



Honourable Deb Frecklington MP  
Attorney-General and Minister for Justice  
Minister for Integrity

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Our ref: 572305/10, 7589901, 2600630

Your ref: 4343-25

19 DEC 2025

Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
George Street  
BRISBANE QLD 4000

Dear Mr Laurie

I refer to Paper Petition 4343-25 tabled in the Legislative Assembly on 9 December 2025 titled *Body Corporate Certificate (Form 33) - Unjust Administration Costs to Body Corporates*.

I thank the petitioners for bringing their concerns regarding the prescribed fee for the body corporate certificate to the attention of the House.

The former Labor Government's *Property Law Act 2023* introduced a new seller disclosure scheme (which commenced on 1 August 2025) which requires a seller of a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* or in a plan under the *Building Units and Group Titles Act 1980* to provide a body corporate certificate to the buyer before the buyer enters into a contract for the purchase of the lot.

A seller may obtain a body corporate certificate from the body corporate by making a written request and paying the prescribed fee which is currently \$84.10. An additional fee of 27.35 fee units (equivalent to \$30) is payable for a request for a certificate to be given within 24 hours.

Bodies corporate may prepare a body corporate certificate in different ways – for example, through its volunteer committee, a body corporate manager, or another third party.

The prescribed fee is designed to compensate the body corporate for preparing the body corporate certificate, while also capping the amount a body corporate can charge the seller for a body corporate certificate, so that the amounts charged are reasonable and appropriate.

If the body corporate engages a third party, such as a body corporate manager, to prepare the certificate, any additional amount charged to the body corporate for that service is an administrative and commercial matter between the body corporate and the third party under their contractual arrangements and is not regulated by the prescribed fee.

I note the petitioners' have made a comparison between the prescribed fee for the body corporate certificate and the combined fees associated with the former disclosure statement. I can clarify that the former disclosure statement did not have a prescribed fee amount. The amount referred to by the petitioners is likely the fee charged by search agents or other third parties for preparing the statement.

I can advise the prescribed fee for the body corporate certificate was set after an assessment of the information required in the certificate and the various ways in which bodies corporate may choose to prepare these certificates. The views of members of the Property Law Working Group, an expert panel comprised of key property industry and legal stakeholders, were also taken into consideration.

The Government is committed to ensuring the seller disclosure scheme operates fairly, efficiently and as intended. In this regard, the Government is currently monitoring the implementation of the scheme and will continue to engage with the Property Law Working Group for 12 months from the scheme's commencement to identify and respond to any emerging issues.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Deb Frecklington', with a small dot at the end.

**DEB FRECKLINGTON MP**

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