Pre-settlement Disclosure Statement

Ref: s147(3)(a) Unit Titles Act 2010

Reg 34, Unit Titles Regulations 2011

**Date prepared: [day/month/year]**

**Unit Plan: [insert reference number]**

**Body Corporate Name: [insert]**

**Body Corporate Number: [insert]**

**Unit Number: [insert]**

This pre-settlement disclosure statement is provided to the buyer of the property in accordance with section 147 of the Unit Titles Act 2010.

**Information about the unit:**

1. The amount of the contribution levied by the Body Corporate under s121 of the Unit Titles Act 2010 in respect of the unit being sold is $[*amount*].
2. The period covered by the contribution in paragraph 1 is [*period e.g monthly, quarterly, six monthly or annually*].
3. The manner of payment for the contribution in paragraph 1 is [*manner of payment* e.g. automatic payment].
4. The levy will be due on or before [*date*].
5. The insurance policy number and insurer details are as follows:

Attached is the insurance policy.

1. *Choose the statement that applies:*

No levy, or part of a levy, due to the body corporate is unpaid as at the date of this pre-settlement disclosure statement.

*or*

A levy, or part of a levy, due to the body corporate is unpaid as at the date of this pre-settlement disclosure statement in the amount of $[*amount*].

1. *Choose the statement that applies:*

No legal proceedings pending against the Body Corporate in any Court or Tribunal;

*or*

Legal proceedings are pending against the Body Corporate. The details of those proceedings are as follows:

[insert details]

1. *Choose the statement that applies:*

No metered charges due to the Body Corporate are unpaid as at the date of this pre-settlement disclosure statement.

*or*

Metered charges due to the Body Corporate are unpaid as at the date of this pre-settlement disclosure statement in the amount of $[*amount*].

1. *Choose the statement that applies:*

No costs relating to repairs to building elements or infrastructure contained in the unit are unpaid as at the date of this pre-settlement disclosure statement.

*or*

Costs relating to repairs to building elements or infrastructure contained in the unit are unpaid as at the date of this pre-settlement disclosure statement in the amount of $[*amount*].

1. *Choose the statement that applies:*

No interest is accruing on any money owing to the Body Corporate by the seller as at the date of this pre-settlement disclosure statement.

*or*

Interest is accruing on the amount of $[*amount*] owing to the Body Corporate by the seller as at the date of this pre-settlement disclosure statement, at a rate of [*percentage*] per annum.

1. *Choose the the statement that applies:*There have not been any changes to the Body Corporate operational rules since:
	* + - 1. the issuing of an additional disclosure statement, if one was requested and provided dated [insert date];
				2. the issuing of the the pre-contract disclosure statement dated [insert date].

*or*

There have been changes to the body corporate operational rules since:

1. the issuing of an additional disclosure statement, if one was requested and provided dated [insert date];
2. or the pre-contract disclosure statement dated [insert date].

Details of the changes are:

Signed by the Seller:

Insurance policy attached.