website.**

✚ **An information certificate can be completed and faxed or emailed to a client following receipt of a written request along with payment stating the Body Corporate, lot number, plan no if known, and details of where the certificate is to be sent. The request and payment should indicate whether it is to be treated as urgent or not.**

BUILDING UNITS & GROUP TITLES ACT 1980 (BUGTA) S40

Where a scheme is still under this Act (BUGTA) the provision is for a similar certificate to be completed on the approved form and issued under Body Corporate seal, stating financial and other information. This certificate will give information which can be relied on as conclusive evidence for settlement purposes when a lot is being sold. There is no provision for a Disclosure Statement under this Act.

See the notes above for obtaining a certificate (S40)

**Please forward your request and payment for certificates to SSKB, P O Box 8319, GCMC 9726 Qld
Or sskb@sskb.com.au**