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Search Agents

SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 6 ON SP236028**

SKYVIEW APARTMENTS CTS 41952

VENDOR/S

EMMA DALE

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 than 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. 713556195** 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 inconsistent 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 31st January 2024
- AGM dated 12th February 2025
- EGM dated 2nd July 2025
- AGM dated 10th February 2026

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
08.04.26	Fire Appliance Inspections - Recommended to be carried out 6 monthly.
10.05.23	Insurance Valuation - Recommended to be updated 5 yearly
17.03.26	Safety Audit - Recommended to be be updated annually
03.04.25	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)
23.07.26	Termite Inspection - Recommended to be updated annually.

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

Combustible Cladding Services Report dated 22nd January 2019
Leak Detection Report dated 2nd July 2025
Annual Maintenance Report dated 17th March 2026
Annual Roof Report dated 17th March 2026

OTHER MATTERS

Not applicable

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: 6 August 2026 Order No 9703



Signature of Seller(s) or person
authorised by the Seller(s)

Capacity of person signing

Dated

10/8/2026 | 9:31 AM AEST

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 obvious 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.



Body Corporate Search Agents
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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

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E myenquiry@scinsure.com.au
A PO Box 2878, Brisbane, QLD 4001

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	QRSC20005299
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 SITUATION	Body Corporate for Skyview Apartments Community Title Scheme 41952 9 Zenith Avenue, Chermside, QLD, 4032
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 04/11/2025 Expiry Date: 4:00pm on 04/11/2026
INTERMEDIARY	Direct Insurance Brokers Pty Ltd
ADDRESS	38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	21/10/2025

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$4,700,523
		Common Area Contents	\$47,005
	PART B	2. Terrorism Cover under Section 1 Part A2	Applies
		Loss of Rent/Temporary Accommodation	\$705,078
		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		\$500,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$705,078
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



CTS Number	41952
Building Name	Skyview Apartments
Building Address	9-11 Zenith Avenue Chermside
Plan Type	Building Format Plan
Lots	10
Opening Sinking Fund Balance	\$34,025
Current Sinking Fund Contribution (p.a.)	\$17,213
Current Financial Year	2024
Building Sum Insured	\$4,476,689
GST Status	No
Site Contact	Ms Creagh
Inspection Date	03-Apr-2025
Work Order No.	18399



PURPOSE & INCLUSIONS

This Sinking Fund Forecast has been compiled to assist the Client in meeting their obligations with respect to maintaining an adequate balance for future capital works expenditure.

The purpose of this report is to provide an independent analysis of the capital expenditure required on the property over the next 15 years and the subsequent contributions required to the Sinking Fund.

This report includes the following:

- Site attendance to assess expenditure required and to liaise with committee members (where necessary).
- An expenditure table detailing the reasonably necessary expenditure from the sinking fund.
- A cashflow forecast to calculate the estimated annual sinking fund contributions required for the next 15 years.

Our Sinking Fund Forecasts are an assessment of the capital works requirements of the building only. As such they do not allow for or consider the maintenance needs of the building. Please refer to our Annual Maintenance Assessment for this service.

Please refer to our website for the Terms and Conditions and a full list of limitations and exclusions.

ASSUMPTIONS

The assumptions applied to the calculations within this report are as follows.

Tax rate	25%
Average annual interest rate on cash deposits (before tax)	2.00%
Average annual interest rate on cash deposits (after tax)	1.50%
Forecast term (years)	15

Our reports are specifically tailored to the building as at the time of inspection.

Given the unpredictable nature of property depreciation and environmental factors, it is not possible to predict all the specific capital expenditure required over a 15-year term.

As such, if we have not included any specific capital expenditure in a given year, we have instead made an allowance for capital expenditure in that year. This is because it is reasonable to expect that a building will require capital expenditure each year even if it cannot be specifically identified as at the time of our inspection.



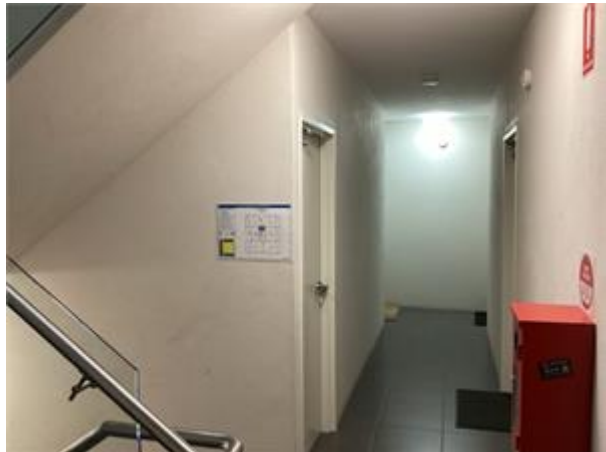
CLIENT COMMENTS



CAPITAL WORKS ASSESSMENT

External Structure

Comments & Recommendations
The front entry render is in good condition however, the painted timber cover strips on the fibre cement sheeting are showing signs of deteriorated and peeling. Fibre cement sheets are more likely to crack and allow water ingress if left without adequate protection. <i>An allowance for repainting the exterior of the building will be included</i>





Gutters & Downpipes

Comments & Recommendations

The roof appears in satisfactory condition with all penetrations sealed well. During next sealing of the dektites I recommend the rusted screws around the skylights be replaced.

A maintenance program will be included to ensure the roof penetrations are well sealed and kept in good condition.





Fencing & Retaining Walls

Comments & Recommendations
The boundary fences are in satisfactory condition however there are signs that some posts are leaning due to rotting post bottoms, some general maintenance by installing steel posts where required will help extend the lifespan of the fence. <i>A maintenance program will be included to keep the fences looking good and longevity.</i> <i>Replacement will be at a rate of 50%</i>





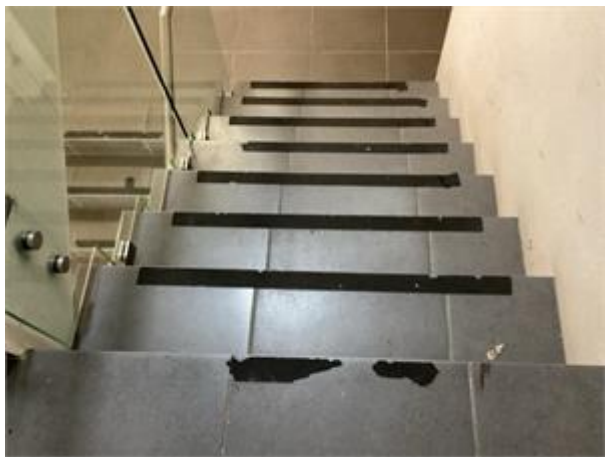
Driveways & Paths

Comments & Recommendations
The driveway is in good condition and all safety issues well highlighted, no immediate action required. <i>An allowance for a pressure wash of the front driveway and entry will be included to revitalize the concrete and the properties street appeal.</i>



Stairwells

Comments & Recommendations
The internal nonslip stair nosings are showing signs of wear. <i>An allowance for new nonslip nosing tape applied will be included the stairwell is kept safe for residents and guests.</i>



ARCADIA

BUILDING REPORTS

Comments & Recommendations

An allowance for services and upgrade of the intercom system will be included



Comments & Recommendations

The garage door motor and rollers appear to be recently replaced, no immediate action required. Regular maintenance services will ensure longevity.
An allowance for servicing and replacement will be included.





SUMMARY

We have attached the following tables to this report to assist in formulating the annual sinking fund budget for the scheme moving forward.

- Appendix 1 = Cashflow forecast
- Appendix 2 = Expenditure Summary

We pride ourselves on delivering high quality, practical reports for our clients. Therefore, we trust that this report has met your needs and that you find the contents both informative and useful.

Thank you for using Arcadia Building Reports and if you have any other queries or concerns regarding the contents of the report, please do not hesitate to contact us.

Sincerely

A handwritten signature in black ink, appearing to read "Steve Drew".

Steve Drew

Arcadia Building Reports (QBCC Lic. 15377167)
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CASHFLOW FORECAST

Year	Financial Year Commencing	Opening Balance	Levy Contributions (excl. GST)	Interest (after tax)	Estimated Expenditure (incl. GST)	GST credit (if applicable)	Closing Balance
1	2025	34,025	17,213	510	(1,050)	-	50,698
2	2026	50,698	20,311	760	(11,946)	-	59,824
3	2027	59,824	23,967	897	(83,350)	-	1,339
4	2028	1,339	16,777	20	(2,500)	-	15,636
5	2029	15,636	17,113	235	(7,730)	-	25,253
6	2030	25,253	17,455	379	(4,900)	-	38,187
7	2031	38,187	17,804	573	(7,646)	-	48,918
8	2032	48,918	18,160	734	(7,007)	-	60,805
9	2033	60,805	18,523	912	(7,550)	-	72,690
10	2034	72,690	18,894	1,090	(5,886)	-	86,789
11	2035	86,789	19,272	1,302	(17,006)	-	90,356
12	2036	90,356	19,657	1,355	(6,400)	-	104,969
13	2037	104,969	20,050	1,575	(122,400)	-	4,193
14	2038	4,193	20,451	63	(6,970)	-	17,738
15	2039	17,738	20,860	266	(8,696)	-	30,168

Notes

- Forecasted levy contributions are based on the specific capital expenditure requirements as well as the allowances for estimated annual capital expenditure (per the estimated expenditure table).
- The target is to ensure that the annual contributions cover the estimated annual capital expenditure by the end of the forecast term, thereby ensuring a reasonable balance to cover any unforeseen expenditure.



ESTIMATED EXPENDITURE

YEAR	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
External Structure															
Painting			83,000										117,000		
Roofs, Gutters & Downpipes															
Maintenance program				1,150				1,350				2,200			
Fencing & Retaining Walls															
Maintenance program	1,050				900				4,800		5,000		3,900		
Driveways & Footpaths															
Concrete wash program				500					550					600	
Stairwells															
Nonslip nosings				850								1,000			
Other Common Property															
Garage door Services			350			400			700			450			2,200
Intercom service/upgrade						4,500						450			
Tiling contributions					1,500				1,500				1,500		
Landscaping & mulching		1,900					2,100					2,300			
See Below															
Allowances															
- Structural	-	5,023	-	-		-			-		6,003	-	-		-
- Plumbing	-	1,005	-	-	1,066	-	1,109	1,131	-	1,177	1,201	-	-	1,274	1,299
- Electrical	-	502	-	-	533	-	555	566	-	589	600	-	-	637	649
- Other elements	-	3,516	-	-	3,731	-	3,882	3,960	-	4,120	4,202	-	-	4,459	4,548
Total	1,050	11,946	83,350	2,500	7,730	4,900	7,646	7,007	7,550	5,886	17,006	6,400	122,400	6,970	8,696

Note all figures are inclusive of GST



ALLOWANCES

Our capital works assessment lists specific expenditure that we deem necessary to be spent at specific times as at the time of inspection. It is not possible however, to accurately predict the specific value and timing of all capital works expenditure for a building each year over a 15-year term.

As such we make allowances for such expenditure in years that we have not included specific expenditure. Our directors have over 40 years of combined experience in the construction industry, one of which currently holds an open builder's licence with the QBCC. Therefore, our allowances are based on our direct experience in relation to property construction and the subsequent depreciation of the same.

Below is a **non-exhaustive** list of elements we physically inspect (where applicable and possible) during our onsite inspection. These are included as allowances where we believe it is not possible to accurately predict the specific value and/or timing of the expenditure at the time of inspection.

STRUCTURAL (all elements relating to or part of the building structure)		
Roof	Fascia	Foundation
Gutters & downpipes	Soffits	External cladding
Paint condition	Block/brick work & render	Lintels
Windows & frames	Balcony's & balustrades	Control joints
PLUMBING (all plumbing related elements)		
Drainage	Sewerage stack/pipes	Stormwater pipes/grates
Water meters	Sump pumps	Backflow devices
ELECTRICAL (all electrical related elements)		
Switchboards	Common area lighting	Wiring condition
Entrance system/Intercom	Exposed conduits	Common area alarms
OTHER ELEMENTS (all other common area elements of the property)		
Driveways & paths	Fences	Retaining walls
Landscaping	Carports & outbuildings	Pool areas & surrounds
Paving & tiling	Stairwells	Pool lining
Entrance gates	Garage doors	Trees (extent & resulting effect)
Bin area	Lifts	Fire panel/pumps
Air Conditioning plant	Shared hot water facilities	Waterproofing membranes

It is noted that we physically inspect the roof of the building. This is done by either accessing the roof via an extension ladder and/or a drone inspection.



A.B.N 71162726212
P: (07)35171900
E: reception@eaglebodycorporate.com.au
206 Logan Road, Woolloongabba, QLD, 4102

MINUTES OF THE ANNUAL GENERAL MEETING

SKYVIEW APARTMENTS CTS 41952

DATE & TIME Wednesday, 31 January 2024 at 01:00 PM

LOCATION 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance

Erkan Er	Lot 1	Electronic vote
Sann Tun Lin	Lot 5	Owner present
Frank Zullo	Lot 7	Electronic vote
Frank Zullo	Lot 8	Electronic vote
Craig and Mary Sawers	Lot 9	Electronic vote
Gavin Lowry & Jackie Mitchell	Lot 10	Electronic vote

Chairperson

Shantel Pavey from Eagle Body Corporate

It was noted that the relevant notice of meeting was forwarded to all Owners and a quorum was represented at the meeting by those present or by voting paper or by proxy.

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the minutes of the last General Meeting of the Body Corporate, held on 25th of January 2023, as previously circulated, be confirmed.

Yes: 6 No: 0 Abs: 0 Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Audited Annual Financial Statements for the financial year ending 31st of October 2023 as attached to the agenda be accepted.

Yes: 6 No: 0 Abs: 0 Inv: 0

3. NO AUDIT - SPECIAL RESOLUTION

Motion CARRIED.

Resolved that the Body Corporate’s Statement of Accounts for the financial year ending 31st of October 2024 **NOT** be audited.

Note: If you do want an audit of the accounts, vote **NO**; if you do not want an audit of the accounts, vote **YES**.

Yes: 3 No: 1 Abs: 2 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion lapsed as NO AUDIT was CARRIED

on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants to audit the Body Corporate Statement of accounts for the financial year ending 31st of October 2024, at a cost of \$363.00 including GST (1-10 lots).

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the administrative fund budget for the financial year ending 31st of October 2024, which totals \$26,000.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$2,600.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Nov 2023	30 Apr 2024	01 Nov 2023	\$11,450.00	\$1,145.00
To be Issued	01 May 2024	31 Oct 2024	01 May 2024	\$14,550.00	\$1,455.00
Total	01 Nov 2023	31 Oct 2024		\$26,000.00	\$2,600.00

Discount (if applicable): 0%

Total Contribution Entitlements: 10

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
To be Issued	01 Nov 2024	30 Apr 2025	01 Nov 2024	\$13,000.00	\$1,300.00
Total	01 Nov 2024	30 Apr 2025		\$13,000.00	\$1,300.00

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 4 No: 1 Abs: 1 Inv: 0

6. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the sinking fund budget for the financial year ending 31st of October 2024, which totals \$6,700.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$670.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Nov 2023	30 Apr 2024	01 Nov 2023	\$3,350.00	\$335.00
To be Issued	01 May 2024	31 Oct 2024	01 May 2024	\$3,350.00	\$335.00
Total	01 Nov 2023	31 Oct 2024		\$6,700.00	\$670.00

Discount (if applicable): 0%

Total lot entitlements – 10

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
To be Issued	01 Nov 2024	30 Apr 2025	01 Nov 2024	\$3,350.00	\$335.00
Total	01 Nov 2024	30 Apr 2025		\$3,350.00	\$335.00

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 5 No: 0 Abs: 1 Inv: 0

7. INSURANCE - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the current insurance coverage be confirmed and that the Committee be authorised to approve the premium on renewal when due.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QRSC20005299	ALLIANZ AUSTRALIA	04 Nov 2024	BUILDING	\$4,263,513.00
			PUBLIC LIABILITY	\$10.00 MIL
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$639,527.00
			COMMON CONTENTS	\$42,635.00
			LOSS OF RENT	\$639,527.00
			VOLUNTARY WORKERS	200K / 2K
			FIDELITY GUARANTEE	\$100,000.00
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
			APPEAL EXPENSES (H &	\$100,000.00
			LEGAL DEFENCE EXPENS	\$50,000.00
TOTAL PREMIUM: \$8,066.00				

Further, that the Body Corporate Manager in conjunction with the Committee have the right to vary the insurer or insurance upon renewal if a better option can be obtained.

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 6 No: 0 Abs: 0 Inv: 0

8. BODY CORPORATE MANAGEMENT

8.1 BODY CORPORATE MANAGEMENT APPOINTMENT - 1 YEAR - ORDINARY RESOLUTION WITHOUT USE OF PROXIES

Motion NOT QUALIFIED.

Qualified that the Body Corporate for SKYVIEW APARTMENTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of one (1) year, commencing on 1st of February 2024 at a cost of \$250.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$59.49 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

AND FURTHER THAT the Body Corporate Manager be authorized and instructed to affix the seal to the agreement and witnessed by two (2) committee members, or a director of the Body Corporate Manager.

Yes: 4 No: 0 Abs: 2 Inv: 0

8.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES

Motion QUALIFIED.

Qualified that the Body Corporate for SKYVIEW APARTMENTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of three (3) years, commencing on 1st of February 2024 at a cost of \$235.78 per lot per annum including GST, together with Fixed Disbursements in the amount of \$59.49 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

AND FURTHER THAT the Body Corporate Manager be authorized and instructed to affix the seal to the agreement and witnessed by two (2) committee members, or a director of the Body Corporate Manager.

Yes: 5 No: 0 Abs: 1 Inv: 0

Motion 8.2 was chosen as the outcome for this same issue motion as it had the highest number of Yes votes from the qualifying motions

9. BUILDING MAINTENANCE

If multiple Reports are requested, then a discount is applied to the approved costs. Please see below details for discounted reporting costs.

*Safety, Maintenance & Roof Reports = 25% discount
Maintenance & Roof Reports - 15% discount
Safety & Maintenance Reports = 10% discount*

9.1 ANNUAL SAFETY ASSESSMENT - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out a Safety Audit of the common property to assist in minimising the liability risk to owners from injuries occurring on common property at a total cost of \$275.00 including GST, to be met from the administrative fund.

Yes: 5 No: 1 Abs: 0 Inv: 0

9.2 ANNUAL MAINTENANCE REPORT - ORDINARY RESOLUTION

Motion CARRIED.

THAT the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out an inspection and prepare a Maintenance Report for the common property at a cost of \$365.00 including GST.

Yes: 3 No: 2 Abs: 1 Inv: 0

9.3 ANNUAL ROOF REPORT - ORDINARY RESOLUTION

Motion CARRIED.

THAT the Body Corporate engage Arcadia Building Reports ("Arcadia") to carry out an inspection and prepare a Roof Report for an amount not to exceed \$515.00 including GST.

Yes: 3 No: 2 Abs: 1 Inv: 0

10. DEBT COLLECTION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that in accordance with the Body Corporate and Community Management Act and Regulations (1997), the body corporate acknowledges the following contributions arrears collection policy:

- 15 days after due date, a reminder notice is sent at \$38.50
- 30 days after due date, a second reminder notice is sent at \$38.50
- 45 days after due date, a third notice is sent at \$55.00 advising the matter will be referred to a collection agency without further notice

Further, the Strata Manager be authorised and instructed to implement the contributions arrears collection policy and charge any recovery costs to the Lot's Levy Account. If a contribution or contribution instalment remains unpaid following implementation of the contribution arrears collection policy, then Eagle Body Corporate Management Pty Ltd will advise the committee of outstanding arrears and seek instruction to escalate the matter to debt collection with reasonable recovery costs to be on charged to the Lot Owner.

Explanatory notes exist for this motion. Refer to the Explanatory Schedule for further information.

Yes: 6 No: 0 Abs: 0 Inv: 0

11. GUTTER CLEANING - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approve the cleaning of the gutters by a suitably qualified contractor within the committee spending limit, to assist with storm water damage prevention management.

Yes: 4 No: 1 Abs: 1 Inv: 0

12. PEST CONTROL / TERMITE INSPECTION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approve Annual Pest Management or another pest controller as nominated, to carry out pest control and termite inspection to common property with funds to be met from the administration fund.

Yes: 6 No: 0 Abs: 0 Inv: 0

13. VARIOUS REPAIRS

THAT the body corporate approve one of the following contractors quotes to carry out various repairs to the complex.

13.1 365 ALONGSIDE - ORDINARY RESOLUTION

Motion CARRIED.

THAT the body corporate approve 365 Alongside quote #16567 to carry out the pressure cleaning, door refurbishment and exterior painting totalling \$7,110.40 and this to be paid by the current sinking fund account.

Yes: 4 No: 1 Abs: 1 Inv: 0

13.2 VANJA MATULA - ORDINARY RESOLUTION

Motion CARRIED.

THAT the body corporate approve the quote from Vanja Matula to carry out the front concrete rendered wall, outside pillars and walls at the entrance. Inside all the walls connecting all the apartments in the hallways and stairwells. All the frames (11) and one door leading to the basement/ parking area totalling \$4,800.00 and this to be paid from the sinking fun account.

Yes: 3 No: 2 Abs: 1 Inv: 0

ELECTION OF COMMITTEE

Election of Chairperson

Maureen Creagh has been elected unopposed as Chairperson.

Election of Secretary

Sann Lin has been elected unopposed as Secretary.

Election of Treasurer

Maureen Creagh has been elected unopposed as Treasurer.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

There being no further business, the Chairperson closed the meeting at 01:30 PM.

Body Corporate for SKYVIEW APARTMENTS CTS 41952

The Secretary

206 Logan Road, Woolloongabba, QLD, 4102



A.B.N 71162726212
P: (07)35171900
E: reception@eaglebodycorporate.com.au
206 Logan Road, Woolloongabba, QLD, 4102

MINUTES OF THE ANNUAL GENERAL MEETING

SKYVIEW APARTMENTS CTS 41952

DATE & TIME Wednesday, 12 February 2025 at 01:00 PM

LOCATION Eagle Body Corporate Office & Microsoft Teams, 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance		
Maureen Anne Creagh	Lot 2	Owner present
Frank Zullo	Lot 7	Electronic vote
Frank Zullo	Lot 8	Electronic vote
Craig and Mary Sawers	Lot 9	Electronic vote
Gavin Lowry & Jackie Mitchell	Lot 10	Electronic vote

Also In Attendance
Donna Hillis from Eagle Body Corporate Management Pty Ltd

Chairperson
Donna Hillis from Eagle Body Corporate Management Pty Ltd

It was noted that the relevant notice of meeting was forwarded to All Owners and that after 30 minutes, a quorum was not represented at the scheduled meeting on Wednesday, 12 February 2025 personally or by voting paper or by proxy; or there was less than the required Voters present personally at the scheduled meeting. As a quorum was not constituted, the meeting was adjourned for 7 days in accordance with the Body Corporate and Community Management Act 1997.

DATE & TIME Wednesday, 19 February 2025 at 01:00 PM

LOCATION Eagle Body Corporate Office & Microsoft Teams, 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance		
Maureen Anne Creagh	Lot 2	Owner present
Frank Zullo	Lot 7	Electronic vote
Frank Zullo	Lot 8	Electronic vote
Craig and Mary Sawers	Lot 9	Electronic vote
Gavin Lowry & Jackie Mitchell	Lot 10	Electronic vote

Also In Attendance
Donna Hillis from Eagle Body Corporate Management Pty Ltd

Chairperson
Donna Hillis from Eagle Body Corporate Management Pty Ltd

After 30 minutes had elapsed, the Strata Manager (exercising the powers of Chairperson under delegated authority, declared that a quorum existed and opened the meeting).

Motions Resolved at the Reconvened Meeting (Wednesday, 19 February 2025)

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the minutes of the last General Meeting of the Body Corporate, held on 31st of January 2024, as previously circulated, be confirmed.

Yes: 5 No: 0 Abs: 0 Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Non-Audited Annual Financial Statements for the financial year ending 31st of October 2024 as attached to the agenda be accepted.

Yes: 5 No: 0 Abs: 0 Inv: 0

3. NO AUDIT - SPECIAL RESOLUTION

Motion DEFEATED.

Motion defeated that the Body Corporate’s Statement of Accounts for the financial year ending 31st of October 2025 **NOT** be audited.

Note: If you do want an audit of the accounts, vote **NO**; if you do not want an audit of the accounts, vote **YES**.

Yes: 1 No: 3 Abs: 1 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants to audit the Body Corporate Statement of accounts for the financial year ending 31st of October 2025, at a cost of \$385.00 including GST (1-10 lots).

Yes: 4 No: 0 Abs: 1 Inv: 0

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the administrative fund budget for the financial year ending 31st of October 2025, which totals \$36,000.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$3,600.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Nov 2024	30 Apr 2025	01 Nov 2024	\$13,000.00	\$1,300.00
	01 May 2025	31 Oct 2025	01 May 2025	\$23,000.00	\$2,300.00
Total	01 Nov 2024	31 Oct 2025		\$36,000.00	\$3,600.00

Discount (if applicable): 0%

Total Contribution Entitlements: 10

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
To be Issued	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$13,000.00	\$1,300.00
Total	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$13,000.00	\$1,300.00

Yes: 3 No: 0 Abs: 2 Inv: 0

6. SPECIAL ADMINISTRATIVE FUND LEVY TO RECOVER DEFICIT - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate issue a special levy in the amount of \$29,000.00 for the purpose of recovering the current administrative fund deficit and that the contributions be levies on owners in accordance with the following table:

Levy Period	Amount per contribution schedule lot entitlement	Date Payable
Special Levy	\$966.66	30 days after issue
Special Levy	\$966.66	12 March 2025
Special Levy	\$966.68	12 April 2025

Total Contribution Entitlements: 10

Yes: 4 No: 0 Abs: 1 Inv: 0

7. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the sinking fund budget for the financial year ending 31st of October 2025, which totals \$17,213.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$1,721.30 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
	01 Nov 2024	30 Apr 2025	01 Nov 2024	\$3,350.00	\$335.00
	01 May 2025	31 Oct 2025	01 May 2025	\$13,863.00	\$1,386.30
Total	01 Nov 2024	31 Oct 2025		\$17,213.00	\$1,721.30

Discount (if applicable): 0%

Total lot entitlements – 10

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
To be Issued	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$3,350.00	\$335.00
Total	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$3,350.00	\$335.00

Yes: 5 No: 0 Abs: 0 Inv: 0

8. INSURANCE - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the current insurance coverage be confirmed and that the Committee be authorised to approve the premium on renewal when due.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
WCA101154553	WORKCOVER QUEENSLAND	30 Jun 2025	WORKCOVER POLICY	
TOTAL PREMIUM: \$200.00				
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QRSC20005299	STRATA COMMUNITY INSURANCE	04 Nov 2025	BUILDING	\$4,476,689.00
			PUBLIC LIABILITY	\$10.00 MIL
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$671,503.00
			COMMON CONTENTS	\$44,767.00
			LOSS OF RENT	\$671,503.00
			VOLUNTARY WORKERS	200K / 2K
			FIDELITY GUARANTEE	\$100,000.00
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
			APPEAL EXPENSES (H &	\$100,000.00
			LEGAL DEFENCE EXPENS	\$50,000.00
TOTAL PREMIUM: \$7,673.00				

Further, that the Body Corporate Manager in conjunction with the Committee have the right to vary the insurer or insurance upon renewal if a better option can be obtained.

Yes: 5 No: 0 Abs: 0 Inv: 0

9. BODY CORPORATE MANAGEMENT

9.1 BODY CORPORATE MANAGEMENT APPOINTMENT - 1 YEAR - ORDINARY RESOLUTION WITHOUT USE OF PROXIES
Motion QUALIFIED & chosen outcome.

Qualified that the Body Corporate for SKYVIEW APARTMENTS CTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of one (1) year, commencing on 1st of March 2025 at a cost of \$230 per lot per annum including GST, together with Fixed Disbursements in the amount of \$52.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

Yes: 3 No: 1 Abs: 1 Inv: 0

9.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES
Motion NOT QUALIFIED.

Not Qualified that the Body Corporate for SKYVIEW APARTMENTS CTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of three (3) years, commencing on 1st of March 2025 at a cost of \$200 per lot per annum including GST, together with Fixed Disbursements in the amount of \$52.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion;

Yes: 3 No: 2 Abs: 0 Inv: 0

Motion 9.1 was chosen as the outcome for this same issue motion as it had the highest number of Yes votes and the least No votes from the qualifying motions

10. BUILDING MAINTENANCE

If multiple Reports are requested, then a discount is applied to the approved costs. Please see below details for discounted reporting costs.

Safety, Maintenance & Roof Reports = 20% discount

Maintenance & Roof Reports - 10% discount

Safety & Maintenance Reports = 5% discount

Please refer to the explanatory notes.

10.1 ANNUAL SAFETY ASSESSMENT - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out a Safety Audit of the common property to assist in minimising the liability risk to owners from injuries occurring on common property at a total cost of \$275.00 including GST, to be met from the administrative fund.

Yes: 4 No: 0 Abs: 1 Inv: 0

10.2 ANNUAL MAINTENANCE REPORT - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out an inspection and prepare a Maintenance Report for the common property at a cost of \$300.00 including GST.

Yes: 3 No: 2 Abs: 0 Inv: 0

10.3 ANNUAL ROOF REPORT - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate engage Arcadia Building Reports ("Arcadia") to carry out an inspection and prepare a Roof Report for an amount not to exceed \$550.00 including GST.

Yes: 3 No: 2 Abs: 0 Inv: 0

11. SINKING FUND FORECAST - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the body corporate engage the services of qualified building professionals, Arcadia Building Reports Pty Ltd ("Arcadia") to prepare an initial Sinking Fund Forecast for an amount not to exceed \$720.00 including GST, in order to review and update the capital works budget for the property in accordance with the Act, to be met from the sinking fund.

Yes: 4 No: 0 Abs: 1 Inv: 0

12. ELECTRICAL SWITCHBOARD INSPECTION - ORDINARY RESOLUTION

Motion DEFEATED.

Motion defeated that the body corporate approve the engagement of a preferred Electrical Contractor to carry out the inspection of the community light and power switchboards, including safety and compliance to AS300:2018 legislation, checking points of attachment, MEN link, main earth, wiring safety, safety switchboard testing for community circuits and installing an identifying switchboard sticker at a cost not to exceed \$300.00 including GST.

Yes: 2 No: 2 Abs: 1 Inv: 0

13. PEST CONTROL / TERMITE INSPECTION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approve Annual Pest Management or another pest controller as nominated, to carry out pest control and termite inspection to common property with funds to be met from the administration fund.

Yes: 4 No: 0 Abs: 1 Inv: 0

ELECTION OF COMMITTEE

Election of Chairperson

No nominees were selected for Chairperson, this place remains to be filled.

Election of Secretary

No nominees were selected for Secretary, this place remains to be filled.

Election of Treasurer

No nominees were selected for Treasurer, this place remains to be filled.

Election of Ordinary Member

No nominees were selected for Ordinary Member, this place remains to be filled.

Invoice Hub Approver

Tier 1:

Tier 2:

There being no further business, the Chairperson closed the meeting at 01:30 PM.

Body Corporate for SKYVIEW APARTMENTS CTS 41952

The Secretary

206 Logan Road, Woolloongabba, QLD, 4102



A.B.N 71162726212
P: (07)35171900
E: reception@eaglebodycorporate.com.au
206 Logan Road, Woolloongabba, QLD, 4102

MINUTES OF THE EXTRAORDINARY GENERAL MEETING

SKYVIEW APARTMENTS CTS 41952

DATE & TIME Wednesday, 2 July 2025 at 10:00 AM

LOCATION Eagle Body Corporate via Microsoft Teams, 206 Logan Road, Woolloongabba, QLD, 4102

ATTENDANCE

In Attendance		
Maureen Anne Creagh	Lot 2	Owner present
Sann Tun Lin	Lot 5	Electronic vote
Craig and Mary Sawers	Lot 9	Electronic vote
Gavin James Lowry and Jacqueline	Lot 10	Electronic vote
Frances Mitchell		

Also In Attendance
Canecia (CJ) Sims from Eagle Body Corporate Management Pty Ltd

Chairperson
C SIMS - Eagle Body Corporate

It was noted that the relevant notice of meeting was forwarded to all Owners and a quorum was represented at the meeting by those present or by voting paper or by proxy.

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.
Resolved that the minutes of the last General Meeting of the Body Corporate, held on 19th of February 2025, as previously circulated, be confirmed.

Yes: 3 No: 0 Abs: 1 Inv: 0

2. COMMITTEE VACANCY - ORDINARY RESOLUTION

Motion CARRIED.
Resolved that the body corporate fill the following positions:

- Chairperson - Maureen Creagh
- Secretary – Craig Sawers
- Treasurer - Maureen Creagh
- Ordinary Members – Sann Tun Lin; Gavin Lowry.

Yes: 3 No: 0 Abs: 1 Inv: 0

There being no further business, the Chairperson closed the meeting at 10:15 AM.

Body Corporate for SKYVIEW APARTMENTS CTS 41952
The Secretary
206 Logan Road, Woolloongabba, QLD, 4102



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E: reception@eaglebodycorporate.com.au
206 Logan Road, Woolloongabba, QLD, 4102

MINUTES OF THE ANNUAL GENERAL MEETING

SKYVIEW APARTMENTS CTS 41952

DATE & TIME Tuesday, 10 February 2026 at 01:00 PM

LOCATION Eagle Body Corporate Office and via Teams, 206 Logan Road, Woolloongabba, QLD, 4102

Click on this [link](#) to join the meeting online.

ATTENDANCE

In Attendance		
Sann Tun Lin	Lot 5	Electronic vote
Emma Jay Dale	Lot 6	Owner present (pre-voted)
Frank Zullo	Lot 7	Electronic vote
Frank Zullo	Lot 8	Electronic vote
Craig Sawers	Lot 9	Owner present
Gavin James Lowry and Jacqueline	Lot 10	Electronic vote
Frances Mitchell		

Also In Attendance
Leni Andersen from Eagle Body Corporate Management Pty Ltd

Apologies

Chairperson
L Andersen - Eagle Body Corporate

It was noted that the relevant notice of meeting was forwarded to all Owners and a quorum was represented at the meeting by those present or by voting paper or by proxy.

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.
Resolved that the minutes of the last General Meeting of the Body Corporate, held on 2nd of July 2025, as previously circulated, be confirmed.

Yes: 5	No: 0	Abs: 1	Inv: 0
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2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.
Resolved that the Audited Annual Financial Statements for the financial year ending 31st of October 2025 as attached to the agenda be accepted.

Yes: 6	No: 0	Abs: 0	Inv: 0
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3. NO AUDIT - SPECIAL RESOLUTION

Motion DEFEATED.

Motion defeated that the Body Corporate’s Statement of Accounts for the financial year ending 31st of October 2026 **NOT** be audited.

Note:

If you **DO want an audit** of the accounts, vote **NO**;

If you **do NOT want an audit** of the accounts, vote **YES**.

Yes: 3 No: 3 Abs: 0 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants, or another suitably qualified auditor, to audit the Body Corporate Statement of accounts for the financial year ending 31st of October 2026, at a cost of \$444.00 including GST (1-10 lots).

Yes: 3 No: 2 Abs: 1 Inv: 0

5. DEFEATED ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION**Motion DEFEATED.**

Resolved that the administrative fund budget for the financial year ending 31st of October 2026, which totals \$36,000.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$3,600.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$13,000.00	\$1,300.00
	01 May 2026	31 Oct 2026	01 May 2026	\$23,000.00	\$2,300.00
Total	01 Nov 2025	31 Oct 2026		\$36,000.00	\$3,600.00

Discount (if applicable) - 0%

Total Contribution Entitlements - **10**

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Nov 2026	30 Apr 2027	01 Nov 2026	\$18,000.00	\$1,800.00
	01 May 2027	31 Oct 2027	01 May 2027	\$18,000.00	\$1,800.00
Total	01 Nov 2026	31 Oct 2027		\$36,000.00	\$3,600.00

5. AMENDED ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION**Motion CARRIED.**

Those in attendance at the Annual General Meeting resolved to decrease the Administration Fund budget adjusting the proposed budget at annual general meeting of The Body Corporate and Community Management.

Resolved that the Body Corporate confirms to accept the administrative fund budget of \$31,000.00 (excluding GST, if applicable), to be approved and that a contribution of \$3,100.00 per lot entitlement be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$13,000.00	\$1,300.00
	01 May 2026	31 Oct 2026	01 May 2026	\$18,000.00	\$1,800.00
Total	01 Nov 2025	31 Oct 2026		\$31,000.00	\$3,100.00

Discount (if applicable) - 0%

Total Contribution Entitlements - **10**

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
	01 Nov 2026	30 Apr 2027	01 Nov 2026	\$13,000.00	\$1,800.00
	01 May 2027	31 Oct 2027	01 May 2027	\$13,000.00	\$1,800.00
Total	01 Nov 2026	31 Oct 2027		\$26,000.00	\$3,600.00

Yes: 4 No: 0 Abs: 2 Inv: 0

6. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the sinking fund budget for the financial year ending 31st of October 2026, which totals \$18,000.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$1,800.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
	01 Nov 2025	30 Apr 2026	01 Nov 2025	\$3,350.00	\$335.00
	01 May 2026	31 Oct 2026	01 May 2026	\$14,650.00	\$1,465.00
Total	01 Nov 2025	31 Oct 2026		\$18,000.00	\$1,800.00

Discount (if applicable) - 0%

Total Contribution Entitlements – 10

And further, that the committee issue an interim levy for the first levy period(s) of the following financial year:

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
	01 Nov 2026	30 Apr 2027	01 Nov 2026	\$9,000.00	\$900.00
	01 May 2027	31 Oct 2027	01 May 2027	\$9,000.00	\$900.00
Total	01 Nov 2026	31 Oct 2027		\$18,000.00	\$1,800.00

Yes: 6 No: 0 Abs: 0 Inv: 0

7. INSURANCE - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the current insurance coverage be confirmed and that the Committee be authorised to approve the premium on renewal when due.

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
WCA101154553	WORKCOVER QUEENSLAND	30 Jun 2026	WORKCOVER POLICY	
TOTAL PREMIUM: \$200.00				
Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
QRSC20005299	STRATA COMMUNITY INSURANCE	04 Nov 2026	BUILDING	\$4,700,523.00
			PUBLIC LIABILITY	\$10,000,000.00
			OFFICE BEARERS	\$500,000.00
			BUILDING CATASTROPHE	\$705,078.00
			COMMON CONTENTS	\$47,005.00
			LOSS OF RENT	\$705,078.00
			VOLUNTARY WORKERS	Insured
			FIDELITY GUARANTEE	\$100,000.00
			LOT OWNERS FIXTURES	\$300,000.00
			GOVERNMENT AUDIT COS	\$25,000.00
			APPEAL EXPENSES (H &	\$100,000.00
			LEGAL DEFENCE EXPENS	\$50,000.00
			TERRORISM COVER	Insured
TOTAL PREMIUM: \$6,435.93				

Further, that the Body Corporate Manager in conjunction with the Committee have the right to vary the insurer or insurance upon renewal if a better option can be obtained; and further that if premium funding is required, that the Committee be authorised to obtain.

Yes: 6

No: 0

Abs: 0

Inv: 0

8. BODY CORPORATE MANAGEMENT

8.1 BODY CORPORATE MANAGEMENT APPOINTMENT - 1 YEAR - ORDINARY RESOLUTION WITHOUT USE OF PROXIES**Motion QUALIFIED.**

Qualified that the Body Corporate for SKYVIEW APARTMENTS CTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of one (1) year, commencing on 1st of March 2026 at a cost of \$250.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$55.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion.

Yes: 5 No: 1 Abs: 0 Inv: 0

8.2 BODY CORPORATE MANAGEMENT APPOINTMENT - 3 YEARS - ORDINARY RESOLUTION WITHOUT USE OF PROXIES**Motion NOT QUALIFIED.**

Not qualified that the Body Corporate for SKYVIEW APARTMENTS CTS 41952 hereby appoints Eagle Body Corporate Management Pty Ltd as Body Corporate Manager for the Scheme ("the Body Corporate Manager") for a term of three (3) years, commencing on 1st of March 2026 at a cost of \$230.00 per lot per annum including GST, together with Fixed Disbursements in the amount of \$55.00 per lot per annum including GST, in accordance with the terms set out in the agreement and the Body Corporate Manager shall have all of the powers, authorities, duties and functions provided in the agreement distributed with the agenda payable monthly in advance; and this appointment shall be binding and effective upon the passing of this motion.

Yes: 2 No: 4 Abs: 0 Inv: 0

Motion 8.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

9. BUILDING MAINTENANCE

If multiple Reports are requested, then a discount is applied to the approved costs. Please see below details for discounted reporting costs.

Safety, Maintenance & Roof Reports = 20% discount

Maintenance & Roof Reports = 10% discount

Safety & Maintenance Reports = 5% discount

Please refer to the explanatory notes.

9.1 ANNUAL SAFETY ASSESSMENT - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out a Safety Audit of the common property to assist in minimising the liability risk to owners from injuries occurring on common property at a total cost of \$275.00 including GST, to be met from the administrative fund.

Yes: 6 No: 0 Abs: 0 Inv: 0

9.2 ANNUAL MAINTENANCE REPORT - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the body corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to carry out an inspection and prepare a Maintenance Report for the common property at a cost of \$300.00 including GST.

Yes: 6 No: 0 Abs: 0 Inv: 0

9.3 ANNUAL ROOF REPORT - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate engage Arcadia Building Reports ("Arcadia") to carry out an inspection and prepare a Roof Report for an amount not to exceed \$550.00 including GST.

Yes: 4 No: 1 Abs: 1 Inv: 0

10. PEST CONTROL / TERMITE INSPECTION - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the body corporate approve Annual Pest Management, or another pest controller as nominated, to carry out pest control and termite inspection to common property with funds to be met from the administration fund.

Yes: 6 No: 0 Abs: 0 Inv: 0

11. FIRE EVACUATION

11.1 FIRE EVACUATION PRACTICE - CONTRACTOR APPOINTMENT - ORDINARY RESOLUTION**Motion QUALIFIED.**

Qualified that the Body Corporate, to meet some requirements of the Building Fire Safety Regulations 2008, engage Total Fire Service, or another suitable contractor, to carry out the annual evacuation practice; and further that an allowance of \$385.00 (incl. GST) be included in the Administrative Fund budget to allow for the expense.

Yes: 4 No: 1 Abs: 1 Inv: 0

11.2 FIRE EVACUATION PRACTICE - COMMITTEE APPOINTMENT - ORDINARY RESOLUTION**Motion QUALIFIED.**

Qualified that the Body Corporate, to meet some requirements of the Building Fire Safety Regulations 2008, appoint the Committee as the Evacuation Coordinator to carry out an annual evacuation practice, and prepare the documentation required; and further that an allowance of \$50.00 be included in the Administrative Fund budget to allow for the paperwork associated with the expense.

Yes: 5 No: 0 Abs: 1 Inv: 0

Motion 11.2 was chosen as the outcome for this same issue motion as it had the highest number of Yes votes from the qualifying motions

12. APPOINTMENT OF INVOICE APPROVER FOR INVOICE HUB - ORDINARY RESOLUTION**Motion CARRIED.**

Resolved that the body corporate resolves to appoint a member of the committee to act as the primary invoice approver within the Invoice Hub platform, with the designated role defaulting to the Treasurer unless an alternative committee member is approved by the Committee.

Yes: 3 No: 0 Abs: 3 Inv: 0

13. REPLACEMENT OF NON-SLIP TAPE ON STAIRS - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate replace the non-slip tape on the stairs.

Yes: 6 No: 0 Abs: 0 Inv: 0

14. REPAIR OF LIGHT FIXTURE - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate repair the light fixture at entrance of the complex.

Yes: 4 No: 1 Abs: 1 Inv: 0

15. THOROUGH HALLWAYS CLEANING - ORDINARY RESOLUTION**Motion CARRIED.**

THAT the Body Corporate arrange a one-off thorough scrub/clean to remove dirt + stains from internal painted walls in foyer, walls of stairwell and common hallways.

Yes: 4 No: 1 Abs: 1 Inv: 0

ELECTION OF COMMITTEE**Election of Chairperson**

Craig Sawers has been elected unopposed as Chairperson.

Election of Secretary

Maureen Anne Creagh has been elected unopposed as Secretary.

Election of Treasurer

Emma Jay Dale has been elected unopposed as Treasurer.

Election of Ordinary Member

Sann Tun Lin has been elected unopposed as Committee Member.

Withdrawn Nominees

Emma Dale

Invoice Hub Approver

Approver 1: Emma Dale

There being no further business, the Chairperson closed the meeting at 01:45 PM.

Body Corporate for SKYVIEW APARTMENTS CTS 41952

The Secretary

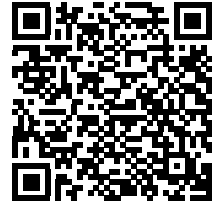
206 Logan Road, Woolloongabba, QLD, 4102

Property Fact Pack

9 Zenith Avenue
Chermside QLD 4032



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

NO CONSIDERATIONS IDENTIFIED



Flood Risk

NO CONSIDERATIONS IDENTIFIED



Character

NO CONSIDERATIONS IDENTIFIED



Vegetation

NO CONSIDERATIONS IDENTIFIED



Bushfire Risk

NO CONSIDERATIONS IDENTIFIED



Noise

CONSIDERATIONS IDENTIFIED

DATE OF REPORT

4th of August, 2026

ADDRESS

9 ZENITH AVENUE

LOT PLAN

9999/SP236028

COUNCIL

Brisbane

ZONING

- Hdr2 High Density Residential (Up To 15 Storeys)

UTILITIES

- Sewer
- Water

SCHOOL CATCHMENTS

- Craigslea SS
- Craigslea SHS

CLOSEST CITY

Brisbane – 9km

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
-  Cf1 Major Health Care
-  Hdr2 High Density Residential (Up To 15 Storeys)
-  Mu2 Mixed Use (Centre Frame)

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

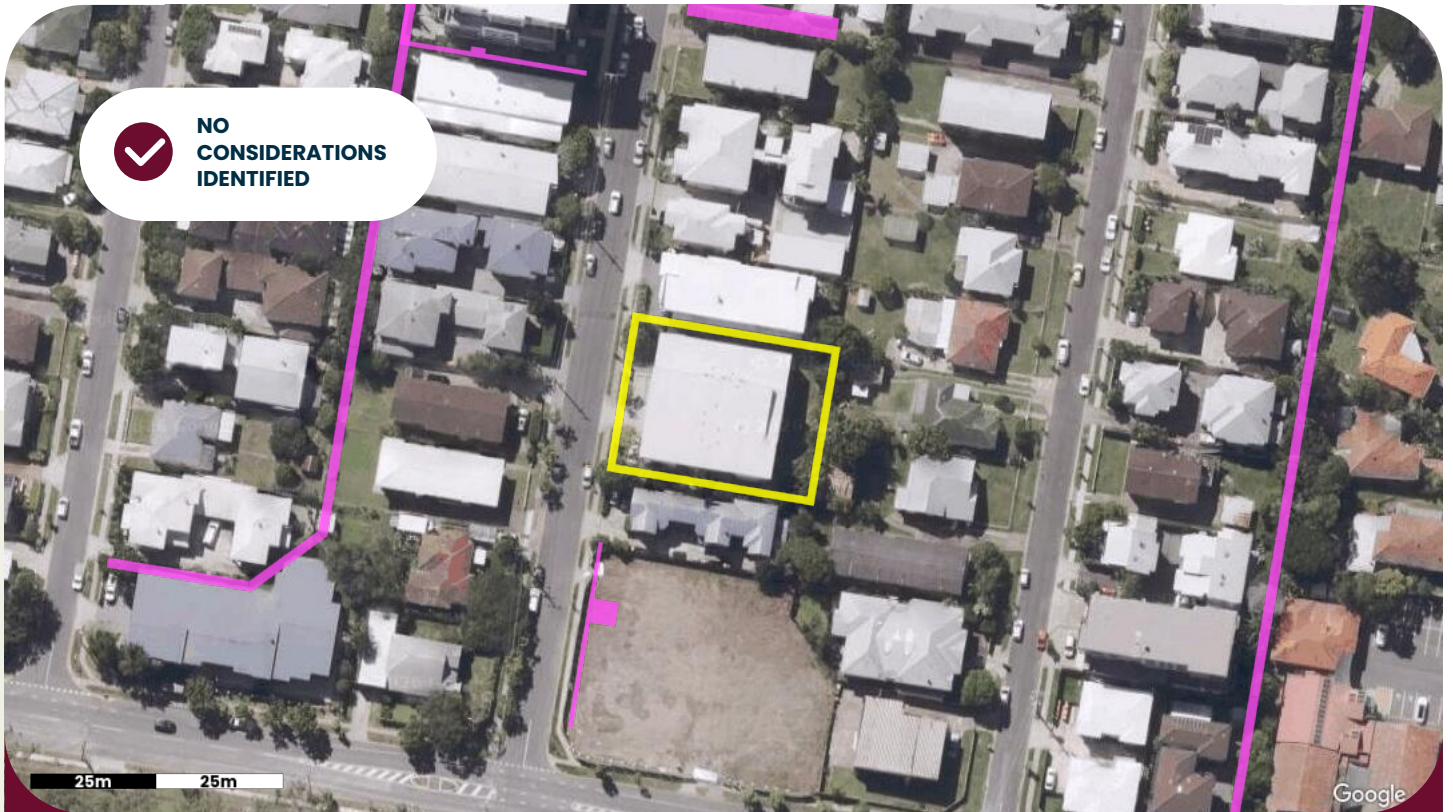
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Chermide Centre Activity Npp-001
-  Chermide Centre Neighbourhood Plan
-  Hospital Npp-005
-  Residential North Npp-002

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

Flood Risk

Is the property in a potential flood area?



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.

PROPERTY DUE DILIGENCE REPORT | 9 ZENITH AVENUE

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

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

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
-  Local Heritage Place, Structure Or Landscaping

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?



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

Bushfire Risk

Is the property in a potential bushfire area?



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

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: ~0m



Noise

Is the property in a potential noise area?



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

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
- Low Noise (Road)
- High Noise Area (Council)
- High To Mod. Noise Area (Council)
- Mod. To Low 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

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
-  Stormwater Pipe Or Culvert

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
- Overhead Power Line (HV)
- Overhead Power Line (LV)
- Underground Power Cable (HV)
- 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

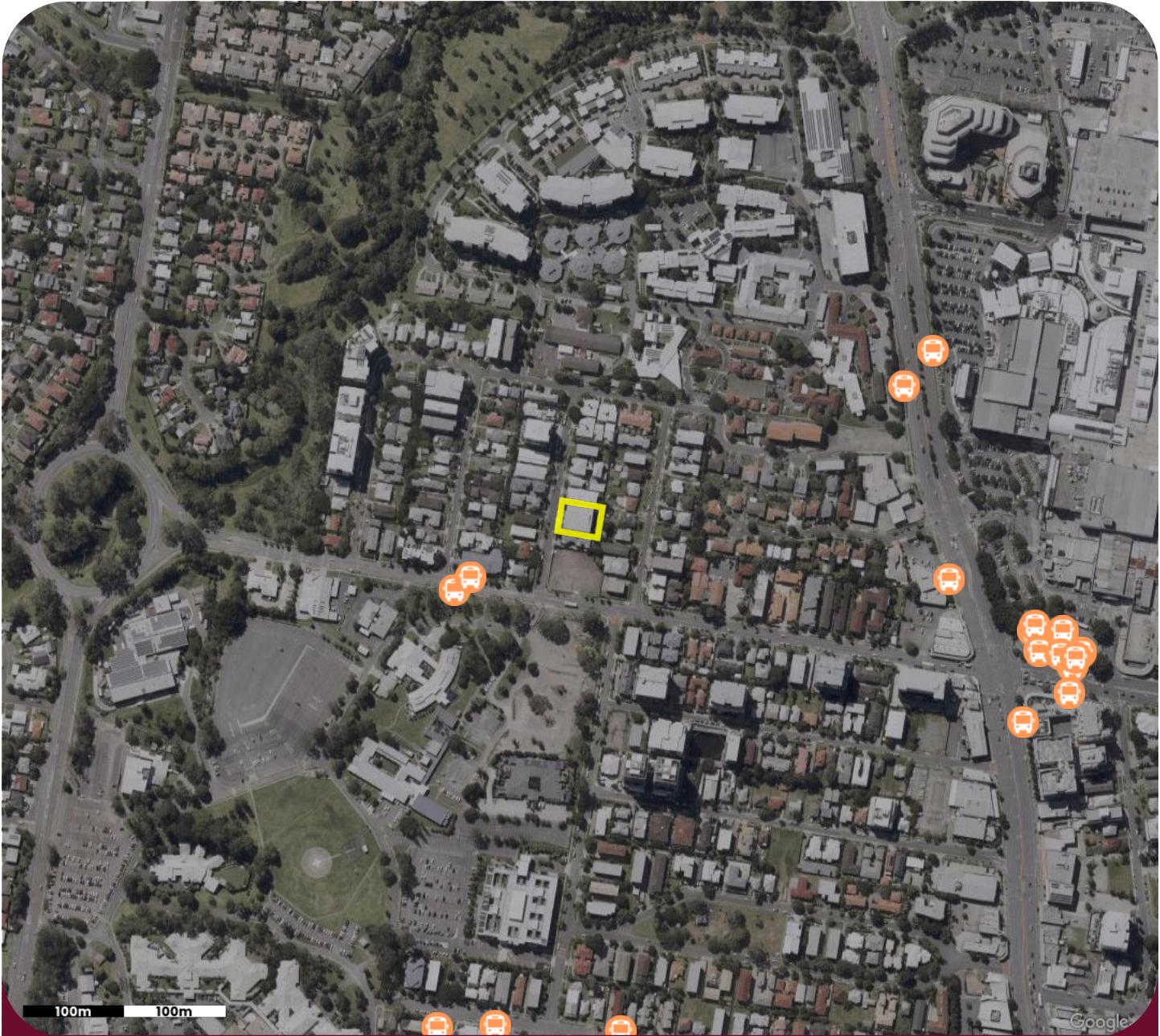
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

-  Selected Property
-  Nbn Fixed Line

Public Transport

Is there any public transport stops nearby?



LEGEND

-  Selected Property
-  Bus Stop

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: ~1,215m2, Perimeter: ~140m

LEGEND

 Selected Property

DISCLAIMER

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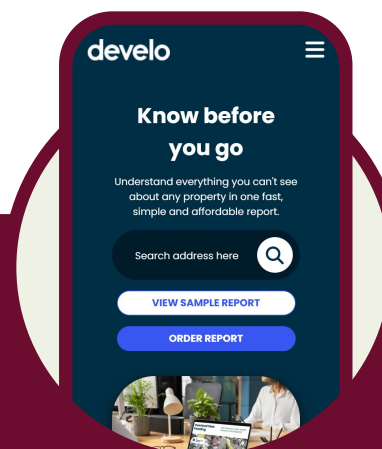


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