

# Queensland Conveyancing:

## Form 2 Seller Disclosure Statements

**A seller must enclose key matters that affect the property. This typically includes:**

- **Encumbrances** such as mortgages, easements, covenants, and leases
- **Body corporate details** if the property is part of a community titles scheme (including a signed disclosure statement)
- **Unregistered dealings that affect title** – these may include unregistered leases, rights of way or utility infrastructure such as drainage pipes or electric cables
- **Pool safety compliance** certificate or a notice of no pool safety certificate
- **Notices from authorities** about resumptions, fencing disputes, or work orders
- **Contaminated land or environmental notices** recorded on the Environmental Management Register (EMR) or Contaminated Land Register (CLR)
- **Unlicensed building work** if building work was carried out on the property under a QBCC owner builder permit in the last 6 years
- **Rates and water service charges** are required to be disclosed as stated in the most recent rates and water notices

Failing to disclose these matters may give the buyer a right to terminate the contract or claim compensation before settlement.

**The Form 2 Seller Disclosure Statement does not need to include the following information:**

- Flooding or other natural hazard history
- Pest infestation or the structural soundness of the building
- Current or historical use of the property
- Current or past building developments for the property
- Services that may be connected to the property
- The presence of asbestos

Buyers are expected to conduct their own due diligence, including building and pest inspections, searches, and enquiries.

