Pre-Settlement Disclosure Statement for Existing Units

Section 147, Unit Titles Act 2010

Unit number:	Unit 14
Unit Plan:	Deposited Plan 618815
Body Corporate number:	618815

Pre-Settlement Disclosure Statement for Existing Units

1 This Pre-Settlement Disclosure Statement is provided to the buyer of the property in accordance with Section 147(1) of the Unit Titles Act 2010.

Information About the Unit

2 The amount of the contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit being sold is $2,350.00. This includes an apportioned amount per unit of $200 per year for maintenance, $100 per year for power, $1,750.65 per year for insurance and $299.35 per year for admin costs.

3 The period covered by the contribution in paragraph 2 is from 22 February 2025 to 21 February 2026.

4 *Select the statement that applies:*

[X] No levy, or part of a levy, due to the Body Corporate is unpaid as at the date of this pre-Settlement Disclosure Statement.

[ ] ~~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**].~~

5 *Select the statement that applies:*

[X] No legal proceedings[1] have been instituted in relation to any unpaid levy.

[ ] ~~Legal proceedings have been instituted in relation to an unpaid levy. Details of the proceedings are:~~

[*set out details of the proceedings brought by the Body Corporate against the unit owner for recovery of the unpaid levy. This could include the Body Corporate using the Courts or Tenancy Tribunal to enforce a debt against a unit owner, or a unit owner disputing the Body Corporate's demand that they pay a levy. – attach extra sheets if required*]

6 *Select the statement that applies:*

[X] No metered charges[2] due to the Body Corporate are unpaid as at the date of this Pre-Settlement Disclosure Statement.

[ ] ~~Metered charges due to the Body Corporate are unpaid as at the date of this Pre-Settlement Disclosure Statement in the amount of $[**amount**].~~

7 *Select the statement that applies:*

[X] 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.

[ ] ~~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**].~~

8 *Select the statement that applies:*

[X] 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.

[ ] ~~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] *Legal proceedings are any steps taken through a Court or Tribunal to obtain a legal decision, for example on disputed facts or matters of law, or to enforce a debt.*

[2] *Metered charges are fees for an amenity or service provided through the Body Corporate where a unit's use is recorded by an installed meter. Metered charges for the unit could include items such as water, electricity, or gas.*

9 *Select the statement that applies:*

[X] There are no proceedings pending[3] against the Body Corporate in any Court or Tribunal as at the date of this Pre-Settlement Disclosure Statement.

[ ] There are proceedings pending against the Body Corporate in a Court or Tribunal. Details of the proceedings are:

[*set out details of any proceedings brought against the Body Corporate. This could include any kind of dispute where the Body Corporate is a Defendant. It could also include any instance where the Body Corporate is being sued – attach extra sheets if required*]

10 *Select the statement that applies:*

[X] There are no proceedings initiated by the Body Corporate or intending to be initiated by the Body Corporate in any Court or Tribunal as at the date of this Pre-Settlement Disclosure Statement.

[ ] ~~There are proceedings initiated by the Body Corporate or intending to be initiated by the Body Corporate in a Court or Tribunal. Details of the proceedings are:~~

[*set out details of any proceedings brought by the Body Corporate. This could include any kind of dispute where the Body Corporate is a Complainant, including where the Body Corporate is suing someone. It could also include any instance where the Body Corporate is intending to initiate legal proceedings, but they have not yet been initiated – attach extra sheets if required*]

11 *Select the statement that applies:*

[X] There are no written claims by the Body Corporate against a third party that has not been resolved.

[ ] ~~There is a written claim or claims by the Body Corporate against a third party that has not been resolved. Details of the claim/s are~~:

[*set out details of any written claim or claims by the Body Corporate against a third party that has not been resolved since the Pre-Contract Disclosure Statement was provided to the buyer – attach extra sheets if required*]

12 *Select the statement that applies:*

[X] There have been no changes to the Body Corporate Operational Rules since the Pre-Contract Disclosure Statement.

[ ] ~~There have been changes to the Body Corporate Operational Rules since the Pre-Contract Disclosure Statement~~.

[*set out details of any changes to the Body Corporate Operational Rules since the Pre-Contract Disclosure Statement was provided to the buyer – attach extra sheets if required*]

[3] *Proceedings pending means legal proceedings that are in progress.*

Signed by seller or person authorised by seller:	[signature]
Name:	S.J Gill
Date:	

13 The Body Corporate certifies that the information in this Pre-Settlement Disclosure Statement is correct.

Signed by Chairperson on behalf of Body Corporate:	[signature]
Name:	S.J Gill
Date:	19.11.25

Note: This Certificate, given by the Body Corporate certifying that the information in the Pre-Settlement Disclosure Statement is correct, may be contained in a separate document that accompanies this Pre-Settlement Disclosure Statement.