



FACT SHEET

DISCLOSURE STATEMENTS AND INFORMATION CERTIFICATES

Disclosure Statements

A disclosure statement confirms any annual levies a new owner can expect to pay for the buildings financial year. It does not show what is currently outstanding but provides enough information to a potential buyer to ensure they are fully aware of what financial obligations they will have after purchase. A disclosure statement also provides other important information about the body corporate.

Along with information on the levies the disclosure statement will also show:

- Who the Secretary is and their postal address
- Whether there is a committee for the body corporate or if a Body Corporate Manager is engaged to perform the functions of the committee
- Any improvements to common property the new owner will be responsible for
- Any assets the Body Corporate might have such as furniture, artwork, gym equipment.
- The insurance details for the Body Corporate
- What the sinking fund balance was as at the last Annual General Meeting

A buyer can actually terminate a contract for sale if a disclosure statement is not provided or is inaccurate so it is a very important that if you are selling you ensure this document is provided.

Information Certificates

An information certificate confirms any annual levies you will be required to pay as a new owner and also the outstanding balance of levies due on the lot you have purchased. You are liable to pay any outstanding levies (and or any other amounts owed to the body corporate from the lot) once you are the new owner.

Along with this an information certificate will also show:

- What module the Body Corporate is (and therefore what legislation it falls under)
- What type of plan (Building Format Plan or Standard Format Plan) the Body Corporate is registered as, this lets you know whether you or the Body Corporate is responsible for certain maintenance items such as your balcony, roof etc.
- Any assets the Body Corporate might have such as furniture, artwork, gym equipment.
- Improvements to the common property which benefit the lot such as installation of a patio or awnings.
- Display of the common seal

An information certificate gives a potential buyer a better picture of what they are buying into and what debt (if any) they may inherit as a new owner.

SOURCES

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/B/BodyCorpStR08.pdf>

Body Corporate and Community Management (Standard Module) Regulation 2008 section 73, 139, 140, 141, Reprint 1F effective 30 September 2011 Page 125-129

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