

Seller Information



Disclosure Statement

(for lots in a CTS)

It is a statutory requirement of the BCCM Act that prospective buyers must receive and sign a current disclosure statement before signing a contract. If you haven't obtained this statement from your body corporate secretary, please attend to this as soon as possible and provide it your agent.

Smoke Alarm Compliance

A seller is required to ensure compliant smoke alarm(s) have been installed. Please see below link to the Qld Fire and Emergency Services information sheet which summarises the requirements. Please provide your agent with a compliance certificate to verify that the smoke alarms installed in the property are compliant so that appropriate disclosure can be made on the contract of sale.

[Smoke Alarm Legislation Information](#)

Matters Affecting Property

Should you become aware of any matters affecting the property outside of what is disclosed in the Form 6, please advise your agent as a matter of priority. Such matters could include but are not limited to encumbrances (including any unregistered and/or statutory encumbrances), stigmas, applications or orders made under Neighbourhood Disputes (Dividing Fences and Trees Act) etc.

Conveyancing

In most cases a solicitor will be required to handle your conveyancing needs. If you do not have a trusted contact for this purpose, we may be able to provide you with details of a few solicitors that our past and present clients have had excellent experiences with.

Mortgage Discharge

At settlement your bank will need to discharge your mortgage. It may have been a long time since your bank last made contact with you. If you don't have an active relationship with a banker, please refer to the referrals section of this page.

Insurance

When you sign a contract of sale, the property is at the buyer's risk from 5pm the first business day after the contract date. Despite the risk passing to the buyer when your property sells, it is recommended that you continue to hold your insurance in place until 24 hours after settlement has occurred.

ATO Requirement

For real property sales with a contract price of \$750,000 or more, a 12.5% Foreign Resident Capital Gains Withholding (FRCGW) tax applies. Australian residents can avoid this tax by providing a clearance certificate from the ATO to the purchaser before settlement. Without this certificate, the purchaser must withhold 12.5% of the purchase price. Please consult with your solicitor for assistance or visit www.ato.gov.au/FRWT

Referrals

Trade Services

DC Smoke Alarms

A platform that connects sellers with qualified tradies to obtain quotes for a range of different services, including smoke alarm installation, pool safety certifications and compliance checks. Please follow the link below to access their services:

[DC Smoke Services](#)

Move Me In

Follow the link below to access their services and note Place Sunnybank as the agency.

movemein.com.au

☎ 1300 911 947

Mortgage Specialist

Maxlend Finance

David Yang

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Place.



Sunnybank

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