search assist

Search Assist Qld

Search Agents

SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 25 ON SP201776**

BIRCHGROVE RESIDENTIAL COMMUNITY CTS 36876

VENDOR/S **SUELLEN LOUISE SCROOPE**

LOTS IN A COMMUNITY TITLES SCHEME

The Lot is a lot in a community Titles Scheme and the Seller gives notice to the Buyer of the following matters:

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS (s223(2)(a)(b))

To the Sellers knowledge,
Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract, the Seller is not aware of any other Latent or Patent defects in the common property or body corporate assets other that defects arising through fair wear and tear.

This includes outstanding building defects and other current matters which have been reported during the last 12 months only. Please be aware that it is a possibility that other matters may exist but these fall outside the scope of this report. Purchasers should obtain a full Strata Inspection Report that will include an extensive building history and complete records of other matters of interest.

(b) ACTUAL OR CONTINGENT OR EXPECTED LIABILITIES OF THE BODY CORPORATE (s223 (2)(c)(d))

To the Sellers knowledge,
Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract, the Seller is not aware of any other actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.

(c) CIRCUMSTANCES IN RELATION TO THE AFFAIRS OF THE BODY CORPORATE (s 223 (3))

Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract , the Seller is not aware of any other circumstances in relation to the affairs of the Body Corporate likely to materially prejudice the buyer.

(d) COMMUNITY MANAGEMENT STATEMENT (clause 12.9(1)(a) or (Clause 13.9(1)(a)

At the date of this Disclosure Statement CMS Dealing No. 718265848

was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

Seller is not aware of any intention of the Body Corporate to lodge a new CMS.

(e) UNAPPROVED IMPROVEMENTS ON COMMON PROPERTY BENEFITTING THE LOT (clause 12.9(1)(b)) OR (Clause 13.9(1)(b))

All necessary consents to any improvements made on common property are in force.

(f) OUTSTANDING BY-LAW CONTRAVENTION NOTICES (clause 12.9.(1)(c)) OR (clause 13.9(1)(c))

Within the last 12 months the Seller has not received any notice of a by-law contravention relating to the lot that has not been fully complied with.

(g) PROPOSED BODY CORPORATE RESOLUTIONS (clause 12.10) OR (clause 13.10)

Search of the Body Corporate has revealed:

No notice of a General or Committee Meeting not yet held was found in the records of the Body Corporate.

MATTERS AFFECTING THE PROPERTY (Clause 7.4)

To prevent inconsistant disclosure and unnecessary duplication the Seller gives Disclosure of points 1(a) to 1(f) inclusive under the Sellers Disclosure Form 2. The parties shall rely on the Sellers Disclosure Form 2 documented in Parts 3 & 4 and search results for all matters concerning notices, orders and related searches that remain in effect and that impose obligations to undertake works or incur expenditure by any local, State or Commonwealth authority, court, tribunal or other competent authority.

1. Subject to clause 7.8, the Seller warrants that, at the Contract Date:

(a) there is no outstanding enforcement notice under Section 248 of the *Building Act 1975* or Section 168 of the *Planning Act 2016* that affects the property.

(b) there is no outstanding show cause notice under Section 246AG(1) or 247 of the *Building Act 1975* or Section 167 of the *Planning Act 2016* that affects the property;

(c) the Seller has not received any other communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(1)(a), or 7.4(1)(b) or an Enforcement Notice;

(d) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the property;

(e) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Lot; and

(f) The Seller is not aware of any facts or circumstances that may lead to the Lot being classified as contaminated land within the meaning of the Environmental Protection Act 1994.

2. Subject to clause 7.8, the Seller warrants that, at settlement:

(a) if the Lot is freehold, it will be the registered owner of an estate in fee simple in the Lot and will own the rest of the property;

(b) if the Lot is leasehold, it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;

(c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and

(d) there will be no unsatisfied Court order or writ of execution affecting the property.

3. Subject to clause 7.8, if the Seller breaches a warranty in clause 7.4(1) or 7.4(2), without limiting any other remedy, the Buyer may terminate this contract by notice to the Seller given before settlement.

4. The Seller warrants that:

(a) The statement made by the Seller in the Reference Schedule under Residential Tenancy Agreement and Rooming Accommodation Agreements are true and correct; and

(b) if there are Tenancies, the current rent complies with the requirements of section 91 and 93 of the RTRA Act, as those sections applied on the date of each Tenancy.

5. If the Seller's warranty in clause 7.4(4) is incorrect, the Buyer's only remedy against the Seller is for compensation. The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.4(5).

*** To view an extract of the Acts quoted in this Implied Warranty Statement go to page 7 of this document.*

MINUTES OF MEETINGS A copy of the Minutes of General Meeting Minutes and Committee Meeting Minutes for the last 18 months are attached. Please note that Voting Outside Committee Meeting Minutes that relate to minor matters such as pet approvals and renovation requests have not been included.

AGM dated 23rd July 2024

CM dated 8th July 2025

AGM dated 2nd September 2025

CM dated 5th November 2025

COMPLIANCE BUILDING REPORTS - Reports noted below are an indication of when the last reporting for each Compliance Report was carried out. A copy of these reports can be obtained from the Body Corporate files.

Report Dated	Name of Report
29.07.20	Insurance Valuation - Recommended to be updated 5 yearly
22.09.25	Switchboard inspection - Recommended to be carried out 2 yearly
03.11.21	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)
28.08.24	Termite Inspection - Recommended to be updated annually.
12.12.25	Safety Audit - Recommended to be be updated annually

OTHER BUILDING REPORTS - Relevant Reports relating to current identified Defects or outstanding liabilities

Gutter and Downpipe report undated

Warning to Seller: The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. If you are aware of any matters not disclosed above, please advise Search Assist urgently so we can reinvestigate the records.

In accordance with the Terms of the Contract Clause 8.3(2) Seller's Obligations after Contract Date - Should you receive any notice, order or proceedings that affects the Property or requires work or expenditure on the property, you must give a copy of any such document to the Buyer without delay. This includes notices of any Committee Meetings or General Meetings issued by the Body Corporate Managers. Failure to provide a copy of any Notices, Orders or proceedings to the buyer will put you in breach of the Contract under this Clause.

In the event that your property has not been placed under Contract within 90 days of the date of this Implied Warranty Statement, we strongly recommend that you obtain an Updated Disclosure Statement. This can be ordered through our website.

This Report was prepared on: 16 June 2026 Order No 9535

P Tomer

22/6/2026 | 11:56 AM AEST

Signature of Seller(s) or person authorised by the Seller(s)	*Capacity of person signing*	*Dated*
Signature of Witness	*Name*	*Dated*

ACKNOWLEDGEMENT

The Buyer acknowledges having received this Disclosure Statement before entering into the contract to buy the above lot.

Signature of Buyer	*Signature of Buyer*	*Dated*
Signature of Witness	*Name*	*Dated*

DISCLAIMER

The information contained in this Report is derived entirely from an inspection of the records made available to us by the Body Corporate representative. We are unable to guarantee that all Body Corporate records were made available to us at the time of our inspection or attest to the accuracy of the information contained in those records.

In some cases, Managing Agents hold “work in progress” files which may not be produced. In most cases, records are stored electronically. In these instances, the Body Corporate Search team prepare a separate "Search file" specifically loaded for the inspection and it is obvioius to our Search Inspector that not all records are provided. We can only request documents that we can identify to be clearly missing.

We have not inspected the building and we cannot necessarily determine from the records whether the building is well maintained.
Unless otherwise indicated, the information in our report has been obtained solely from the records made available to our inspector.
Whilst every effort is made to ensure the accuracy of the information contained in this report, we cannot accept liability for any incorrect information that may be obtained from those records and no responsibility is taken for any errors or omissions.

“The goal of the new disclosure laws is to promote transparency and ensure buyers have clear, standardized information to make informed decisions.
It does not require the broad redaction of other lot owners' names; however, it does require the disclosure of encumbrances, including body corporate details where applicable, which may include the names of other lot owners to some extent, though the primary focus is on legal and transactional details rather than personal identification.

✅ Best Practices to Mitigate Risk:

- Controlled Access: Agents and sellers should limit distribution of these documents to genuinely interested parties.
- Legal Guidance: Sellers should consult their solicitor to understand what personal information is disclosed and how it will be handled.
- Secure Handling: Practitioners should follow the QLS Conveyancing Protocol to ensure privacy and compliance B.”

Notes regarding Utilities

This report is not privy to unpaid utility amounts (i.e.. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

search assist

Body Corporate Search Agents
Email: admin@searchassist.com.au
Web Address: www.searchassist.com.au
PO Box 10623 Adelaide Street Brisbane Qld 4000
Search Assist Qld ACN 689 096 802

Section 246AG of the Building Act 1975

Show Cause notice procedure and decisions

(1) The local government must, before cancelling the pool safety certificate under section 246AF(2) give the owner of the regulated pool a notice (a *show cause notice*).

(2) The show cause notice must state each of the following:-

(a) that the local government proposed cancelling the pool safety certificate for the pool;

(b) the grounds for cancelling the pool safety certificate;

(c) the facts and circumstances forming the basis for the grounds;

(d) that the owner of the pool may, within a stated period (the *show cause period*) make submissions about why the pool safety certificate should not be cancelled.

(3) The show cause period must end at least 10 business days after the owner is given the show cause notice.

(4) The owner may, within the show cause period, make submissions to the local government about the show cause notice.

(5) The local government must -

(a) consider the submissions; and

(b) decide whether to cancel the pool safety certificate for the pool.

(6) If the local government decides not to cancel the pool safety certificate, it must give the owner notice of the decision.

(7) If the local government decides to cancel the pool safety certificate, it must give the owner an information notice about the decision.

(8) A decision to cancel the pool safety certificate takes effect at the end of 10 business days after the information notice is given unless the owner sooner appeals the decision.

(9) If the owner appeals the decision to cancel the pool safety certificate, the decision is stayed until -

(a) the appeal is withdrawn; or

(b) the appeal is dismissed.

Section 247 of the Building Act 1975

(1) A notice (a *show cause notice*) inviting a person to show cause why an enforcement or revocation notice should not be given to the person must -

(a) be in writing; and

(b) outline the facts and circumstances forming the basis for the belief that an enforcement or revocation notice should be given to the person; and

(c) state that representations may be made about the show cause notice; and

(d) state how the representations may be made; and

(e) state where the representations may be made or sent; and

(f) state -

(i) a day and time for making the representations; or

(ii) a period within which the representations must be made.

(2) The day or period stated in the notice must be, or must end, at least 20 business days after the notice is given.

Section 248 of the Building Act 1975

(Enforcement notice from Local government if they believe the building was

1. A local government may give a notice (an enforcement notice) to the owner of a building, structure or building work if the local government reasonably believes the building, structure or building work -

(a) was built before the commencement of this section without, or not in accordance with, the approval of the local government; or

(b) is dangerous; or

(c) is in a dilapidated condition; or

(d) is unfit for use or occupation; or

(e) is filthy, infected with disease or infested with vermin.

2. A local government may also give an enforcement notice to a person who does not comply with a particular matter in this Act.
3. However, before a local government gives a person an enforcement notice, the local government must give the person a show cause notice.
4. Subsection (3) applies only if the matter, about which the local government is proposing to give the enforcement notice, is not of a dangerous or minor nature.
5. An enforcement notice given under this section is taken to be an enforcement notice given under the Planning Act, section 590.

Links to the Body Corporate and Community Management Act 1997, Residential Tenancies and Rooming Accommodation Act and Environmental Protection Act 1994 can be found on our website. Please copy and paste the following link into your Browser: https://searchassist.com.au/resources/

www.searchassist.com.au/resources/

STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au
T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC21003576
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCI034-Policy-RS-PPW-02/2021 Supplementary Product Disclosure Statement SCIA-036_SPDS_RSC-10/2021
THE INSURED	Body Corporate for Birchgrove Residential Community Community Title Scheme 36876
SITUATION	66 Groth Road, Boondall, QLD, 4034
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/05/2026 Expiry Date: 4:00pm on 31/05/2027
INTERMEDIARY	MAI Strata Pty Ltd
ADDRESS	GPO Box 3025, Brisbane, QLD, 4001
DATE OF ISSUE	25/05/2026

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$11,151,267
		Common Area Contents	$106,202
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$1,672,690
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		$10,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		$100,000
SECTION 6	Office Bearers' Liability		$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		$1,672,690
SECTION 9	PART A	Government Audit Costs – Professional Fees	$25,000
	PART B	Appeal Expenses	$100,000
	PART C	Legal Defence Expenses	$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

Sinking Fund Forecast

Property Name: Birchgrove Residential Community
CTS No.: 36876
Address: 64 - 66 Groth Road, Boondall

Date of Report: 3 November 2021
Prepared By: Chris Podmore *BUrbDev (QuantSurv) Hons*
Authorised By: Zac Gleeson *BUrbDev (QuantSurv) Hons* MAIQS, CQS

Strata Compliance Solutions Pty Ltd
ABN. 32 136 804 870
P. (07) 5552 0729
E. info@stratacompliancesolutions.com.au
W. www.stratacompliancesolutions.com.au

Contents

The Brief

Strata Compliance Solutions Pty Ltd has been commissioned on behalf of the Body Corporate to prepare a report to analyse the anticipated expenditure for the next fifteen [15] years for replacing the common area capital items.

The site is located at 64 - 66 Groth Road, Boondall.

Sinking Funds Defined

The purpose of this document is to provide a sinking fund forecast budget to cover the costs of repair, replacement and upgrade of capital cost items.

As per the Body Corporate and Community Management regulations, a Sinking Fund item is defined as “an item that needs replacement or major maintenance at a minimum of 2 – 3 years”. This differs to an Administrative Fund, which covers items such as swimming pool cleaning, lawn mowing and other annual or regular maintenance or replacement type costs maintained or replaced within every 1 – 3 years.

A Sinking Fund budget must allow for raising a reasonable capital amount from contributions to provide for necessary and reasonable spending for the current financial year, and to reserve an amount to meet likely spending for at least the next nine [9] years (this forecast includes for the next 14 years) after the current financial year, having regard to:

a. Likely spending of a capital or non-recurrent nature.
b. Replacement of major capital items.
c. Other costs that should reasonably be met from capital.

Methodology

A fifteen [15] year forecast period has been adopted which is more than the recommended minimum forecast of ten [10] years. Fifteen [15] years is therefore utilised as the contributing time period for all works with a greater than 15 year ‘estimated life in years.

If the identified capital items within this schedule were put to tender it would be reasonable to expect that the quotations would vary significantly; however, we believe that the allowances shown provide for good workmanship and suitable materials and are therefore a fair and reasonable allowance.

The following schedules are supplied to assist the Body Corporate in calculating a suitable provision, which should be allowed for future works as described above; however, to conform with the Body Corporate and Community Management Regulation 2008, it is recommended that the sinking fund schedules be reviewed on a yearly basis to account for major capital works items falling outside the forecasted period of fifteen [15] years.

This report is exclusive of GST.

Assumptions / Clarifications

This report has been based on the following:

Plan Type	Building Format Plan
Current Year End Date	30/04/2022
Opening Sinking Fund Balance	$47,138
Date of Inspection	19/10/2021
Building Cost Inflation	3.5%
Interest Rate on Bank Deposits	0.65%
Income Tax Rate payable on Interest	30%
Goods and Services Tax (GST)	Excluded

Cash Flow Forecast Summary

The table below summarises our forecasted cash flow of the sinking fund:

Year	Date			Opening Balance	Sinking Fund Levies	Estimated Sinking Fund Expenditure	Interest Earned	Tax on interest	Closing Balance
		-	2021	-	-	-	-	-	47,138
1	2021	-	2022	47,138	14,311	(19,231)	291	(87)	42,422
2	2022	-	2023	42,422	18,815	(0)	337	(101)	61,473
3	2023	-	2024	61,473	22,754	(9,646)	443	(133)	74,892
4	2024	-	2025	74,892	26,681	(18,315)	515	(155)	83,619
5	2025	-	2026	83,619	31,214	(12,399)	606	(182)	102,858
6	2026	-	2027	102,858	32,218	(44,828)	629	(189)	90,688
7	2027	-	2028	90,688	33,421	(0)	699	(210)	124,598
8	2028	-	2029	124,598	34,500	(11,456)	886	(266)	148,263
9	2029	-	2030	148,263	35,617	(0)	1,081	(324)	184,637
10	2030	-	2031	184,637	36,722	(14,727)	1,274	(382)	207,524
11	2031	-	2032	207,524	37,834	(96,604)	1,161	(348)	149,567
12	2032	-	2033	149,567	39,443	(3,173)	1,092	(328)	186,602
13	2033	-	2034	186,602	40,616	(197,332)	707	(212)	30,380
14	2034	-	2035	30,380	42,702	(20,978)	269	(81)	52,293
15	2035	-	2036	52,293	44,346	(17,491)	428	(128)	79,447

Item Summary

The table below represents our estimate of the current replacement cost allocated to each capital cost item. It also details, in our opinion, the expected life expectancy of the asset along with the estimated remaining life until capital expenditure will need to occur to replace/maintain the capital cost item.

No.	Location	Work Type	Description	Estimated Life in Years	Estimated Remaining Life	Estimated Current Replacement Cost	Required fund to date	Actual fund to date
1	Roof	Maintain / repair	Gutters and downpipes	27	13	30,300	4,040	2,491
2	Roof	Repair	Roof tiles (re-point, minor replacements)	27	13	87,175	11,623	7,168
3	External	Repaint	External surfaces	12	11	30,730	2,561	1,579
4	External	Replace / repair	Garage doors (progressive)	5	5	10,440	-	-
5	External	Maintain / repair	Windows and doors	20	6	4,350	2,610	1,609
6	Car parking or basement	Repaint	Linemarking	12	12	2,100	-	-
7	Car parking or basement	Replace / repair	Security gate	25	11	12,000	3,200	1,973
8	Car parking or basement	Replace / repair	Security gate motor	15	1	5,600	5,227	3,223
9	Electrical	Repair	Street Lighting (progressive)	10	4	12,960	7,776	4,795
10	Siteworks	Rejuvenate	Gardens and grounds	7	4	3,000	1,286	793
11	Siteworks	Replace	Mailboxes	20	1	2,483	2,317	1,429
12	Siteworks	Repair	Roadways - patch and repair	15	1	8,300	7,747	4,777
13	Siteworks	Replace / repair	Roadways - reprofile / seal	20	6	29,920	17,952	11,070
14	Siteworks	Replace / repair	Timber fencing - perimeter (50% share)	25	11	18,240	4,864	2,999
15	General Allowances	Maintain / repair	Building works	5	3	5,800	2,320	1,431
16	General Allowances	Repair	Electrical works allowance	5	3	2,900	1,160	715
17	General Allowances	Repair	Plumbing / pipework (allowance)	5	1	2,198	1,758	1,084
							76,441	47,138

Cashflow

The table below represents our forecast of the cashflow.

				- 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036
	Opening Balance				47,138	42,422	61,473	74,892	83,619	102,858	90,688	124,598	148,263	184,637	207,524	149,567	186,602	30,380	52,293
	Levies (from Calculated Levies)				14,311	18,815	22,754	26,681	31,214	32,218	33,421	34,500	35,617	36,722	37,834	39,443	40,616	42,702	44,346
	Interest Earned				291	337	443	515	606	629	699	886	1,081	1,274	1,161	1,092	707	269	428
	LESS Tax on interest				(87)	(101)	(133)	(155)	(182)	(189)	(210)	(266)	(324)	(382)	(348)	(328)	(212)	(81)	(128)
	Cash Income				61,653	61,473	84,538	101,934	115,257	135,516	124,598	159,719	184,637	222,251	246,171	189,775	227,712	73,271	96,938
	Expenditure																		
1	Roof	Maintain / repair	Gutters and downpipes														47,388		
2	Roof	Repair	Roof tiles (re-point, minor replacements)														136,338		
3	External	Repaint	External surfaces												44,865				
4	External	Replace / repair	Garage doors (progressive)						12,399					14,727					17,491
5	External	Maintain / repair	Windows and doors							5,347									
6	Car parking or basement	Repaint	Linemarking													3,173			
7	Car parking or basement	Replace / repair	Security gate												17,520				
8	Car parking or basement	Replace / repair	Security gate motor		5,796														
9	Electrical	Repair	Street Lighting (progressive)					14,872										20,978	
10	Siteworks	Rejuvenate	Gardens and grounds					3,443							4,380				
11	Siteworks	Replace	Mailboxes		2,570														
12	Siteworks	Repair	Roadways - patch and repair		8,590														
13	Siteworks	Replace / repair	Roadways - reprofile / seal							36,779									
14	Siteworks	Replace / repair	Timber fencing - perimeter (50% share)												26,630				
15	General Allowances	Maintain / repair	Building works				6,431					7,637					9,071		
16	General Allowances	Repair	Electrical works allowance				3,215					3,819					4,535		
17	General Allowances	Repair	Plumbing / pipework (allowance)		2,275					2,702					3,209				
			Cash Expended		19,231	0	9,646	18,315	12,399	44,828	0	11,456	0	14,727	96,604	3,173	197,332	20,978	17,491
			Closing Cash Balance	**47,138**	**42,422**	**61,473**	**74,892**	**83,619**	**102,858**	**90,688**	**124,598**	**148,263**	**184,637**	**207,524**	**149,567**	**186,602**	**30,380**	**52,293**	**79,447**

Levy Calculation

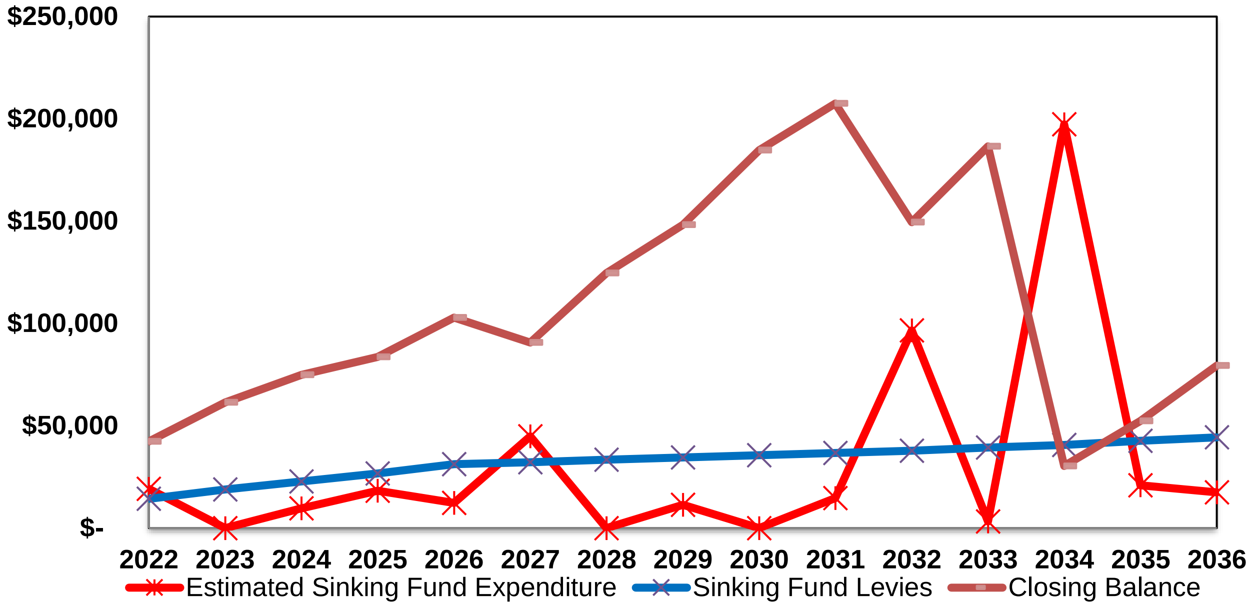
The table below reflects the breakdown of how the proposed levies were calculated and forecast over the reporting period.

No.	Location	Work Type	Description	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036
1	Roof	Maintain / repair	Gutters and downpipes	2,941	3,044	3,150	3,261	3,375	3,493	3,615	3,742	3,873	4,008	4,149	4,294	4,444		
2	Roof	Repair	Roof tiles (re-point, minor replacements)	8,461	8,757	9,064	9,381	9,710	10,049	10,401	10,765	11,142	11,532	11,936	12,353	12,786		
3	External	Repaint	External surfaces	3,414	3,533	3,657	3,785	3,917	4,055	4,197	4,343	4,495	4,653	4,816	4,643	4,805	4,973	5,148
4	External	Replace / repair	Garage doors (progressive)	2,312	2,393	2,477	2,564	2,653	2,746	2,842	2,942	3,045	3,151	3,262	3,376	3,494	3,616	3,743
5	External	Maintain / repair	Windows and doors	816	845	875	905	937	970						551	571	591	611
6	Car parking or basement	Repaint	Linemarking	217	225	233	241	249	258	267	276	286	296	307	317	328	340	352
7	Car parking or basement	Replace / repair	Security gate	1,333	1,380	1,428	1,478	1,530	1,583	1,639	1,696	1,755	1,817	1,880				
8	Car parking or basement	Replace / repair	Security gate motor	5,796	503	521	539	558	577	598	619	640	663	686	710	735	760	787
9	Electrical	Repair	Street Lighting (progressive)	3,528	3,652	3,780	3,912	1,788	1,851	1,916	1,983	2,052	2,124	2,198	2,275	2,355	2,437	2,522
10	Siteworks	Rejuvenate	Gardens and grounds	817	845	875	906	563	583	603	624	646	669	692	716	741	767	794
11	Siteworks	Replace	Mailboxes	2,570						265	274	284	294	304	315	326	337	349
12	Siteworks	Repair	Roadways - patch and repair	8,591	746	772	799	827	856	886	917	949	982	1,016	1,052	1,089	1,127	1,166
13	Siteworks	Replace / repair	Roadways - reprofile / seal	5,615	5,812	6,015	6,225	6,443	6,669						3,793	3,925	4,063	4,205
14	Siteworks	Replace / repair	Timber fencing - perimeter (50% share)	2,026	2,097	2,171	2,247	2,325	2,407	2,491	2,578	2,668	2,762	2,858				
15	General Allowances	Maintain / repair	Building works	2,070	2,143	2,218	1,424	1,474	1,526	1,579	1,634	1,692	1,751	1,812	1,876	1,941	2,009	2,080
16	General Allowances	Repair	Electrical works allowance	1,035	1,071	1,109	712	737	763	789	817	846	875	906	938	970	1,004	1,040
17	General Allowances	Repair	Plumbing / pipework (allowance)	2,275	504	522	540	559	578	598	619	641	664	687	711	736	761	788

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	2033 - 2034	2034 - 2035	2035 - 2036
Calculated Levies	53,817	37,550	38,867	38,919	37,645	38,964	32,686	33,829	35,014	36,241	37,509	37,920	39,246	22,785	23,585
Averaged Levies	14,506	19,000	23,000	27,000	31,569	32,674	33,817	35,001	36,226	37,494	38,806	40,164	41,570	43,025	44,531
LESS: Nett Interest Earned on Deposits after Tax	(195)	(185)	(246)	(319)	(355)	(456)	(397)	(501)	(609)	(771)	(972)	(722)	(954)	(323)	(185)
Total Sinking Fund Levies (to Cash Flow)	14,311	18,815	22,754	26,681	31,214	32,218	33,421	34,500	35,617	36,722	37,834	39,443	40,616	42,702	44,346

Cashflow Graph

The image below is a graphical representation of the forecasted cashflow for the fund.



Cost of Building Indexes

The following chart shows the escalation that has occurred to construction costs over previous years from the sources listed. Please note that these published escalation figures are to be used as a guide only, individual areas may have been subject to differing construction industry climates.

	Australian Bureau of Statistics - Index 6427.30 Building Construction - QLD		Australian Institute of Quantity Surveyors Building Cost Index - BRI		Average Annual Increase
	Index	% change	Index	% change	
4th Qtr 2006	92.4		254		
Annual Increase		**5.24%**		**6.28%**	**5.76%**
4th Qtr 2007	98.6		268		
Annual Increase		**6.71%**		**5.51%**	**6.11%**
4th Qtr 2008	104.2		283		
Annual Increase		**5.68%**		**5.60%**	**5.64%**
4th Qtr 2009	99.0		278		
Annual Increase		**-4.99%**		**-1.77%**	**-3.38%**
4th Qtr 2010	99.6		271		
Annual Increase		**0.61%**		**-2.52%**	**-0.96%**
4th Qtr 2011	100.2		273		
Annual Increase		**0.60%**		**0.74%**	**0.67%**
4th Qtr 2012	100.9		275		
Annual Increase		**0.70%**		**0.73%**	**0.72%**
4th Qtr 2013	102.4		277		
Annual Increase		**1.49%**		**0.73%**	**1.11%**
4th Qtr 2014	106.9		285		
Annual Increase		**4.39%**		**2.89%**	**3.64%**
4th Qtr 2015	110.7		301		
Annual Increase		**3.55%**		**5.61%**	**4.58%**
1st Qtr 2016	111.7	0.90%	305	1.33%	
2nd Qtr 2016	112.9	1.07%	308	0.98%	
3rd Qtr 2016	114.0	0.97%	312	1.30%	
4th Qtr 2016	115.7	1.49%	315	0.96%	
Annual Increase		**4.52%**		**4.65%**	**4.58%**
1st Qtr 2017	117.1	1.21%	315	0.00%	
2nd Qtr 2017	118.6	1.28%	318	0.95%	
3rd Qtr 2017	118.3	-0.25%	321	0.94%	
4th Qtr 2017	118.9	0.51%	324	0.93%	
Annual Increase		**2.77%**		**2.86%**	**2.81%**
1st Qtr 2018	119.5	0.50%	324	0.00%	
2nd Qtr 2018	119.7	0.17%	326	0.62%	
3rd Qtr 2018	120.0	0.25%	328	0.61%	
4th Qtr 2018	119.7	-0.25%	331	0.91%	
Annual Increase		**0.67%**		**2.16%**	**1.42%**
1st Qtr 2019	119.9	0.17%	333	0.60%	
2nd Qtr 2019	119.6	-0.25%	334	0.30%	
3rd Qtr 2019	119.9	0.25%	337	0.90%	
4th Qtr 2019	120.5	0.50%	339	0.59%	
Annual Increase		**0.67%**		**2.42%**	**1.54%**
1st Qtr 2020	119.9	-0.50%	339	0.00%	
2nd Qtr 2020	120.1	0.17%	339	0.00%	
3rd Qtr 2020	119.4	-0.58%	339	0.00%	
4th Qtr 2020	121.2	**1.52%**	340	0.29%	
Annual Increase		**0.58%**		**0.29%**	**0.44%**
1st Qtr 2021	122.2	0.83%	TBC	TBC	
2nd Qtr 2021	124.4	1.80%	TBC	TBC	

Limitations of Use

This report has a maximum usage period of five [5] years and is recommended to be reviewed annually due to changes to the subject site, actual works undertaken, and the like. Escalation has been allowed for in this report and it is a prediction based on historical analysis of construction cost data and the changes in these costs over time. As we are only able to forecast likely cost movements, it is necessary to update this sinking fund regularly as recommended.

This report excludes the following items:

a. Structural, or potential structural defects.
b. Refurbishment or general upgrade of common areas.
c. Impacts / costs associated with future changes to legislation.
d. Maintenance contracts [i.e. pool, lifts, fire (incl. testing etc.) and gardening].
e. Abnormal usage of premises.
f. Costs associated due to insufficient normal maintenance.
g. No provision is made for work associated with contaminated land or materials.
h. No soil analysis or geological studies were ordered or made in conjunction with this report.
i. Part only replacement and minor items, which would occur infrequently [whereby the sum of such a replacement does not exceed [$500.00] have not been included in this sinking fund.
j. The sinking fund forecast assumes the Body Corporate will maintain the Administration Fund adequately to account for future costs associated with Item i.
k. Foundation and utility infrastructure works or replacements have not been included in this sinking fund analysis.
l. Any cost implication as a direct result of Covid-19 affecting the supply of materials and labour.
m. Goods and Services Tax [GST].

If an inspection was undertaken, the inspection was a visual inspection limited only to areas of common property fully accessible. The inspection was non-invasive with no attempt to made to remove, modify, dismantle any fixture or fitting nor to assess or test every part of the building and associated plant. The extent of this assessment is based on the assumption that the premises were designed, approved, constructed, and certified in accordance with the relevant authority requirements of the day, and every effort has been made to maintain the premises in accordance with those requirements. The report was compiled without prejudice and in the belief that no pertinent information has been withheld, Strata Compliance Solutions Pty Ltd reserves the right to review the report in the light of such information.

This report is confidential to the Body Corporate, Strata Compliance Solutions Pty Ltd guarantees to the customer that it will not release any information obtained as a result of the inspection to any unrelated parties, and requests that the customer reciprocate likewise.

Strata Compliance Solutions Pty Ltd shall be indemnified against any loss, damage, expense, whether consequential or otherwise, arising from matters resulting from this inspection or raised in this report. No liability is accepted in contract, tort or any other form of liability as a result of any other person acting upon or using this estimate.

BIRCHGROVE RESIDENTIAL COMMUNI CTS 36876
Annual General Meeting minutes

Date	Tuesday, 23 July 2024
Time	04:00 PM
Location	Via Microsoft Teams only, Level 4, 97 Creek Street, Brisbane City, QLD, 4001

Attendance

Lot	Owner	Capacity
1	Peter Lam	Nominee present
3	Melanie Carroll	Owner present (pre-voted)
4	William Coombs	Owner present (pre-voted)
6	Angelo Antonino	Owner present (pre-voted)
8	Lou Anning	Owner present (pre-voted)
10	Anil Pawar	Owner present
11	Kim & Peter Doyle	Paper vote – Owner present for part of meeting
13	Kayleen Dwyer	Owner present (pre-voted)
15	Diane & Don McKay	Owner present (pre-voted)
19	Melissa Pearson	Owner present (pre-voted)
20	Mandy Ruhle	Electronic vote
21	Camille Duncan	Paper vote
22	Ben Brearley	Electronic vote
23	Jackie Saisithidej	Paper vote
26	Bruno Di Fabio	Owner present (pre-voted)
28	Madonna Sheehy	Owner present
29	Kerren Russell	Owner present (pre-voted)

Company Nominee

Lot	Owner	Nominee
1	King Lee Investments Pty Ltd	Peter Lam

Also in attendance
Eric Anning – relative of owner Lot 8
Beau Foster – Lot 18 (last part of meeting – did not vote)

Chairperson Jane Foreman at the request of Diane McKay

Quorum The Chairperson declared that quorum was achieved.

Note: All motions are submitted by the committee unless otherwise stated.

1. Minutes

That the minutes of the last general meeting held on 10th of January 2024 be confirmed.

Ordinary Resolution	**15 Yes**	**0 No**	**2 Abstain**

Motion CARRIED.

2. Statement of accounts

That the body corporate adopts the statement of accounts for the financial year ended 30th of April 2024 as circulated with this notice.

Ordinary Resolution	**16 Yes**	**0 No**	**1 Abstain**

Motion CARRIED.

3. Audit

That the body corporate's statement of accounts for the financial year ending 30th of April 2025 *not* be audited.

Special Resolution	**10 Yes**	**6 No**	**1 Abstain**

Motion DEFEATED.

4. Appointing an auditor

That in the event of an audit being required the body corporate appoint the following:

David Jackson of Hospitality & Strata PTY LTD

Ordinary Resolution	**9 Yes**	**5 No**	**3 Abstain**

Motion CARRIED.

5. Administrative fund budget and contributions

That an administrative fund budget for the year ending 30th of April 2025 and totalling $65,894.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 May 2024	31 Jul 2024	01 May 2024	$19,367.36	$667.84000
To be Issued	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	$19,367.36	$667.84000
To be Issued	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	$13,579.64	$468.26345
To be Issued	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	$13,579.64	$468.26345
Total		**01 May 2024**	**30 Apr 2025**		**$65,894.00**	**$2,272.20690**

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 May 2025	31 Jul 2025	01 May 2025	$16,473.50	$568.05172
To be Issued	Next	01 Aug 2025	31 Oct 2025	01 Aug 2025	$16,473.50	$568.05172
Total		**01 May 2025**	**31 Oct 2025**		**$32,947.00**	**$1,136.10345**

Ordinary Resolution **16 Yes** **1 No** **0 Abstain**

Motion CARRIED.

6. Insurance contributions

That the insurance contributions for the year ending 30th of April 2025 of $14,655.00 including GST be adopted and levied in the following manner.

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
Already Issued	Current	01 May 2024	31 Jul 2024	01 May 2024	$3,285.94	$11.10115
To be Issued	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	$3,285.94	$11.10115
To be Issued	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	$4,041.56	$13.65392
To be Issued	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	$4,041.56	$13.65392
Total		**01 May 2024**	**30 Apr 2025**		**$14,655.00**	**$49.51014**

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
To be Issued	Next	01 May 2025	31 Jul 2025	01 May 2025	$3,663.75	$12.37753
To be Issued	Next	01 Aug 2025	31 Oct 2025	01 Aug 2025	$3,663.75	$12.37753
Total		**01 May 2025**	**31 Oct 2025**		**$7,327.50**	**$24.75507**

Ordinary Resolution **16 Yes** **1 No** **0 Abstain**

Motion CARRIED.

7. Sinking fund budget and contributions

That the sinking fund budget for the year ending 30th of April 2025 and totalling $26,681.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 May 2024	31 Jul 2024	01 May 2024	$5,500.14	$189.66000
To be Issued	Current	01 Aug 2024	31 Oct 2024	01 Aug 2024	$5,500.14	$189.66000
To be Issued	Current	01 Nov 2024	31 Jan 2025	01 Nov 2024	$7,840.36	$270.35724
To be Issued	Current	01 Feb 2025	30 Apr 2025	01 Feb 2025	$7,840.36	$270.35724
Total		**01 May 2024**	**30 Apr 2025**		**$26,681.00**	**$920.03448**

And that the interim levies for the following financial period be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 May 2025	31 Jul 2025	01 May 2025	$6,670.25	$230.00862
To be Issued	Next	01 Aug 2025	31 Oct 2025	01 Aug 2025	$6,670.25	$230.00862
Total		**01 May 2025**	**31 Oct 2025**		**$13,340.50**	**$460.01724**

Ordinary Resolution **14 Yes** **3 No** **0 Abstain**

Motion CARRIED.

8. Insurance

That the following insurance be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
QRSC21003576	Strata Community Insurance	31 May 2025	Building	$10,114,528.00	$2,000.00
			Public Liability	$10,000,000.00	
			Office Bearers	$1,000,000.00	
			Building Catastrophe	$1,517,179.00	
			Legal Claims	$0.00	$1,000.00
TOTAL PREMIUM: $13,111.10					

And that the committee be authorised to obtain market quotes, determine the most suitable policy (considering the best interests of the body corporate, terms and cost), and place insurance at the renewal date.

Ordinary Resolution **16 Yes** **1 No** **0 Abstain**

Motion CARRIED.

9. Variations of agreements - BY SECRET BALLOT

Submitted by Owner Lot 1

THAT the body corporate resolve, by ordinary resolution, secret ballot, without the use of proxies and acknowledging the circulation with this motion of the BCCM Form 20, to amend the management agreement and letting agreement both dated 12 June 2007 between the body corporate and Glen Ashley Swan and Siv Mjos Swan as trustees for the Swan Family Trust (now held by King Lee Investments Pty Ltd ACN 138 926 799) by inserting an option to extend or renew the management agreement and the letting agreement or the term of them for a further period of 5 years from 22 June 2037 to 21 June 2042 and to insert consequent definitions of the "Fourth Further Term"

AND THAT the body corporate enter into a deed of variation of such agreements on substantially the same terms and conditions as those in the deed of variation circulated with this motion and that the common seal of the body corporate be affixed to the said deed of variation by the secretary and any member of the committee or any two members of the committee or the secretary acting alone.

A BCCM form 20 is attached to this motion as required by the Body Corporate and Community Management Act 1997.

Ordinary Resolution
Without use of Proxies

Motion withdrawn prior to the meeting by the proposer

---

10. Variation of agreements

Submitted by owner Lot 1

THAT the body corporate resolve, by ordinary resolution and without the use of proxies to amend the management agreement and letting agreement both dated 12 June 2007 between the body corporate and Glen Ashley Swan and Siv Mjos Swan as trustees for the Swan Family Trust (now held by King Lee Investments Pty Ltd ACN 138 926 799) as follows:

(a) By including in the management agreement the following clause 10.4:

"10.4 Waiver of Termination Rights

(a) In this clause the following terms have the following meanings unless the context otherwise requires:

(i) **Financier**: a financier as that term is defined in the Act from which the Manager has obtained finance on the security of the Agreement;
(ii) **Receivership**: where the Financier is acting in place of the Manager or the Financier has appointed a Controller (as defined in the Corporations Act 2001) for the Agreement; and
(iii) **Specific Termination Provisions**: clause 10.1(c)(i) and 10.1(d) in this Agreement.

(b) During any Receivership, notwithstanding any provision in this Agreement to the contrary, the Body Corporate waives its rights to:

(i) terminate the Agreement under the Specific Termination Provisions;

(ii) refuse the exercise of an option because of a default under the Specific Termination Provisions; and
(iii) refuse to consent to an assignment because of a default under the Specific Termination Provisions."

(b) By including in the letting agreement the following clause 8.4:

"8.4 Waiver of Termination Rights
(a) In this clause the following terms have the following meanings unless the context otherwise requires:
(i) **Financier**: a financier as that term is defined in the Act from which the Letting Agent has obtained finance on the security of the Agreement;
(ii) **Receivership**: where the Financier is acting in place of the Letting Agent or the Financier has appointed a Controller (as defined in the Corporations Act 2001) for the Agreement; and
(iii) **Specific Termination Provisions**: clause 8.1(c)(i) and 8.1(d) in the Agreement.

(b) During any Receivership, notwithstanding any provision in this Agreement to the contrary,, the Body Corporate waives its rights to:
(i) terminate the Agreement under the Specific Termination Provisions;
(ii) refuse the exercise of an option because of a default under the Specific Termination Provisions; and
(iii) refuse to consent to an assignment because of a default under the Specific Termination Provisions."

AND THAT the body corporate enter into an appropriate deed of variation of such agreements incorporating the variations contemplated by this motion (such as the deed of variation proposed in the other variation motion to be considered at this general meeting, or one similar to that deed), and that the common seal of the body corporate be affixed to the said deed of variation by the secretary and any member of the committee or any two members of the committee or the secretary acting alone.

Ordinary Resolution
Without use of Proxies

Motion withdrawn prior to the meeting by the proposer

Election of Committee

Chairperson
Lou Anning has been elected unopposed as Chairperson.
Secretary
Angelo Antonino has been elected unopposed as Secretary.
Treasurer
Angelo Antonino has been elected unopposed as Treasurer.
Ordinary Member
Kayleen Dwyer, Dianne McKay, Melissa Pearson, Kerren Russell & Madonna Sheehy have been elected to the committee.

The chairperson declared the meeting closed at 04:36 PM.

Secretary GPO Box 3025
Brisbane
QLD 4001

BIRCHGROVE RESIDENTIAL COMMUNI CTS 36876
Committee Meeting minutes

Date Friday,8 July 2025
Time 04:00 PM
Location MS Teams, Level 4, 97 Creek Street, Brisbane City QLD 4001

Attendance

Name	Position
Angelo Antonio	Secretary/Treasurer
Madonna Sheehy	Committee Member
Melissa Pearson	Committee Member
Diane McKay	Committee Member

Apologies

Lot	Owner
Lot 8	Lou Anning

Also in attendance
Roger Macfarlaine Representing Archers The Strata Professionals

Chairperson In the absence of Lou Anning, Roger Macfarlaine chaired the meeting and declared that a quorum was achieved at 4:00PM.

1. Minutes

RESOLVED that the minutes of the previous Flying Minutes of Friday 13 September 2024 be accepted.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

2. Business arising

2.1 Business arising

Roof Truss Engineer Quotation was approved and the task completed.

RESOLVED that this task has been completed and to be omitted from future meetings.

4 Yes 0 No 0 Abstain
Motion CARRIED.

3. Caretaker's report

3.1 Caretaker's report

A copy of the Building Manager Report was tabled.

<u>Caretaker Report: Birchgrove Residential Community CTS 36876</u>

Prepared by: Peter Lam (Caretaker)

Key Tasks & Upgrades (Oct 2024 – June 2025)

Infrastructure & System Improvements

1. **Intercom System Upgrade:** Upgraded to a **4G-compatible intercom** system in November 2024 to meet network compliance requirements, ensuring reliable tenant communication.
2. **Street Light Conversion:** Transitioned outdated streetlights to **LED energy-efficient solutions**, significantly improving visibility while reducing operational costs.

Repairs & Restorations

1. **Middle Carpark Fence Restoration:**

   Fences suspected damaged by vehicle. Replaced approximately 2.5 meters of timber fences and reinforced fencing to enhance security and maintain a well-kept environment.

2. **Roof Trusses Realignment and Repairs:**

   Repairs and realignment of the roof trusses across four units have been completed by licensed builder Build Crews, with certification provided by EDGE Consultants confirming compliance with structural standards.

3. **Brick Pillar Reconstruction:** A collapsed pillar supporting **ICT/NBN telecommunications box** was fully restored, securing essential network components.

4. **Unit 19** – Side gate failure due to timber fence movement. The rectification works have now been completed.

5. Gutter cleaning for **Units 19 and 20** was completed in March, ensuring proper drainage and maintenance of the building's exterior.

RESOLVED to accept Resident Managers Report as read.

The Committee briefly discussed a property maintenance plan addressing the following areas:

- **Boundary Fences**: Inspect all boundary fencing and allocate budget for any necessary repairs or replacements.
- **Gutter Cleaning & Inspection**: Set aside funds for regular gutter maintenance to ensure proper function and prevent damage.
- **Roof Inspection Reports**: Budget for professional roof inspections to identify and address potential issues early.
- **Maintenance Schedule**: Establish a comprehensive maintenance plan to ensure ongoing property upkeep and timely interventions.

RESOLVED that the Committee instructed the Caretaker to review the aforementioned topics and present to the Committee for review and deliberation.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

4. Correspondence

4.1 Correspondence

A list of correspondence was tabled.

15.04.25 – Land Valuation Memo
14.01.25 – Lot 3 - Curtains Installation Approval
10.03.25 – Lot 29 – Breach letter – Garden damage to install a basketball hoop in the garden

RESOLVED to accept correspondence as read.

During the discussion/s it was highlighted by one of the Committee member that:

- Committee members are required to participate in upcoming votes and decision-making processes to ensure fair representation and progress. It has been observed that only one or two Committee members regularly engage in discussions and vote on Committee matters/issues. This level of involvement has been deemed insufficient for fair and balanced decision-making.
- The reported bullying incident between Lot 8 & the Caretaker remains unaddressed. Unfortunately, this issue was overlooked and has yet to be formally acknowledged or resolved.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

5. Statement of Accounts

Consideration of Statement of Accounts for the year ended 31 August 2025

5.1 Statement of accounts

The Financial Statements for the period ended 30 April 2025were tabled.
Body Corporate Manager noted that the administrative fund had a total of 1,914.96 and the Sinking Fund amounted to $81,668.45.

RESOLVED to accept Financial Statements as tabled.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

5.2 Levy arrears

The aged balance list was tabled and no owners is in arrears:

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

5.3 Term deposits

The Body Corporate Manager confirmed that the Body Corporate currently had the following funds invested in term deposits:

- $50,000 maturing on 28/07/2025

RESOLVED that, upon maturity on 28/07/2025 the Body Corporate Manager be authorised to rollover the existing term deposit for a further term of three (3) months, at the current interest rate available with Macquarie Bank

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

6. Compliance

6.1 Annual Workplace Health & Safety Audit

The Committee recommends that the Annual Workplace Health and Safety Audit be conducted within the current financial year. A motion has been put forward for inclusion in the agenda of the upcoming Annual General Meeting, allowing all Lot Owners to vote on this proposal.

RESOLVED that the Committee instructed the Strata Manager to include a motion for the Work health and Safety Audit for all Lot owners to vote at the upcoming Annual General Meeting.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

6.2 Insurance valuation - last done 23 July 2020

The Committee has resolved to postpone conducting the insurance valuation until the next financial year.

RESOLVED the Committee instructed the Strata Manager to provide a quote in early 2026 for Committee approval and review.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

7. Contracts

7.1 Contracts

The Contracts Register was tabled and the following items considered:

- Archers Body Corporate Management – A three (3) year termed Administration Agreement is proposed for the AGM dated 1nd August 2025 to 31rd July 2028.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

8. General business

8.1 General business

NIL
4 Yes **0 No** **0 Abstain**
Motion CARRIED.

9. Budgets

9.1 Administrative fund for the year ending 30 April 2026

That the body corporate set the administrative fund budget at $83,550.00 Inc GST for the current financial year and include the budget in the AGM for approval by owners.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

9.2 Insurance contributions for the year ended 30 April 2026

That the body corporate set the insurance contribution at $17,440 Inc GST for the current financial year and include the budget in the AGM for approval by owners.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

9.3 Sinking fund budget for the year ended 30 April 2026

That the body corporate set the sinking fund budget at $22,000.00 Inc GST for the current financial year and include the budget in the AGM for approval by owners.

4 Yes 0 No 0 Abstain

Motion CARRIED.

10. AGM

10.1 Calling AGM

Date & Time: Friday 22 August 2025 at 5:00PM
Location: MS Teams & Level 4, 97 Creek St Brisbane City QLD 4000.

4 Yes 0 No 0 Abstain
Motion CARRIED.

10.2 Statutory motions

- Minutes
- Statement of accounts
- Audit
- Appointing an auditor
- Administrative fund budget and contributions
- Insurance contributions
- Sinking fund budget and contributions
- Insurance
- Archers Management Agreement for 3 years
- Workplace Health 7 Safety Audit
- Fire Audit

4 Yes 0 No 0 Abstain
Motion CARRIED.

10.3 Committee motions

NIL
4 Yes 0 No 0 Abstain
Motion CARRIED.

10.4 Additional motions

Motions to be included in the AGM agenda for voting
Lot 1 - Hellen King Lee
Motion 1: Form 20 – Proposal to amend – Service contractor: King Lee Investments – Signs Erection
Motion 2: Deed of Variation – Mahoneys
Motions: Variation of Agreement – ordinary resolution without use of proxies – secret ballot

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

10.5 Committee nominations

Lot 19 - Melissa Pearson – Committee Member
Lot 3 – Melanie Carrol – Secretary & Committee Member
Lot 8 – Lou Anning - Chairperson
Lot 29 – Marie Lord-West – Committee Member
Lot 15- Diane McKay – Secretary & Committee Member

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

11. Next committee meeting

Date & Time: Friday 22 August 2025 at 5:00PM
Location: MS Teams & Level 4, 97 Creek St Brisbane City QLD 4000.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

The chairperson declared the meeting closed at .

Secretary GPO Box 3025
Brisbane
QLD 4001

BIRCHGROVE RESIDENTIAL COMMUNI CTS 36876
Annual General Meeting minutes

Date	Tuesday, 2nd September 2025
Time	06:00 PM
Location	MS Teams, Level 4, 97 Creek Street, Brisbane City, QLD, 4001

Attendance

Lot	Owner	Capacity
1	King Lee	Owner present (pre-voted)
3	Melanie Carroll	Owner present (pre-voted)
4	William James Coombs	Owner present (pre-voted)
8	Lou Anning	Electronic vote
15	Diane McKay	Owner present (pre-voted)

Also in attendance

Roger Macfarlaine	Representing Archers The Strata Professionals
Alistair Wederell	Body Corporate Returning Officer

Chairperson Roger Macfarlaine

Quorum The Chairperson declared that quorum was achieved and the meeting be reconvened on 9th September 2025 at 4:00pm.

BIRCHGROVE RESIDENTIAL COMMUNI CTS 36876
RECOVENED Annual General Meeting minutes

Date	Tuesday, 9th September 2025
Time	04:00 PM
Location	MS Teams, Level 4, 97 Creek Street, Brisbane City, QLD, 4001

Attendance

Lot	Owner	Capacity
1	Peter Lam	Owner present
3	Melanie Teresa Mary Carroll	Owner present
4	William James Coombs	Paper vote
8	Mary-Louise Sylvia Anning	Owner present
13	Kayleen Margaret Dwyer	Owner present
15	Donald Hugh McKay & Diane Mary McKay	Owner present
19	Melissa Pearson	Owner present
26	Bruno Di Fabio	Owner present

Also in attendance

Roger Macfarlaine	Representing Archers The Strata Professionals
Alistair Wederell	Body Corporate Returning Officer

Company Nominee

Lot	Owner	Proxy Name
1	King Lee Investments Pty Ltd	Peter Lam

Chairperson Roger Macfarlaine

Quorum The Chairperson declared that quorum was achieved.

Note: All motions are submitted by the committee unless otherwise stated.

1. Minutes

That the minutes of the last general meeting held on 23rd of July 2024 be confirmed.

Ordinary Resolution	**7 Yes**	**0 No**	**1 Abstain**

Motion CARRIED.

2. Statement of accounts

That the body corporate adopts the statement of accounts for the financial year ended 30th of April 2025 as circulated with this notice.

Ordinary Resolution	**8 Yes**	**0 No**	**0 Abstain**

Motion CARRIED.

3. Audit

That the body corporate's statement of accounts for the financial year ending 30th of April 2026 *not* be audited.

Special Resolution	**6 Yes**	**2 No**	**0 Abstain**

Motion CARRIED.

4. Appointing an auditor

That in the event of an audit being required the body corporate appoint the following:

Matthew Wallbridge of Hospitality & Strata Pty Ltd

Ordinary Resolution

Motion lapsed as Audit was CARRIED

5. Administrative Fund Budget and contributions

That an administrative fund budget for the year ending 30th of April 2026 and totalling $83,550.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 May 2025	31 Jul 2025	01 May 2025	$16,473.50	$568.05172
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$16,473.50	$568.05172
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$25,301.50	$872.46552
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$25,301.50	$872.46552
Total		**01 May 2025**	**30 Apr 2026**		**$83,550.00**	**$2,881.03448**

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 May 2026	31 Jul 2026	01 May 2026	$20,887.50	$720.25862
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$20,887.50	$720.25862
Total		**01 May 2026**	**31 Oct 2026**		**$41,775.00**	**$1,440.51724**

Ordinary Resolution **7 Yes** **1 No** **0 Abstain**

Motion CARRIED.

6. Sinking Fund Budget and contributions

That the sinking fund budget for the year ending 30th of April 2026 and totalling $22,000.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
Already Issued	Current	01 May 2025	31 Jul 2025	01 May 2025	$6,670.25	$230.00862
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$6,670.25	$230.00862
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$4,329.75	$149.30172
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$4,329.75	$149.30172
Total		**01 May 2025**	**30 Apr 2026**		**$22,000.00**	**$758.62069**

And that the interim levies for the following financial period be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Sinking Fund	Per Contribution Lot Entitlement
To be Issued	Next	01 May 2026	31 Jul 2026	01 May 2026	$5,500.00	$189.65517
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$5,500.00	$189.65517
Total		**01 May 2026**	**31 Oct 2026**		**$11,000.00**	**$379.31034**

Ordinary Resolution **7 Yes** **1 No** **0 Abstain**

Motion CARRIED.

7. Insurance contributions

That the insurance contributions for the year ending 30th of April 2026 of $17,440.00 including GST be adopted and levied in the following manner:

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
Already Issued	Current	01 May 2025	31 Jul 2025	01 May 2025	$3,663.75	$12.37753
Already Issued	Current	01 Aug 2025	31 Oct 2025	01 Aug 2025	$3,663.75	$12.37753
To be Issued	Current	01 Nov 2025	31 Jan 2026	01 Nov 2025	$5,056.25	$17.08193
To be Issued	Current	01 Feb 2026	30 Apr 2026	01 Feb 2026	$5,056.25	$17.08193
Total		**01 May 2025**	**30 Apr 2026**		**$17,440.00**	**$58.91892**

And that the interim levies for the following financial year be issued as follows:

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Insurance Fund	Per Interest Entitlement Insurance
To be Issued	Next	01 May 2026	31 Jul 2026	01 May 2026	$4,360.00	$14.72973
To be Issued	Next	01 Aug 2026	31 Oct 2026	01 Aug 2026	$4,360.00	$14.72973
Total		**01 May 2026**	**31 Oct 2026**		**$8,720.00**	**$29.45946**

Ordinary Resolution **7 Yes** **1 No** **0 Abstain**

Motion CARRIED.

8. Insurance

That the following insurance be confirmed:

Note: A certificate of currency is enclosed with this agenda. The information in this motion is a summary of the current policy. If you require specific insurance advice, including advice about personal insurance to complement the body corporate insurance, please contact the insurance broker.

Policy Number	Underwriter	Current To	Risk Type	Coverage	Excess
QRSC21003576	Strata Community Insurance	31 May 2026	Building	$10,620,254.00	$2,000.00
			Legal Claims	$10,620,254.00	$1,000.00
				$0.00	
			Public Liability	$10,000,000.00	
			Office Bearers	$1,000,000.00	
			Building Catastrophe	$1,517,179.00	
			Legal Claims	$0.00	$1,000.00
TOTAL PREMIUM: $15,049.12					

And that the committee be authorised to obtain market quotes, determine the most suitable policy (considering the best interests of the body corporate, terms and cost), and place insurance at the renewal date.

Ordinary Resolution **8 Yes** **0 No** **0 Abstain**

Motion CARRIED.

9. Administration Agreement

That the body corporate engage Archers BCM (Brisbane) Pty Ltd ABN 34 010 611 695 as its body corporate manager for the supply of administrative services to the body corporate for a 3 year period commencing on the 1st of August 2025, the fee being $7,000.00(Inc GST) the terms of which are stated in the engagement which has been circulated to the members of the body corporate. It is further resolved that the common seal of the body corporate be affixed to the administration agreement and that any two members of the committee can execute the agreement.

Ordinary Resolution Without use of Proxies	**8 Yes**	**0 No**	**0 Abstain**

Motion CARRIED.

---

10. Variation of Agreements - ordinary resolution without the use of proxies – secret ballot - BY SECRET BALLOT

THAT the body corporate resolve, by ordinary resolution, secret ballot, without the use of proxies and acknowledging the circulation with this motion of the BCCM Form 20, to amend the management agreement and letting agreement both dated 12 June 2007 between the body corporate and Glen Ashley Swan and Siv Mjos Swan as trustees for the Swan Family Trust (now held by King Lee Investments Pty Ltd ACN 138 926 799) by inserting an option to extend or renew the management agreement and the letting agreement or the term of them for a further period of 5 years from 22 June 2037 to 21 June 2042 and to insert consequent definitions of the "Fourth Further Term"

AND THAT the body corporate enter into a deed of variation of such management and letting agreement on substantially the same terms and conditions as those in the deed of variation circulated with this motion and that any two members of the body corporate committee execute the said deed of variation on behalf of the body corporate.

A BCCM form 20 is attached to this motion as required by the Body Corporate and Community Management Act 1997.

Ordinary Resolution	**2 Yes**	**4 No**	**0 Abstain**

Motion DEFEATED.

---

11. Variation of Agreements - ordinary resolution without the use of proxies

THAT the body corporate resolve, by ordinary resolution and without the use of proxies to amend the management agreement and letting agreement both dated 12 June 2007 between the body corporate and Glen Ashley Swan and Siv Mjos Swan as trustees for the Swan Family

Trust (now held by King Lee Investments Pty Ltd ACN 138 926 799) as follows:
(a) By including in the management agreement the following clause 10.4:

"10.4 Waiver of Termination Rights

(a) In this clause the following terms have the following meanings unless the context otherwise requires:

(i) Financier: a financier as that term is defined in the Act from which the Manager has obtained finance on the security of the Agreement;

(ii) Receivership: where the Financier is acting in place of the Manager or the Financier has appointed a Controller (as defined in the Corporations Act 2001) for the Agreement; and

(iii) Specific Termination Provisions: clause 10.1(c)(i) and 10.1(d) in this Agreement.

(b) During any Receivership, notwithstanding any provision in this Agreement to the contrary, the Body Corporate waives its rights to:
(i) terminate the Agreement under the Specific Termination Provisions;
(ii) refuse the exercise of an option because of a default under the Specific Termination Provisions; and
(iii) refuse to consent to an assignment because of a default under the Specific Termination Provisions."

(b) By including in the letting agreement the following clause 8.4:

"8.4 Waiver of Termination Rights

(a) In this clause the following terms have the following meanings unless the context otherwise requires:

(i) Financier: a financier as that term is defined in the Act from which the Letting Agent has obtained finance on the security of the Agreement;

(ii) Receivership: where the Financier is acting in place of the Letting Agent or the Financier has appointed a Controller (as defined in the Corporations Act 2001) for the Agreement; and

(iii) Specific Termination Provisions: clause 8.1(c)(i) and 8.1(d) in the Agreement.

(b) During any Receivership, notwithstanding any provision in this Agreement to the contrary,, the Body Corporate waives its rights to:

(i) terminate the Agreement under the Specific Termination Provisions;

(ii) refuse the exercise of an option because of a default under the Specific Termination Provisions; and

(iii) refuse to consent to an assignment because of a default under the Specific Termination Provisions."

AND THAT the body corporate enter into an appropriate deed of variation of such agreements incorporating the variations contemplated by this motion (such as the deed of variation proposed in the other variation motion to be considered at this general meeting, or one similar to that deed), and that any two members of the body corporate committee execute the said deed of variation on behalf of the body corporate.

Ordinary Resolution
Without use of Proxies

3 Yes **2 No** **3 Abstain**

Motion CARRIED.

Election of Committee

Chairperson
Melanie Carroll has been elected unopposed as Chairperson.

Secretary
Diane McKay has been elected unopposed as Secretary.

Treasurer
Diane McKay has been elected unopposed as Treasurer.

Ordinary Member
Marie Lord-West, Melissa Pearson, Lou Anning, Kayleen Dwyer & Bruno Difabio have been elected to the committee.

The chairperson declared the meeting closed at 05:00 PM.

Secretary GPO Box 3025
Brisbane
QLD 4001

BIRCHGROVE RESIDENTIAL COMMUNI CTS 36876
Committee Meeting minutes

Date	Wednesday, 05th November 2025
Time	05:00 PM
Location	MS Teams link, Level 4, 97 Creek Street, Brisbane City QLD 4001

Attendance

Name	Position
Melanie Carroll	Chairperson
Diane McKay	Secretary/Treasurer
Bruno Difabio	Committee Member
Lou Anning	Committee Member

Also in attendance

Roger Macfarlaine	Representing Archers The Strata Professionals
Helen & Peter	Building Manager

Apologies

Marie Lord-West	Committee Member
Kayleen Dwyer	Committee Member
Melissa Pearson	Committee Member

Chairperson Melanie Carroll declared that a quorum was achieved at 5:00pm

1. Minutes

RESOLVED that the minutes of the previous Committee Meeting held on Friday 08th July 2025 be adopted as a true record of that meeting.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

2. Business arising

2.1 Business arising

No Business Arising

4 Yes **0 No** **0 Abstain**
Motion CARRIED

3. Caretaker's report

3.1 Caretaker's report

A copy of the Building Manager Report was tabled.

1. Overview

This report outlines key maintenance activities, contractor quotations, and completed tasks for the Birchgrove Residential Community as of 29 October 2025.

2. Key Tasks & Planned Upgrades

2.1 Roof Repairs and Maintenance
Following Arcadia's roof inspection report, most contractors have declined to undertake partial repointing due to the age of the units and associated warranty limitations. Full roof repointing is being recommended.

- **Quotation Received:**
    - Dragon Roof Restoration – $48,445.00

Note: Additional quotations are currently being sourced.

2.2 Streetlight Shield Installation
Awaiting approval. Two quotations have been obtained:

- Amplify Electrical – $1,440.00
- Leo Goh Electrical – $900.00

2.3 NBN Infrastructure Upgrade
Proposal pending approval at the Extraordinary General Meeting (EGM) scheduled for 15 November 2025.

3. Completed Tasks

3.1 Pest Control and Termite Inspection

- Conducted by Gotcha Pest Control on 6 October 2025.

3.2 Roof Inspection

- Completed by Arcadia on 1 October 2025.

3.3 Main Switchboard Inspection

- Performed by Audem Electrical on 22 October 2025.
- No faults were identified during the inspection.

3.4 Visitor Parking Signage

- "NO Resident Parking" signs installed in designated visitor parking areas.

3.5 Carpark Safety Markings

- Yellow line markings and "NO PARKING" signage completed near the middle carpark substation.

3.6 Annual RCD Testing

- Completed by The Local Guy Test & Tag on 22 September 2025.

RESOLVED to accept Resident Managers Report as read.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

4. Correspondence

4.1 Approvals to be ratified

A list of correspondence was tabled.

Lot 6 - Lot Improvement - Air conditioner Unit Installation Replacement Approval (Split to Duct) (23.09.25)
Lot 3 - Lot Improvement - Curtains installation Approval (14.01.25)
Lot 18 - Pet Approval (16.02.23)
Lot 6 - Pet Approval (28.10.25)
Lot 7 - Pet Approval (21.10.25)

RESOLVED to accept correspondence as read.

4 Yes **0 No** **0 Abstain**
Motion.

5. Financials

5.1 Statement of accounts

The Financial Statements for the period ending 5th November 2025 were tabled.

The Body Corporate Manager reported that the administrative fund had a total of $15,198.00, and the Sinking Fund amounted to $99,650.00.

RESOLVED to accept Financial Statements as tabled.

4 Yes **0 No** **0 Abstain**
Motion CARRIED.

5.2 Levy arrears

The aged balance list was tabled and the Committee noted 2 lots had outstanding arrears.

RESOLVED that the Committee instructed the Strata Manager to follow up on all outstanding levy arrears and take the necessary steps to ensure payment is received.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

5.3 Other debtors (Second)

The aged balance list (second debtors) was tabled, and it was noted that the lot 16
Is owning $1,192.59.

RESOLVED that the Committee instructed the Strata Manager to follow up on all outstanding (second debtors) levy arrears and take the necessary steps to ensure payment is received.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

6. Financials

6.1 Term deposits

The Body Corporate Manager confirmed that the Body Corporate currently had the following funds invested in term deposits:

- $50,000.00 maturing on 27/10/2025 @ 3.80% - 182 days

RESOLVED that, upon maturity, the Body Corporate Manager shall advise the Committee of the required renewal procedures and available options.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

7. Compliance

7.1 Annual workplace health & safety audit

The Committee was advised that the Annual Workplace Health and Safety Audit could be completed at a cost of $690.00 (including GST), in accordance with the quotation terms circulated with this notice, and that Strata Compliance Solutions would be engaged to carry out the inspection when due. Following discussion, the Committee resolved to defer the WHS audit for a further 12 months.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

8. Contracts

8.1 Contracts

All contracts are up to date

4 Yes **0 No** **0 Abstain**
Motion CARRIED

9. General business

9.1 Roofing

The committee considered the following matters:

- Approach to Repairs: Should we proceed with spot repairs or is a broader solution required? The committee needs to provide clear guidance on the preferred course of action.
- Quotations: The Strata Manager was to provide the Caretaker with the details of a Queensland roofing contractor to obtain an additional quote to compare with quotes he already has to ensure all pricing is competitive.
- Funding: Following receipt of another quote, clarification is required from the Committee on how the costs will be covered and from which budget allocation the funds will be drawn.

RESOLVED that the Committee is to review quotes from the various suppliers and advise the Body Corporate on the preferred contractor, costs and funding model.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

9.2 Complex Street Lights

RESOLVED that the committee approved the submitted quotes for the streetlight works. It was agreed that Go Electrical at $900 was the preferred contractor.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

9.3 Parking

The Committee engaged in a spirited discussion regarding the ongoing issue of long vehicles parking on short driveways and the differing views surrounding this matter. It was noted that Lot owner vehicles often extend beyond the driveway, obstructing the common property roadway. This creates difficulties for utility services, such as garbage collection trucks, in effectively carrying out their function/s.

Although the issue is not easily resolved, after careful thought and deliberation it was agreed that the following actions would represent a constructive first step.

- a reminder should be sent to all residents about parking etiquette and the importance of keeping driveways and roadways as clear as possible.
- a short survey to gather feedback on parking and traffic flow within the complex. That way, any changes or initiatives the Committee make are informed based on the input of the broader community.

RESOLVED that the Committee agreed to continue reviewing the issue of parking on driveways and to explore more practical alternatives and options to ensure Lot owners remain satisfied while allowing all vehicles to manoeuvre easily through the complex.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

9.4 NBN Fibre Upgrade & Voting Status

The Committee inquired about the progress of voting for the NBN upgrade. The Strata Manager reported that, to date, only a small number of Lot Owners have submitted their votes.

RESOLVED that the Committee instructed the Strata Manager to issue a circular reminding all Lot owners to support and vote positively at the upcoming Extraordinary General Meeting (EGM) for the resolution re: NBN upgrade.

4 Yes **0 No** **0 Abstain**
Motion CARRIED

10. Next committee meeting

Wednesday 25th February at 5:00pm via MS Teams Video Link

4 Yes **0 No** **0 Abstain**
Motion CARRIED

The chairperson declared the meeting closed at 6.00pm.

Secretary GPO Box 3025
Brisbane
QLD 4001

Property Fact Pack

74 Kate Circuit
Rochedale QLD 4123

search assist

YOUR DIGITAL COPY

- Zoning
- Flood Risk
- Coastal Flood Risk
- Local Plans
- Overland Flow Flood Risk
- Flood Planning Risk
- Easements
- Flood History
- State Flood Planning

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.

Easements	CONSIDERATIONS IDENTIFIED
Flood Risk	NO CONSIDERATIONS IDENTIFIED
Character	NO CONSIDERATIONS IDENTIFIED
Vegetation	CONSIDERATIONS IDENTIFIED
Environment	CONSIDERATIONS IDENTIFIED
Bushfire Risk	CONSIDERATIONS IDENTIFIED
Noise	CONSIDERATIONS IDENTIFIED

DATE OF REPORT
15th of June, 2026

ADDRESS
74 KATE CIRCUIT

LOT PLAN
806/SP284991

COUNCIL
Brisbane

ZONING
- Em Environmental Management

UTILITIES
- Sewer
- Stormwater

SCHOOL CATCHMENTS
- Rochedale SS
- Rochedale SHS

CLOSEST CITY
Logan City - 7km

Zoning

What zone is my property?

Sources: Brisbane City Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

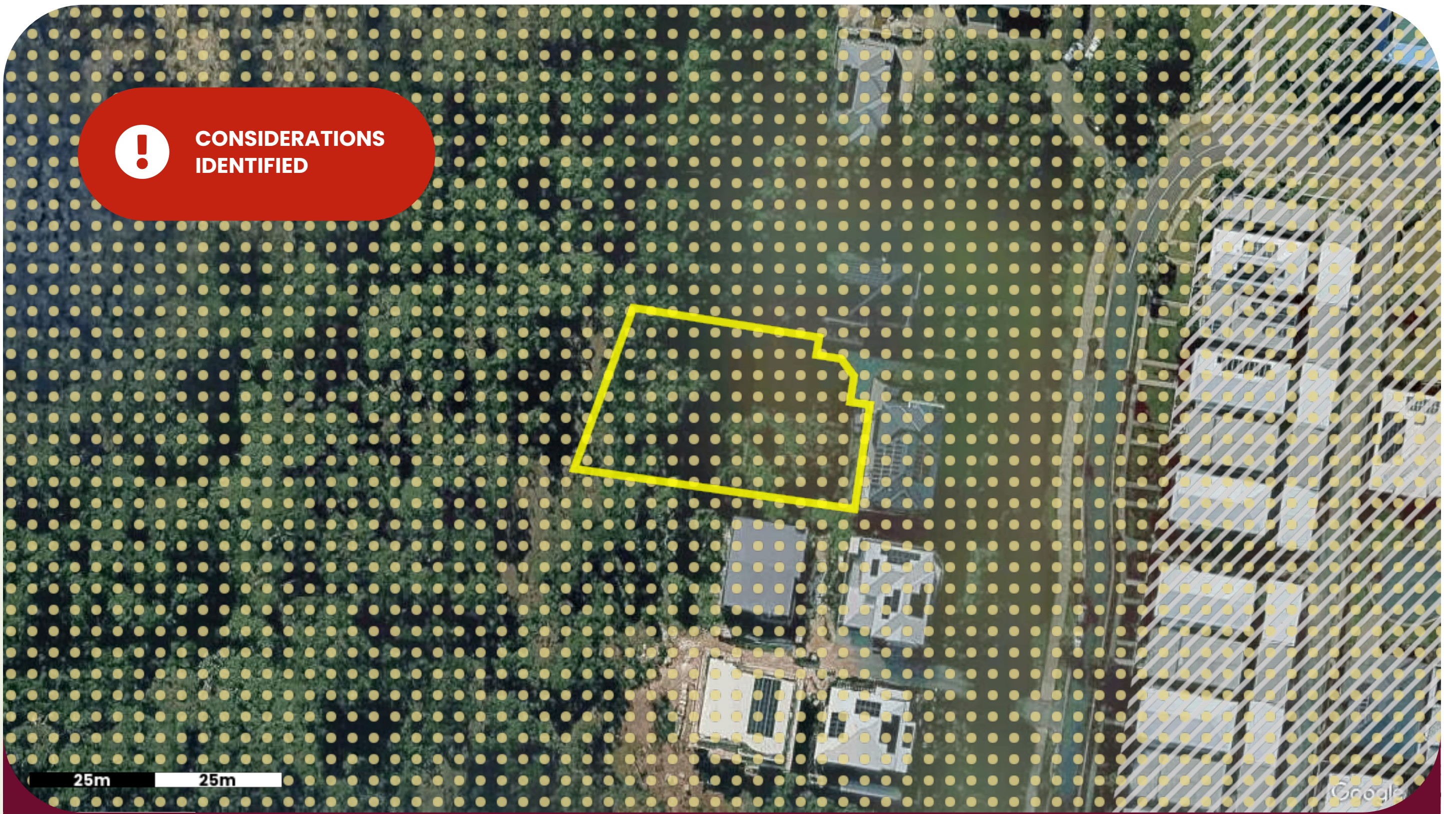
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Cn1 Conservation (Local)
- Ec Emerging Community
- Em Environmental Management

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

- Selected Property
- Potential Development Area Npp-005
- Rochedale Urban Community Neighbourhood Plan

Easements

What access rights exist over the property?

Sources: Queensland Government

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Easement Or Covenant

search assist

Flood Risk

Is the property in a potential flood area?

Sources: Brisbane City Council

THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

- Selected Property
- High Likelihood (5.0% Annual Chance)
- Medium Likelihood (1.0% Annual Chance)
- Low Likelihood (0.2% Annual Chance)
- Very Low Likelihood (0.05% Annual Chance)

search assist

Overland Flow Flood Risk

Are there any major rainfall issues for this property?

Sources: Brisbane City Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

- Selected Property
- Overland Flow - High Impact
- Overland Flow - Moderate Impact
- Overland Flow - Low Impact
- Overland Flow

Flood History

Has the property been impacted by historic flood events?

Sources: Brisbane City Council

THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model an acceptable level of risk when compared to actual flood events?

LEGEND

Selected Property

Flood Event - Feb 2022

Flood Planning Risk

What planning overlays impact development of this property?

Sources: Brisbane City Council

THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

- Selected Property
- Planning Area 1 - High Risk
- Planning Area 2 - High To Mod. Risk
- Planning Area 3 - Moderate Risk
- Overland Flow Flood Planning Area
- Planning Area 4 - Low Risk
- Planning Area 5 - Very Low Risk

search assist

Character

Is the property in a character or heritage area?

THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

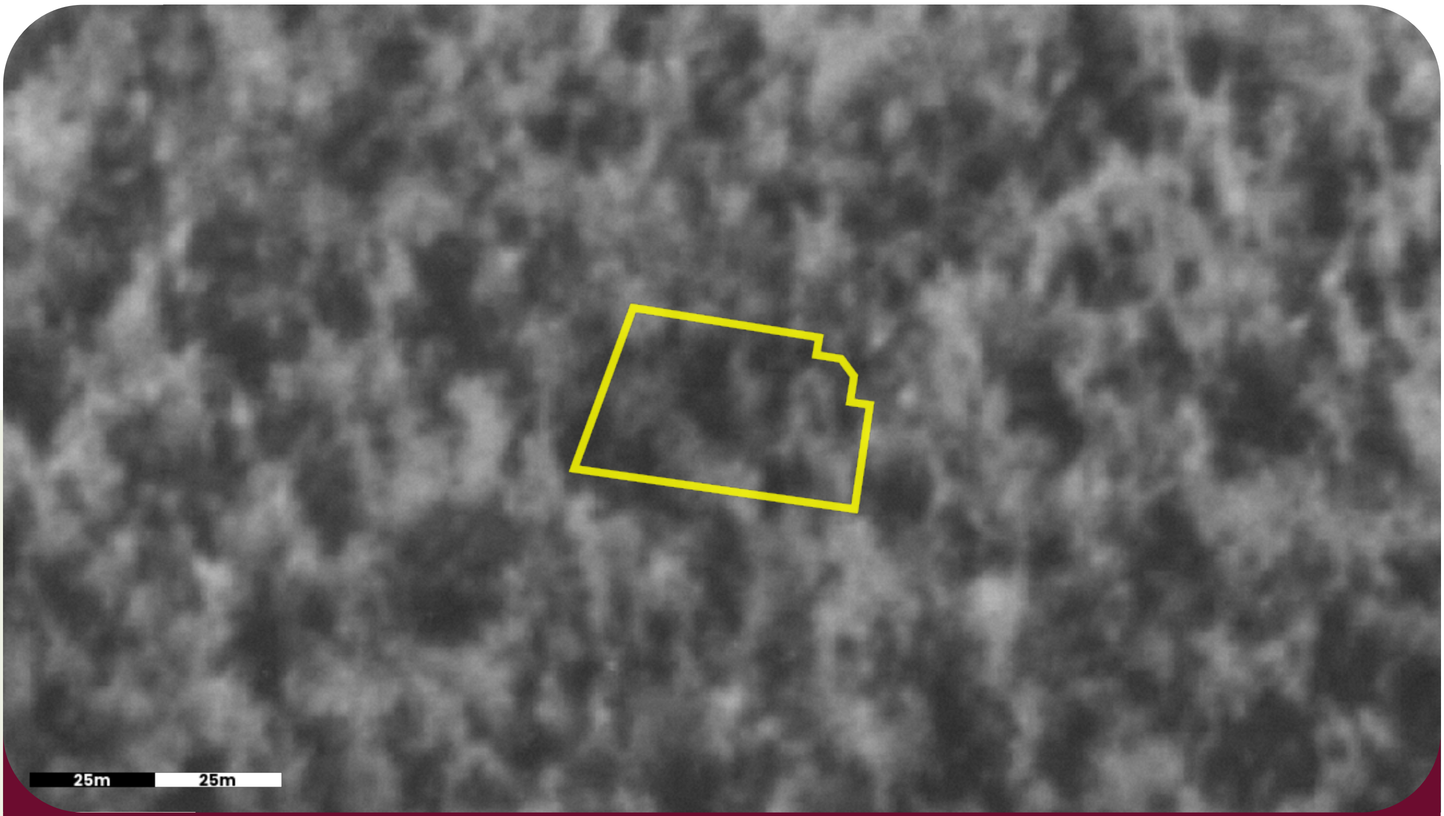
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm.

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

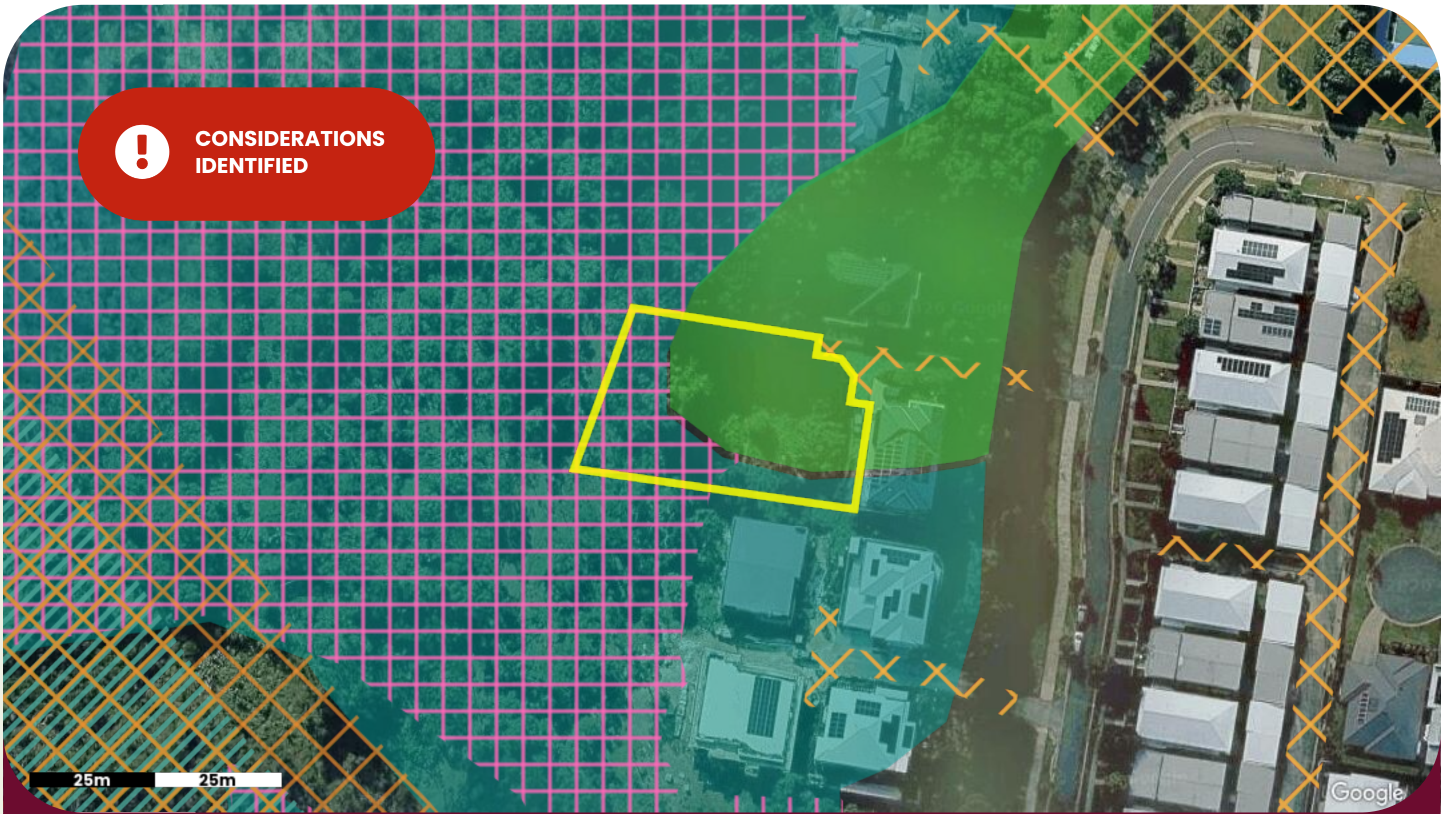
- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Goverment, Brisbane City Council

THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council.To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

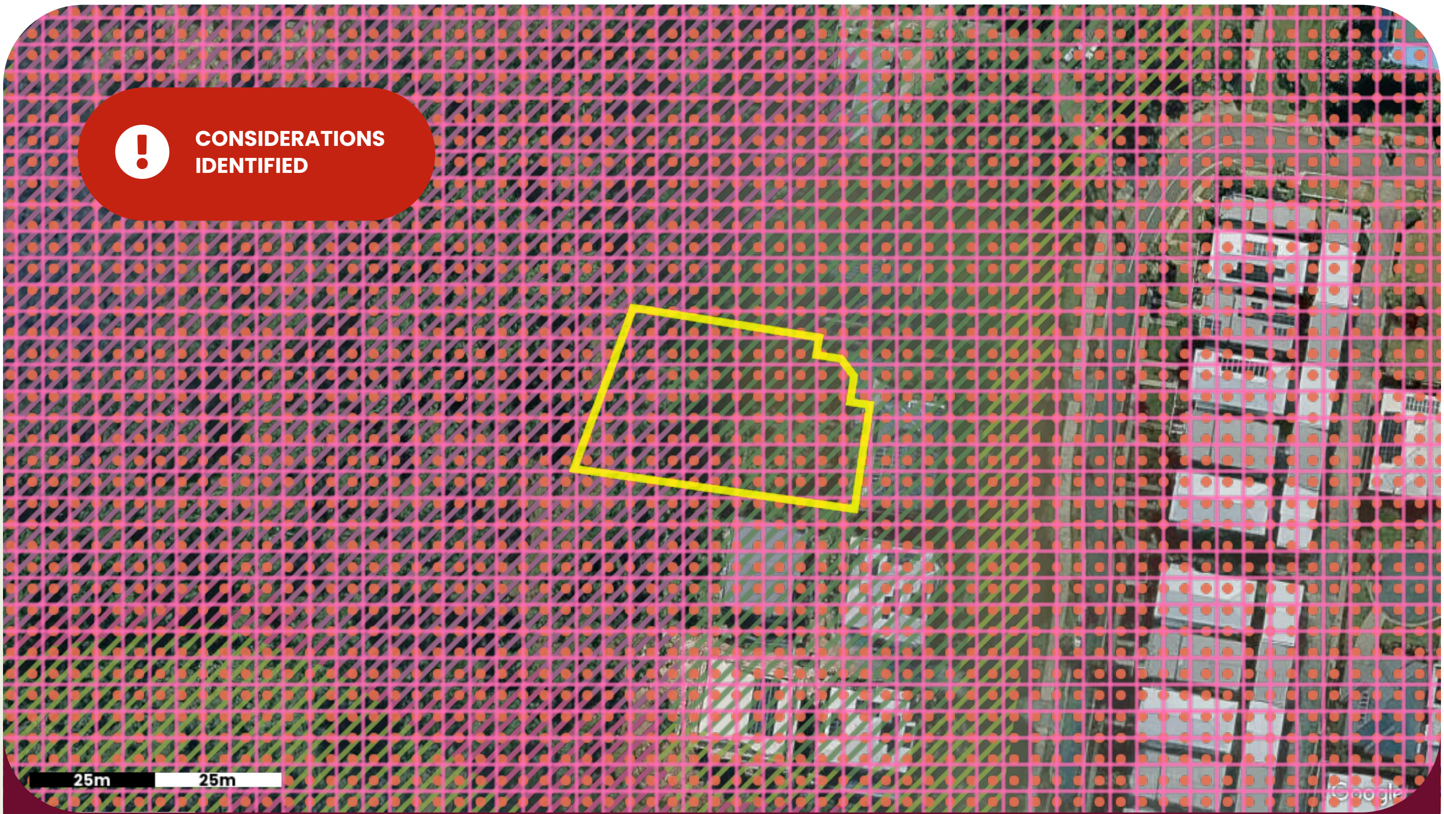
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

- Selected Property
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Protected Vegetation - Rvm Cat C (High-Value Regrowth)
- Significant Native Vegetation - Nall
- Significant Urban Vegetation - Nall
- Waterway And Wetland Vegetation - Nall
- Essential Habitat
- Waterway Corridor

Environment

Are there any environmental values present on the property?



Sources: Queensland Goverment, Brisbane City Council

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.
To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

- Selected Property
- Wildlife Habitat - Mses
- Biodiversity Area (High Ecological Significance Strategic)
- Biodiversity Area (High Ecological Significance)
- Core Koala Habitat Area
- Koala Habitat Area
- Koala Priority Area

Bushfire Risk

Is the property in a potential bushfire area?

Sources: Queensland Fire And Emergency Services, Brisbane City Council

THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

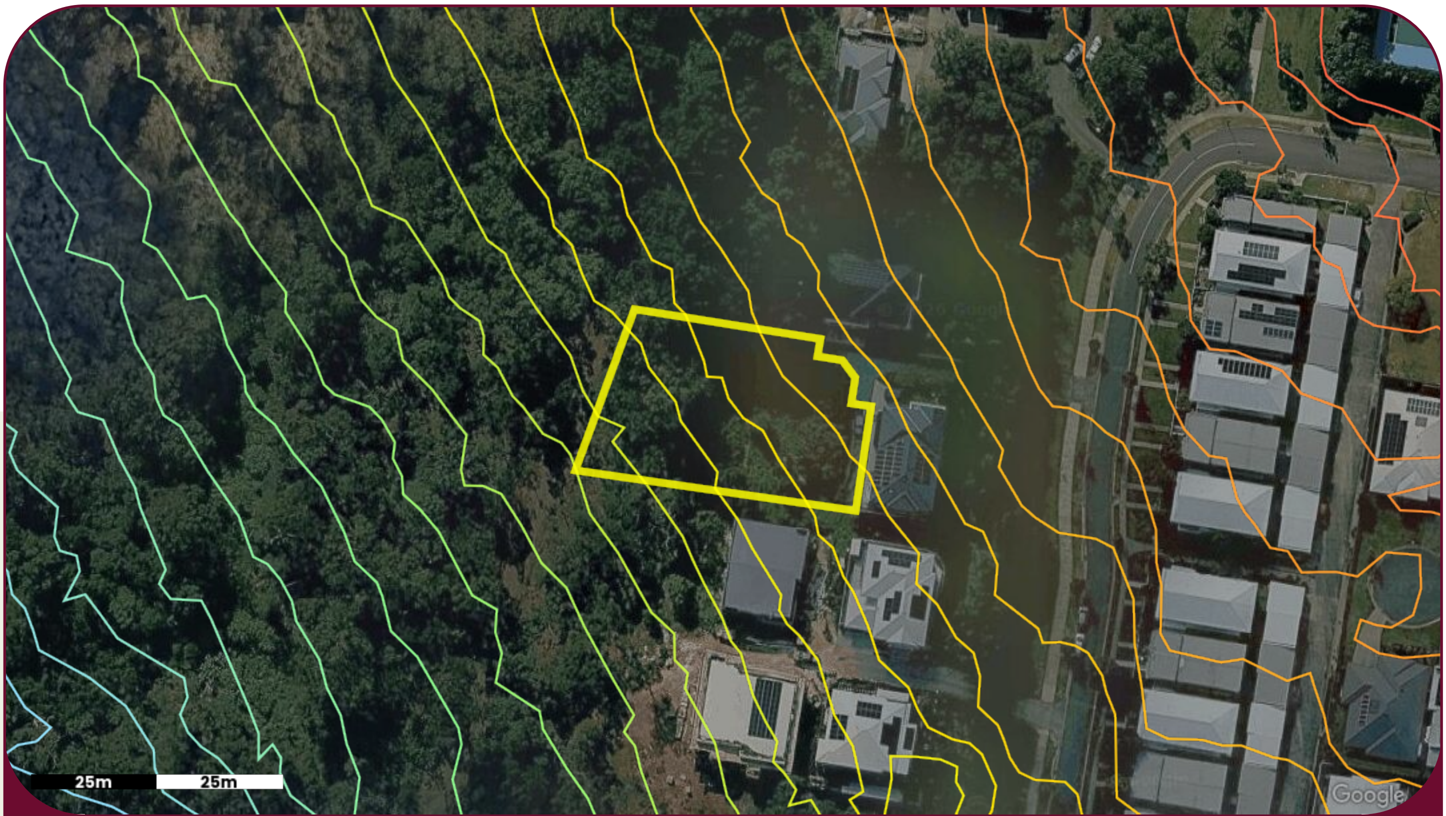
LEGEND

- Selected Property
- Bushfire Buffer Area - High Or Medium (Council)
- High Potential Bushfire Area (Council)
- Medium Potential Bushfire Area
- Medium Potential Bushfire Area (Council)
- Potential Impact Bushfire Buffer Area

search assist

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

Selected Property

Property Est. Fall: ~4m

Property High: ~40m

Property Low: ~36m

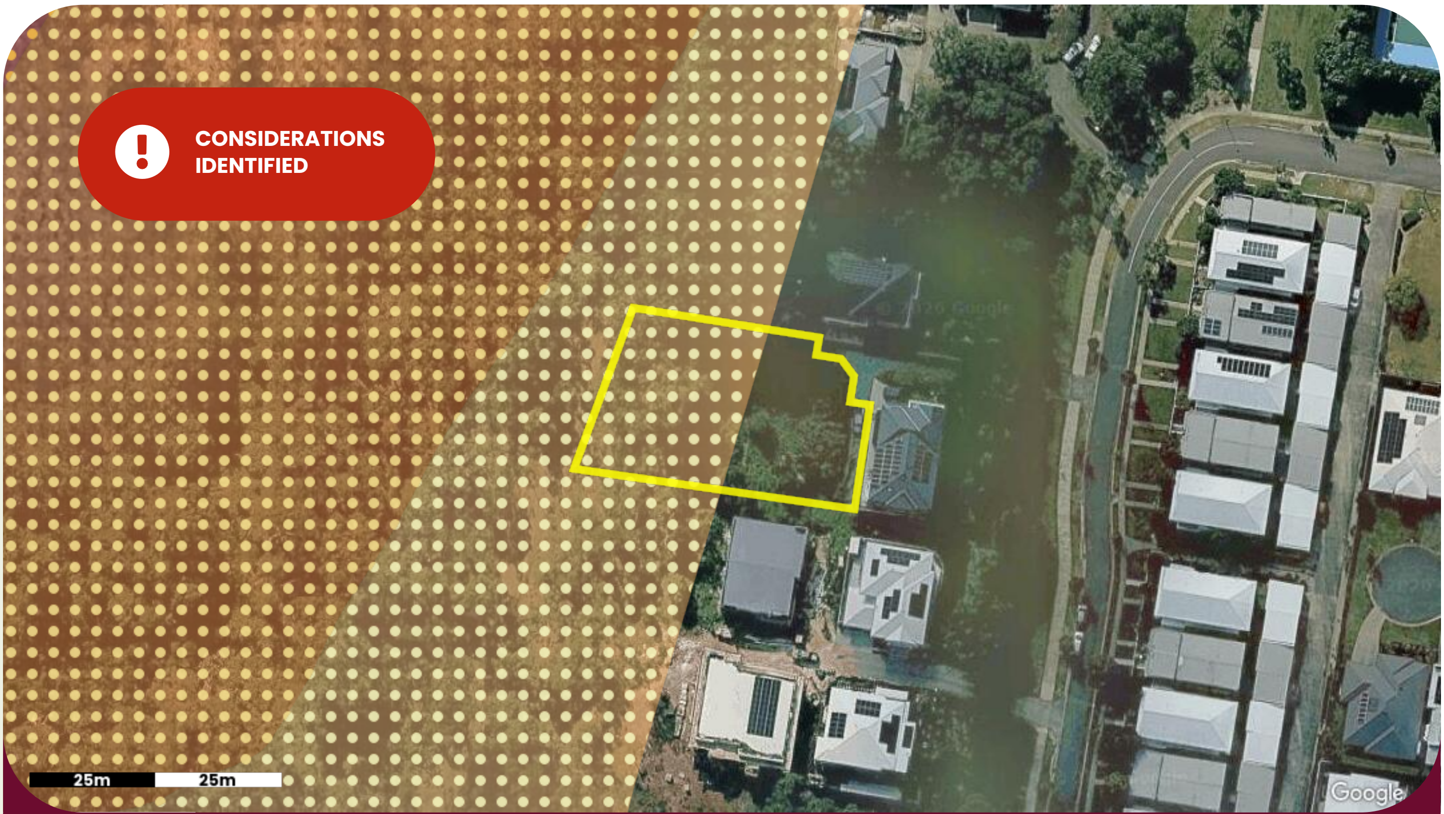
49m

28m

search assist

Noise

Is the property in a potential noise area?



Sources: Brisbane City Council, Department Of Transport And Main Roads

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

- Selected Property
- Very High Noise (Road)
- High Noise (Road)
- Moderate Noise (Road)
- Very High Noise Area (Council)
- High Noise Area (Council)
- High To Mod. Noise Area (Council)

Water

Are there any water pipes nearby?

Sources: Urban Utilities

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?

Sources: Urban Utilities

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

- Selected Property
- Sewer Maintenance Structure
- Sewer Pipe
- Sewer Pipe Connection

search assist

Stormwater

Are there stormwater pipes on or near the property?

Sources: Brisbane City Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert

search assist

Power

Are there any power lines on or near the property?

Sources: Energex

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

Selected Property

Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?

Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

Selected Property

Nbn Fixed Line

search assist

Boundary

View your property boundaries

Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~1,651m2, Perimeter: ~170m

LEGEND

Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.