



Specialising in:  
**Matthews**  
**BODY CORPORATE MANAGEMENT**

Matthews Body Corporate Management  
ABN: 59 609 542 494  
PO Box 171  
ANNERLEY QLD 4103  
Ph: (07) 3848 0655 Fax: (07) 3848 0172  
bodycorp@matthewsrealestate.com.au

07/07/2022

K & G Liddle Family Super Fund Pty Ltd  
Lot 2 21 Villa Street

ANNERLEY QLD 4103

Dear K & G Liddle Family Super Fund Pty Ltd,

Re: Information for Disclosure Statement  
Lot **2** at **VIEWS ON THE VILLA** CTS **36268**

In response to your request, please find attached the Body Corporate Disclosure Statement for the above property. This certificate is intended for use for the purposes of Section 206(1) of the Body Corporate and Community Management Act 1997("Act").

We have also included some additional information regarding this body corporate and lot which you may find useful. Please note this additional information does not form part of the disclosure Statement.

Please note the following:

- a. The additional information provided does not form part of the Disclosure Statement;
- b. Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- c. A Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose;
- d. A Disclosure Statement only showed improvements authorized and recorded by the body corporate, unauthorized improvements being a matter that should be raised and/or dealt with by the Seller; and
- e. For contractual disclosure purposes.

Regards,

**MATTHEWS BODY CORPORATE MANAGEMENT**

**\*\* Please identify your building and/or address of building when contacting the office \*\***

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

as at 07/07/2022

**Body Corporate**

Name of Scheme: VIEWS ON THE VILLA

Community Titles Scheme: 36268

Lot No: 2

Plan No: SP175132

Address: 21 VILLA STREET

Suburb: ANNERLEY

STATE: QLD

POSTCODE: 4103

***PRESCRIBED INFORMATION*****Secretary  
Details**

Name: MARGARET FAY SPRINGER,

Address: C/- PO Box 171

Suburb: ANNERLEY QLD 4103

Ph: (07) 3848 0655 Fax: (07) 3848 0172

**Body Corporate  
Manager**

Name: Matthews Body Corporate Management

Address: PO Box 171

Suburb: ANNERLEY QLD 4103

Ph: (07) 3848 0655 Fax: (07) 3848 0172

**Body Corporate  
Committee**

Is there a committee for this Body Corporate?

Yes

If there is a committee, is the Body Corporate Manager engaged to perform the functions of the committee?

No

**Annual  
Contributions  
& Levies**

Levies Determined by the Body Corporate for this Lot

| Administrative Fund                    | Amount            | Due Date   | Discount      | If Paid by |
|----------------------------------------|-------------------|------------|---------------|------------|
| 01/06/2022 - 31/08/2022                | \$313.50          | 01/06/2022 | \$0.00        | 01/06/2022 |
| 01/09/2022 - 30/11/2022                | \$313.50          | 01/09/2022 | \$0.00        | 01/09/2022 |
| 01/12/2022 - 28/02/2023                | \$313.50          | 01/12/2022 | \$0.00        | 01/12/2022 |
| 01/03/2023 - 31/05/2023                | \$313.50          | 01/03/2023 | \$0.00        | 01/03/2023 |
|                                        |                   |            |               |            |
| <b>Annual Administrative Fund Levy</b> | <b>\$1,254.00</b> |            | <b>\$0.00</b> |            |

| Sinking Fund                    | Amount          | Due Date   | Discount      | If Paid by |
|---------------------------------|-----------------|------------|---------------|------------|
| 01/06/2022 - 31/08/2022         | \$246.50        | 01/06/2022 | \$0.00        | 01/06/2022 |
| 01/09/2022 - 30/11/2022         | \$246.50        | 01/09/2022 | \$0.00        | 01/09/2022 |
| 01/12/2022 - 28/02/2023         | \$246.50        | 01/12/2022 | \$0.00        | 01/12/2022 |
| 01/03/2023 - 31/05/2023         | \$246.50        | 01/03/2023 | \$0.00        | 01/03/2023 |
|                                 |                 |            |               |            |
| <b>Annual Sinking Fund Levy</b> | <b>\$986.00</b> |            | <b>\$0.00</b> |            |

**Other:**

2.5% Interest applies to late paid levied.

Initials \_\_\_\_\_

*Body Corporate and Community Management Act 1997*  
Section 206  
**INFORMATION FOR DISCLOSURE STATEMENT**  
as at 07/07/2022

**VIEWS ON THE VILLA CTS 36268**  
**Lot Number: 2**

***PRESCRIBED INFORMATION (Continued)***

**Improvements  
on Common  
Property for  
which Buyer  
will be  
Responsible**

Any security/fly screens, updated door locks, lot improvements, any other approved or pre-existing air conditions.

Refer to the below link from the BCCM website for further **maintenance responsibilities**:  
<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/maintenance/format-plan>

**Area Marked A on Exclusive use Plan - 1 x 51m2 exclusive use of Common Property.**

**Regulation  
Module**

This complex is a **Small Module**.

**Body Corporate  
Assets Required  
to Be Recorded  
on Register**

There are no assets required to be recorded.

**Information  
Prescribed  
under Regulation  
Module**

This complex is a **Building Format Plan**.

**Signing**

DocuSigned by:  
  
3A4546E25180452...

\_\_\_\_\_  
Seller/Seller's Agent

\_\_\_\_\_  
Witness

Date \_\_\_\_\_

**Buyer's  
Acknowledgement**

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

Date \_\_\_\_\_

*Initials* \_\_\_\_\_

*Body Corporate and Community Management Act 1997*

## Section 206

**INFORMATION FOR DISCLOSURE STATEMENT**

as at 07/07/2022

**VIEWS ON THE VILLA CTS 36268****Lot Number: 2****Additional Information****Lot  
entitlements And  
other Matters**

| Schedule Name         | Entitlement Building Aggregate | Entitlement of Lot |
|-----------------------|--------------------------------|--------------------|
| Contribution Schedule | 4                              | 1                  |
|                       |                                |                    |
|                       |                                |                    |

Balance of Sinking Fund: \$22,849.33  
AS AT: 07/07/2022

**Insurance**

Insurer: AAMI  
Policy No: HSA095342226  
Policy Period: 14/07/2022 - 14/07/2023  
Building/Common Property: \$2,756,300.00

AS AT: 07/07/2022

**Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate  
Assets**

[Section 223 (2) (a) Body Corporate and Community Management Act 1997]

The Seller is not aware of any latent or patent defects which would be in the common property or body corporate assets as at the Settlement Date.

**Actual or  
Contingent or  
Expected  
Liabilities of  
Body Corporate**

[Section 223 (3) Body Corporate and Community Management Act 1997]

The Seller is not aware of any actual, contingent or expected liabilities of the Body Corporate other than liabilities that can reasonably be regarded as normal operating expenses.

**Circumstances  
in Relation to  
Affairs of the  
Body Corporate**

[Section 223 (3) Body Corporate and Community Management Act 1997]

There are no circumstances to the Seller's knowledge in relation to the affairs of the body corporate which are likely to materially prejudice the Buyer.

**Exceptions to  
Statements in  
Clause 7.4(2)**

The Seller is not aware of any exceptions.

N.B.: (1). THE ABOVE INFORMATION IS CURRENT AS OF **07/07/2022** AND SHOULD NOT BE USED FOR ANY REASON OTHER THAN IN THE PREPARATION OF A CONTRACT OF SALE. IT IS OTHERWISE CONFIDENTIAL TO THE "VIEWS ON THE VILLA CTS 36268" BODY CORPORATE.

(2). IF SOME CONSIDERABLE TIME ELAPSES BEFORE THIS INFORMATION IS REQUIRED ON A CONTRACT, THEN CONFIRMATION SHOULD BE SOUGHT FROM THE BODY CORPORATE MANAGER AT THAT TIME.



Stratamatt trading as  
**Matthews**  
BODY CORPORATE MANAGEMENT

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bodycorp@matthewsrealestate.com.au

Date: 07/07/2022

Ref:

## TAX INVOICE

Preparation of Body Corporate Information for Disclosure Statement  
VIEWS ON THE VILLA  
CTS 36268 Lot 2  
ABN: 57 261 524 522

TO Supply one (1) 'Disclosure Statement' For the  
above-named Body Corporate

TO OUR FEE HEREIN

TOTAL \$189.50 (Includes  
\$17.23 GST)

**PAID**