

Section 184 Certificate – Strata Information Certificate

STRATA SCHEMES MANAGEMENT ACT 2015 - SECT 184

Certificate by owners corporation as to financial and other matters relating to lot

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(1) Persons who may request certificate An owner, mortgagee or covenant chargee of a lot in a strata scheme, or a person authorised by the owner, mortgagee or covenant chargee, may request the owners corporation for the strata scheme to give a certificate under this section (a "**strata information certificate**") in relation to a particular lot.

(2) Form of request The request must be made by written notice given to the owners corporation and be accompanied by the fee prescribed by the regulations.

(3) Information relating to lot to be included in strata information certificate The strata information certificate must specify the following information in respect of the lot and the strata scheme:

(a) the amount of any regular periodic contributions for the lot determined by the owners corporation under this Act, the periods for which those contributions are payable and any discounts applicable for early payment,

(b) whether there is any amount unpaid of any contributions determined for the lot and, if so, the amount unpaid and, in the case of a contribution levied for the capital works fund, the date on which the contribution was levied,

(c) whether there is any amount unpaid by an owner under a common property rights by-law or a by-law made under section 108,

(d) whether there is any amount unpaid of any contribution levied under section 81 (4) for the lot and, if so, the amount unpaid and the date on which it was levied,

(e) any amount and rate of interest payable in relation to any unpaid contribution referred to in this subsection,

(f) whether there is any amount recoverable from the owner of that lot for work carried out by the owners corporation,

(g) the proposals for funding the matters set out in the 10-year capital works fund plan,

(h) whether or not a strata renewal committee has been established in relation to the strata scheme under the Strata Schemes Development Act 2015,

(i) any other information that is required to complete the certificate.

(4) Information relating to management of strata scheme to be included in strata information certificate The strata information certificate must state, as at the date of the certificate, the name and address of each member of the strata committee and of any strata managing agent and building manager appointed under this Act for the strata scheme.

(5) Extra information required in relation to community schemes If the strata scheme is part of a community scheme, the strata information certificate must also include the following information:

(a) the amount of any regular periodic contributions required to be made to the administrative fund and the capital works fund of the community association and the respective periods to which they relate,

(b) the amount of any such contribution that has not been paid,

(c) the date on which any regular periodic contribution to the administrative fund, and the capital works fund, of the association was levied,

(d) if the strata scheme is also part of a precinct scheme-the same information in relation to the precinct scheme as is required by this section in relation to the community scheme.

(6) Form of strata information certificate The strata information certificate must be in the form prescribed by the regulations.

(7) When strata information certificate must be given An owners corporation must give a strata information certificate under this section not later than 14 days after receipt by it of an application for the certificate.

Maximum penalty: 5 penalty units.