



**Commercial Lease
Specialists**

Information Sheet

Disclosure Statement

Legally Binding Documents

What is it?

A government designed form which provides certain information to a prospective tenant.

Reasonable Fixed Fees

Who must provide it?

The Act doesn't say. I just says that a Lessee must be given one.

Documents in 48 hours

When must it be provided?

Before a retail shop lease is entered into.

Free Advisory Service

What if a tenant hasn't been issued with one?

A Magistrate may make an order avoiding the Lease or part of the Lease, varying the Lease, ordering the Lessor to repay money to the Lessee or ordering that the Lessee be compensated.

Rent Review Reminders

What if the Tenant didn't suffer as a result of not getting one?

Provided the Lessor acted reasonably and honestly and the Lessee hasn't been substantially prejudiced, the Magistrate can't make the order.

Extensions and Transfers

Does the Tenant get one when they are already a tenant and an Extension of Lease is being done?

Yes

Can I make up my own Disclosure form?

No

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