



TOOWOOMBA BODY CORPORATE
MANAGERS & CONSULTANTS

A.B.N. 14 050 400 809

P: 07 4639 3205

E: admin@toowoombabodycorporate.com.au

114 Campbell Street, Toowoomba QLD 4350

28 July 2025

PERINA VILLA CTS 10598
Not registered for GST

ABN: 31 010 101 463

QLD Hot Homes Pty Ltd
Suite 2, 200 Hume Street
Toowoomba 4350

Ref

Re	Lot 7	PERINA VILLA CTS 10598
Fee	121.00	Paid

Enclosed is information which is correct as at the date of issue and may be used to enable you to complete the Disclosure Statement. Implied warranties are matters for consideration of enquiry by the seller and are not disclosed in this information. A search of the Body Corporate records should disclose any known building defects or liabilities.

To obtain an updated version closer to sale, please go to www.stratamax.com.au/cert and enter your Access ID provided.

Your Access ID: 10598 TBCM 747434.

A fee of \$22.00 applies for this service which is payable online. The above Access ID will expire one month from the date of this letter. If you wish to obtain an update directly from us, a fee will apply.

Yours faithfully
Toowoomba Body Corporate Management

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 28 July 2025

Body Corporate	Name of Scheme:	Perina Villa
	Community Titles Scheme No:	10598
	Lot Number:	7
	Plan Number:	4590
Secretary	Name	Simone Therese Barton
	Address	c/- Toowoomba Body Corporate, 114 Campbell Street, Toowoomba Qld 4350
	Telephone	(07) 4639 3205

Body Corporate Manager	Name	Toowoomba BCM
	Address	114 Campbell St Toowoomba City QLD 4350
	Telephone	07 4639 3205

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/05/25 to 31/07/25	\$397.77	01/05/25	\$39.78	01/05/25
01/08/25 to 31/10/25	\$429.23	01/09/25	\$42.92	01/09/25
01/11/25 to 31/01/26	\$430.25	01/11/25	\$43.03	01/11/25
01/02/26 to 30/04/26	\$430.25	01/02/26	\$43.03	01/02/26
01/05/26****31/07/26	\$430.00	01/05/26	\$43.00	01/05/26
01/08/26****31/10/26	\$430.00	01/08/26	\$43.00	01/08/26
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/05/25 to 31/07/25	\$166.66	01/05/25	\$16.67	01/05/25
01/08/25 to 31/10/25	\$177.34	01/09/25	\$17.73	01/09/25
01/11/25 to 31/01/26	\$178.00	01/11/25	\$17.80	01/11/25
01/02/26 to 30/04/26	\$178.00	01/02/26	\$17.80	01/02/26
01/05/26****31/07/26	\$187.50	01/05/26	\$18.75	01/05/26
01/08/26****31/10/26	\$187.50	01/08/26	\$18.75	01/08/26

Special Levies

Improvements on Common Property for which Buyer will be Responsible	Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
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Body Corporate Assets Required to be Recorded on Register	There are no assets required to be recorded.
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Committee

Information
prescribed under
Regulation
Module

Signing

Signed by:

Bradley Lee Timmins

A62A7CD5C9B4455...

Seller/Sellers Agent

Signed by:

Kaylene Joanne Amanda Timmins

A62A7CD5C9B4455...

Witness

29-07-2025

29-07-2025

Date

Buyers
Acknowledgement

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Additional Information

Lot Entitlements and Other Matters	Interest Schedule	Aggregate	8	Entitlement of Lot	1.0000
	Contribution Schedule	Aggregate	8	Entitlement of Lot	1
	Balance of Sinking fund at end of last Financial Year		43,327.99	as at	30/04/25
	Insurance Levies not included in Administrative Fund Levies:		See Other Levies		
	Monetary Liability under Exclusive Use By-Law		Please refer to the CMS for any exclusive use areas or allocations are applicable		

Other Levies	Amount	Due Date	Discount	If Paid By
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Insurance	Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
	<i>BUILDING</i> CHU STRATA INSURANCE	HU000605310	2,094,750.00	30/09/25
	<i>COMMON CONTENTS</i> CHU STRATA INSURANCE	HU000605310	20,948.00	30/09/25
	<i>FIDELITY GUARANTEE</i> CHU STRATA INSURANCE	HU000605310	100,000.00	30/09/25
	<i>LEGAL LIABILITY</i> CHU STRATA INSURANCE	HU000605310	10,000,000.00	30/09/25
	<i>LOSS OF RENT</i> CHU STRATA INSURANCE	HU000605310	314,212.00	30/09/25
	<i>LOT OWNER'S IMPROV.</i> CHU STRATA INSURANCE	HU000605310	250,000.00	30/09/25
	<i>AUDIT COSTS</i> CHU STRATA INSURANCE	HU000605310	25,000.00	30/09/25
	<i>VOLUNTARY WORKERS</i> CHU STRATA INSURANCE	HU000605310	\$200,000/2000	30/09/25
	<i>FUSION</i> CHU STRATA INSURANCE	HU000605310	Up to \$5,000	30/09/25
	<i>LEGAL DEFENCE</i> CHU STRATA INSURANCE	HU000605310	50,000.00	30/09/25
	<i>FLOATING FLOORS</i> CHU STRATA INSURANCE	HU000605310	Included	30/09/25
	<i>APPEAL EXPENSES</i> CHU STRATA INSURANCE	HU000605310	100,000.00	30/09/25
	<i>FLOOD</i> CHU STRATA INSURANCE	HU000605310	Included	30/09/25

Additional Information

Mortgages or
Securities over
Body Corporate
Assets

Latent or Patent
Defects in
Common
Property or Body
Corporate Assets

Actual or
Contingent or
Expected
Liabilities of Body
Corporate

Circumstances in
Relation to
Affairs of the
Body Corporate

Exceptions to
Statements in
Clause 7.4(3)

CONTRACTS REGISTER
PERINA VILLA CTS 10598

Contractor Name and Address Toowoomba Body Corporate Management 114 Campbell Street Toowoomba City QLD 4305	Details of Duties Administration	Delegated Powers As per contract	Basis of Remuneration \$230 per lot per annum including GST together with fixed disbursements of \$55.00 per lot per annum including GST
Commencement Date	05/06/24	Termination Date	
Term of Contract	3 Years	Finance	
Options	Fixed	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

IMPORTANT INFORMATION FOR BUYERS

You are strongly advised to read all the information provided to you by the seller and obtain independent professional legal advice before signing a contract.

The property to which this certificate relates, is part of a Community Titles Scheme regulated under the *Body Corporate and Community Management Act 1997*. Owning a lot (for example, a unit, apartment or townhouse) in a Community Titles Scheme comes with different rights and obligations to those associated with owning a property that is not part of a Community Titles Scheme. This statement contains important information about owning a lot in a Community Titles Scheme, as well as information specific to the lot you are considering buying.

You may rely on this certificate in a claim against the body corporate as conclusive evidence of matters stated in the certificate (other than to the extent to which the certificate contains an error that is reasonably apparent).

MEMBERSHIP OF BODY CORPORATE

Upon becoming the owner of a lot in a Community Titles Scheme, you will:

- Automatically become a member of the body corporate for the scheme and can take part in the management of the scheme;
- Have to pay contributions towards the body corporates expenses in managing the scheme;
- Have to comply with the body corporate by-laws.
- You must notify the body corporate via a Form 8 that you have become the owner of a lot in the scheme within 1 month.

WARNINGS

- This statement does not include information about –
 - Flooding history
 - Structural soundness of the building or pest infestation
 - Current or historical use of the property
 - Current or historical use of the property
 - Current or past building approvals for the property
 - Limits imposed by planning laws on the use of the land
 - Services that are or may be connected to the property
- You are encouraged to make your own enquiries about these matters prior to signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.
- No warranty is given that the use of the land is legal. Further information about land use, transport, sewerage and drainage infrastructure, vegetation and flooding may be available from local government.
- If the property is part of a Community Title Scheme, it may be subject to had have the benefit of statutory easements under the *Land Titles Act 1994*, which are not required to be disclosed.

SELLER STATEMENTS

Under the Body Corporate and Community Management Act 1997, certain warranties about some aspects of the Community Titles Scheme are implied in a contract for the sale of a lot. If you discover a breach of a warranty before settlement, you may have a right to terminate the contract. The warranties are:

- At the date of the contract there are no latent or patent defects in the common property or the body corporate assets (other than defects arising through fair wear and tear or disclosed in the contract) known to the seller or disclosed in the body corporate records;
- At the date of the contract, there are no actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses (other than disclosure in the contract) known to the seller or disclosed in the body corporate records;

- At completion of the contract, there are no circumstances known to the seller in relation to the affairs of the body corporate likely to materially prejudice the buyer;
- To the seller's knowledge, there are no other unregistered or statutory easements, covenants or encumbrances affecting the property that will not be released at settlement other than those disclosed with this statement;
- The seller states that written notice is not required under the *Environmental Protection Act 1994*, section 347, 362 or 408, unless notice is given with this statement;
- The seller states that there are no tree orders or applications under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property unless notice is given with this statement;
- The seller states that no building work has been carried out by an unlicensed person in the last six years unless a notice under the *Queensland Building and Construction Commission Act 1991*, section 47 is given with this statement;
- No warranties are given about the structural soundness of the building/s or improvements on the property. It is recommended that a buyer engage a licensed building inspector to inspect the building and provide a report;
- If the property is a commercial office building of more than 1000m² a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register;
- To the seller's knowledge, there are no current orders, notices or transport infrastructure proposals affecting the land issued by a State or local government or other relevant authority that may affect the title to or use of the land after settlement, except as disclosed in this statement.

SHORT TERM LETTING IN COMMUNITY TITLES SCHEMES

The lawful use of a lot, including whether a lot can be used for short-term letting, is determined by the relevant local government under the applicable planning laws, instruments and documents. You may wish to seek advice from the relevant local government authority or your solicitor about the permitted lawful use of the lot, including whether the permitted lawful use may subsequently change.

It is possible that lots in the Community Titles Scheme are currently being used (or will in future be used) lawfully or unlawfully for short-term or transient accommodation (for example, by being advertised on AirBNB).

Relevant planning and development documents can be obtained from the relevant local government. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

OBTAINING FURTHER INFORMATION

You are strongly advised to conduct a search of the body corporate records for the Community Titles Scheme which the property you are buying is part of. A search of the body corporate records, including financial records and statements; minutes of body corporate general meetings and committee meetings; and correspondence sent and received by the body corporate, can provide important information about the scheme that is not included in this certificate, such as:

- Disputes relating to the Community Titles Scheme;
- The need for major body corporate expenditure in the future;
- Any legal action the body corporate may be involved in;
- Orders made against the body corporate, or in relation to the scheme, by a judicial or administrative authority.

To search the body corporate records, contact the person responsible for keeping the body corporate records.