

BC349938 Heather St

Maintenance, Weathertightness, Legal Proceedings and Related Matters

Weathertightness

*For the purposes of this statement, a unit title is considered to have a **weathertightness issue** if water has penetrated it because of some aspect of its design, construction, alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damage to it*

- The body corporate or committee has no knowledge of any part of the unit title development currently, or ever having had, weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.
- The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.
- The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have not been remediated.

Earthquake-Prone Issues

The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.

Defects in Land

The body corporate or committee has no knowledge of the unit title development having any other significant defects in the land (including the unit title development) that may require remediation.

Remediation Reports

No remediation report/s commissioned by the body corporate in the last three years are attached, because no such reports have been commissioned.

Legal Proceedings

The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.

LTMP

The long-term maintenance plan is attached. Any maintenance that the body corporate proposes to carry out in the year following the date of the disclosure statement are detailed in the General Meeting minutes, Committee minutes, approved budget at the most recent AGM as well as the building manager's report where applicable.

Audit

No audit reports are attached as there has been no financial audit undertaken in the last three years. (Refer AGM Minutes attached where Special Resolutions were carried resolving that no audit or review of the financial statements of the previous year was required).

This document has been prepared for owners as a guide to the type of information relevant at the time of upload and required to be disclosed and signed off by *them* in their pre-contract disclosure statement to a potential purchaser under the Unit Titles Act 2010 (as amended). It remains the owners responsibility to ensure that the information recorded in their own disclosure statement is both current and accurate in all respects.