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Search Agents

## SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 20 ON SP277577**

**LOCALE@ALDERLEY CTS 49112**

VENDOR/S

**MARLENE KONG**

### 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 Seller's 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

At the date of this Disclosure Statement CMS **Dealing No. 717514325** 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))**

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

**(f) OUTSTANDING BY-LAW CONTRAVENTION NOTICES (clause 12.9.(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)**

**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.

**KNOWN DISPUTES**

**Particulars of any current applications (within the last 12 months) to the Commissioner which directly affect the Body Corporate:**

A search of the Queensland Body Corporate & Community Management Commissioner's Adjudicators Orders Register revealed no recent Adjudicators Orders recorded for this complex.

**MATTERS AFFECTING THE PROPERTY ( Clause 7.4)**

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 see "Footnotes" and "links"*

**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 20th November 2024

EGM dated 24th September 2025

AGM dated 3rd December 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
12.01.26	Fire Safety Audit - Recommended to be updated annually.
31.01.22	Insurance Valuation - Recommended to be updated 5 yearly
12.01.22	Fire Occupiers Statement - Recommended to be carried out annually.
12.01.26	Safety Audit - Recommended to be be updated annually
02.05.17	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)
12.01.26	Termite Inspection - Recommended to be updated annually.

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

Nothing sighted in records provided

**STATE HERITAGE REGISTER - Is the Property Heritage Listed**

A search of the State Heritage Listings Register has revealed:

The property is not listed on the State Heritage Listed Register.

**SEARCH OF RECORDS - Additional notes:**

Not applicable

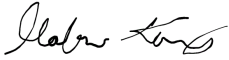
**Warning to Seller:** The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. If you are aware of any matters not disclosed above, 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: 12 March 2026

Order No: 9341



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

Capacity of person signing

Dated

Marlene Kong

31/3/2026 | 4:25 PM 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  
Email: [admin@searchassist.com.au](mailto:admin@searchassist.com.au)  
Web Address: [www.searchassist.com.au](http://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:

<https://searchassist.com.au/resources/>



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0000018867</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	16/09/2023 to 16/09/2024 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR LOCALE@ALDERLEY COMMUNITY TITLE SCHEME 49112
<b>Situation</b>	452-454 ENOGERA ROAD ALDERLEY QLD 4051

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### Policies Selected

#### Policy 1 – Insured Property

Building: \$16,735,000  
Common Area Contents: \$106,090  
Loss of Rent & Temporary Accommodation (total payable): \$2,510,250

#### Policy 2 – Liability to Others

Sum Insured: \$30,000,000

#### Policy 3 – Voluntary Workers

Death: \$200,000  
Total Disablement: \$2,000 per week

#### Policy 4 – Workers Compensation

Not Available

#### Policy 5 – Fidelity Guarantee

Sum Insured: \$250,000

#### Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

#### Policy 7 – Machinery Breakdown

Sum Insured: \$100,000

#### Policy 8 – Catastrophe Insurance

Sum Insured: \$5,020,500  
Extended Cover - Loss of Rent & Temporary Accommodation: \$753,075  
Escalation in Cost of Temporary Accommodation: \$251,025  
Cost of Removal, Storage and Evacuation: \$251,025

#### Policy 9 – Government Audit Costs and Legal Expenses



Government Audit Costs: \$25,000  
Appeal expenses – common property health & safety breaches: \$100,000  
Legal Defence Expenses: \$50,000

**Policy 10 – Lot owners' fixtures and improvements (per lot)**

Sum Insured: \$250,000

**Flood Cover is included.**

Date Printed

14/09/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



# SINKING FUND FORECAST

## LOCALE@ALDERLEY

452-454 Enoggera Road

Alderley QLD 4051

Community Titles Scheme 49112



### Report details

Inspection date:	2/05/2017
Inspector:	Grant Roberts

#### NEW SOUTH WALES

Level 5, 115 Pitt St Sydney 2000  
PO Box A72 Sydney South NSW 1235

#### QUEENSLAND

18 Park Rd Milton 4064  
PO Box 1584 Milton 4064

#### VICTORIA

Level 1, 1 Queens Rd Melbourne 3004  
GPO Box 3025 Melbourne 3001



04 May 2017

The Body Corporate Committee  
Locale@Alderley  
452-454 Enoggera Road  
Alderley QLD 4051

Dear Committee Members,

**Thank you for appointing our company to conduct your Sinking Fund Forecast.**

Based on our survey of your property's maintenance needs, we recommend that the sinking fund levies be set at the levels shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

**Key Report Data Levies Summary – First Financial Year**

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$24.20
Total Unit Entitlements	1000
Total Sinking Fund Levy	\$24,200.00

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
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15 Year Cash Flow Tracking & Graph	3
<b>Report Detail</b>	<b>Section 2</b>
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	8
Inspector's Building Report & Building Specific Report Notes	11
Report Notes	13

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Yours sincerely,

The Team at Solutions in Engineering

## Building Details & Report Inputs

### Supplied information

Building Name	Locale@Alderley
Building Address	452-454 Enoggera Road Alderley QLD 4051
Community Titles Scheme (CTS) No	49112
Plan Type	Building Format Plan (previously known as a Building Units Plan)
Registered Plan Date/Year of Construction	2016
Number of Lot Entitlements	1000
Number of Units	47
Estimated Starting Sinking Fund Balance	\$0.00
Starting date of Financial Year for Report	26/09/2016
GST Status	Not Registered for GST
Current Sinking Fund Levy per Lot Entitlement	\$24.20

### Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000)	3.35%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on sinking fund balances over \$10,000.	2.35%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 2002 and 2012	3.10%
Forecast Period - Number of years the forecast looks out.	15 years

### 15 Year Levy Table

Year	Year To	Total Contribution	Contribution per Lot Entitlement	Quarterly Contribution
1	25/09/2017	24,200.00	24.20	6.05
2	25/09/2018	29,040.00	29.04	7.26
3	25/09/2019	34,122.00	34.12	8.53
4	25/09/2020	39,240.30	39.24	9.81
5	25/09/2021	44,145.34	44.15	11.04
6	25/09/2022	48,559.87	48.56	12.14
7	25/09/2023	52,201.86	52.20	13.05
8	25/09/2024	54,811.95	54.81	13.70
9	25/09/2025	56,511.12	56.51	14.13
10	25/09/2026	58,262.96	58.26	14.57
11	25/09/2027	60,069.11	60.07	15.02
12	25/09/2028	61,931.25	61.93	15.48
13	25/09/2029	63,851.12	63.85	15.96
14	25/09/2030	65,830.50	65.83	16.46
15	25/09/2031	67,871.25	67.87	16.97

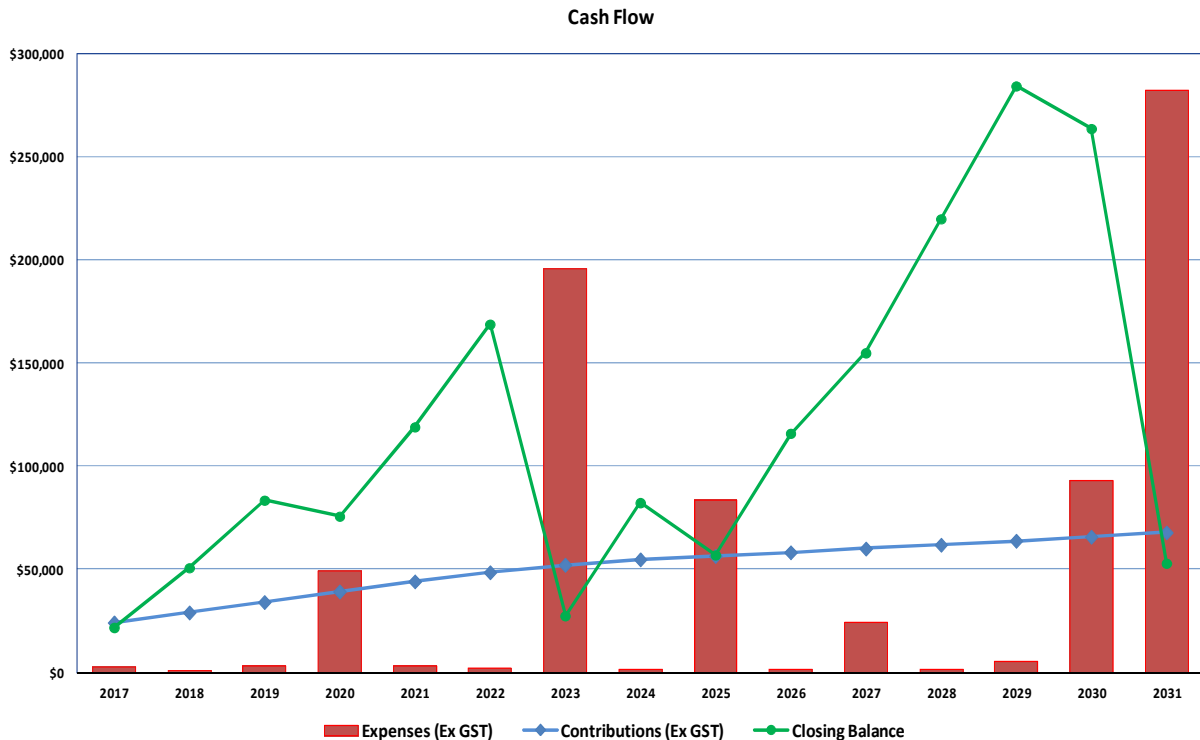
### 15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:  
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	25/09/2017	0.00	24,200.00	252.87	2,679.00	21,773.87
2	25/09/2018	21,773.87	29,040.00	841.79	946.00	50,709.66
3	25/09/2019	50,709.66	34,122.00	1,559.15	2,848.00	83,542.81
4	25/09/2020	83,542.81	39,240.30	1,849.86	48,891.00	75,741.97
5	25/09/2021	75,741.97	44,145.34	2,263.07	3,028.00	119,122.38
6	25/09/2022	119,122.38	48,559.87	3,344.82	2,139.00	168,888.07
7	25/09/2023	168,888.07	52,201.86	2,279.52	195,976.00	27,393.45
8	25/09/2024	27,393.45	54,811.95	1,274.43	1,137.00	82,342.83
9	25/09/2025	82,342.83	56,511.12	1,617.83	83,509.00	56,962.78
10	25/09/2026	56,962.78	58,262.96	2,009.01	1,209.00	116,025.75
11	25/09/2027	116,025.75	60,069.11	3,148.06	24,201.00	155,041.92
12	25/09/2028	155,041.92	61,931.25	4,356.08	1,285.00	220,044.25
13	25/09/2029	220,044.25	63,851.12	5,860.31	5,190.00	284,565.68
14	25/09/2030	284,565.68	65,830.50	6,368.98	92,921.00	263,844.16
15	25/09/2031	263,844.16	67,871.25	3,679.18	282,438.00	52,956.59

### 15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:  
 Contributions line - Total sinking fund contributions per year.  
 Expenses line – Total anticipated expenses in each year.  
 Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



### Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-  
 ‘**Expenditure Items**’ - lists the different areas and items of expenditure.  
 ‘**Current Cost**’ - shows the current maintenance expenditure costs in today’s dollars.  
 ‘**Year 1**’ to ‘**Year 15**’ - shows the costs in the year in which they occur including the ‘Assumed Rate of Inflation’ compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a ‘**Grand Total (Inc. GST)**’ followed by a line calculating the ‘**Contingency Allowance (Inc. GST)**’ for unforeseen and minor expenses and finally ‘**Total Expenses (Inc. GST)**’ for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
<b>1. Building exterior</b>																
Repaint ceilings	12,166	-	-	-	-	-	-	14,612	-	-	-	-	-	-	-	18,654
Repaint walls	45,559	-	-	-	-	-	-	54,717	-	-	-	-	-	-	-	69,855
Repaint soffits	4,010	-	-	-	-	-	-	4,816	-	-	-	-	-	-	-	6,148
Maintain / repair wall tiles (total: 652 m2) - 10%	8,234	-	-	9,024	-	-	-	-	-	10,512	-	-	-	12,245	-	-
Repaint guttering	3,678	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,639
Inspect and repair guttering (total: 179 Lm) - 10%	782	-	-	-	-	-	-	939	-	-	-	-	-	-	-	1,199
Repaint downpipes	2,219	-	-	-	-	-	-	2,665	-	-	-	-	-	-	-	3,402
Inspect and repair downpipes (total: 108 Lm) - 10%	376	-	-	-	-	-	-	452	-	-	-	-	-	-	-	577
Repaint garage doors - single	569	-	-	-	-	-	-	-	-	-	-	-	-	-	-	872
Replace garage doors - single	4,623	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint garage doors - double	339	-	-	-	-	-	-	-	-	-	-	-	-	-	-	520
Replace garage doors - double	2,186	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint standard doors - both sides including architraves	350	-	-	-	-	-	-	420	-	-	-	-	-	-	-	537
Maintain / repair aluminium doors / windows	6,510	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain / repair timber doors / windows	43,709	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint metal balustrades	13,798	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,156
Inspect and repair balustrades (total: 153 Lm) - 10%	4,515	-	-	-	-	-	-	5,423	-	-	-	-	-	-	-	6,923
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>9,024</b>	<b>0</b>	<b>0</b>	<b>84,044</b>	<b>0</b>	<b>10,512</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,245</b>	<b>135,482</b>

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
<b>2. Roof</b>																
Maintain / repair metal roof (total: 1,020 m2) - 10%	9,022	-	-	-	-	-	-	10,836	-	-	-	-	-	-	-	13,833
Maintain / repair fibreglass roof sheeting (total: 6 m2) - 25%	100	-	-	-	-	-	-	120	-	-	-	-	-	-	-	153
Maintain / repair roof anchor points	798	798	-	848	-	902	-	958	-	1,019	-	1,083	-	1,151	-	1,224
Maintain / repair roof drains - allowance	920	-	-	-	1,008	-	-	-	-	1,175	-	-	-	-	1,368	-
<b>Sub Total (Incl. GST)</b>		<b>798</b>	<b>0</b>	<b>848</b>	<b>1,008</b>	<b>902</b>	<b>0</b>	<b>11,914</b>	<b>0</b>	<b>2,194</b>	<b>0</b>	<b>1,083</b>	<b>0</b>	<b>1,151</b>	<b>1,368</b>	<b>15,210</b>
<b>3. Access for work at heights</b>																
Hire scaffolding for work above 2 storeys	37,552	-	-	-	-	-	-	45,101	-	-	-	-	-	-	-	57,578
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45,101</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57,578</b>
<b>4. Main foyer entrance - Enoggera Road</b>																
Repaint ceilings	925	-	-	-	-	-	-	1,111	-	-	-	-	-	-	-	1,418
Repaint walls	1,850	-	-	-	-	-	-	2,222	-	-	-	-	-	-	-	2,837
Maintain / repair floor tiles (total: 45 m2) - 10%	624	-	-	-	684	-	-	-	-	797	-	-	-	-	928	-
Repaint metal handrails	617	-	-	-	-	-	-	-	-	-	-	-	-	-	-	946
Inspect and repair handrails (total: 30 Lm) - 10%	610	-	-	-	-	-	-	733	-	-	-	-	-	-	-	935
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>684</b>	<b>0</b>	<b>0</b>	<b>4,066</b>	<b>0</b>	<b>797</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>928</b>	<b>6,136</b>
<b>5. Lobbies and hallways</b>																
Repaint ceilings	3,822	-	-	-	-	-	-	4,590	-	-	-	-	-	-	-	5,860
Repaint walls	10,460	-	-	-	-	-	-	12,563	-	-	-	-	-	-	-	16,038
Repaint doors - both sides including architraves	6,811	-	-	-	-	-	-	8,180	-	-	-	-	-	-	-	10,443
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,333</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32,341</b>
<b>6. Stairwells</b>																
Repaint doors - both sides including architraves	1,415	-	-	-	-	-	-	1,699	-	-	-	-	-	-	-	2,170
Replace fire doors, frames and furniture	29,383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair handrails (total: 96 Lm) - 10%	2,035	-	-	-	-	-	-	2,444	-	-	-	-	-	-	-	3,120
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,143</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,290</b>

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
<b>7. Trade Toilet / Bathrooms / Change rooms</b>																
Repaint ceilings	185	-	-	-	-	-	-	222	-	-	-	-	-	-	-	284
Repaint walls	658	-	-	-	-	-	-	790	-	-	-	-	-	-	-	1,009
Maintain / repair wall tiles (total: 9 m2) - 10%	125	-	-	-	137	-	-	-	-	160	-	-	-	-	186	-
Repaint doors - both sides including architraves	88	-	-	-	-	-	-	106	-	-	-	-	-	-	-	135
Maintain sanitary fixtures and fittings	230	230	-	244	-	260	-	276	-	294	-	312	-	332	-	353
<b>Sub Total (Incl. GST)</b>		<b>230</b>	<b>0</b>	<b>244</b>	<b>137</b>	<b>260</b>	<b>0</b>	<b>1,394</b>	<b>0</b>	<b>454</b>	<b>0</b>	<b>312</b>	<b>0</b>	<b>332</b>	<b>186</b>	<b>1,781</b>
<b>8. Vehicle accessways</b>																
Surface cleaning program	6,693	-	-	-	7,335	-	-	-	-	8,545	-	-	-	-	9,954	-
Maintain / repair concrete surface (total: 2,594 m2) - 5%	17,014	-	-	-	18,646	-	-	-	-	21,721	-	-	-	-	25,303	-
Repaint line marking	4,869	-	-	-	5,336	-	-	-	-	6,216	-	-	-	-	7,241	-
Repaint wheel stops	65	-	-	-	-	-	-	78	-	-	-	-	-	-	-	100
Repaint steel bollards	282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	432
Replace steel bollards (total: 7) - 25%	1,268	-	-	-	-	-	-	1,523	-	-	-	-	-	-	-	1,944
Replace curved stainless safety mirror	933	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace storm water grates	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace bike racks	4,950	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint garage doors - single	190	-	-	-	-	-	-	-	-	-	-	-	-	-	-	291
Replace garage doors - single	1,541	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace car park fire shutters	4,828	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace extraction fans	3,144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair extraction ducting	3,140	-	-	-	-	-	-	-	-	4,009	-	-	-	-	-	-
Repair sump pump	603	603	-	641	-	681	-	724	-	770	-	818	-	870	-	925
Replace sump pump	8,909	-	-	-	-	-	-	-	-	11,374	-	-	-	-	-	-
Repair chain wire storage cages (total: 78 Lm) - 10%	511	-	-	-	-	-	-	-	-	652	-	-	-	-	-	-
Repaint walls	986	-	-	-	-	-	-	1,184	-	-	-	-	-	-	-	1,512
Repaint doors - both sides including architraves	442	-	-	-	-	-	-	531	-	-	-	-	-	-	-	678
<b>Sub Total (Incl. GST)</b>		<b>603</b>	<b>0</b>	<b>641</b>	<b>31,317</b>	<b>681</b>	<b>0</b>	<b>4,040</b>	<b>0</b>	<b>53,287</b>	<b>0</b>	<b>818</b>	<b>0</b>	<b>870</b>	<b>42,498</b>	<b>5,882</b>

Expenditure Item	Current Cost	Year 1 (2017)	Year 2 (2018)	Year 3 (2019)	Year 4 (2020)	Year 5 (2021)	Year 6 (2022)	Year 7 (2023)	Year 8 (2024)	Year 9 (2025)	Year 10 (2026)	Year 11 (2027)	Year 12 (2028)	Year 13 (2029)	Year 14 (2030)	Year 15 (2031)
<b>9. Rooftop barbeque area</b>																
Replace barbeque	850	-	-	-	-	-	990	-	-	-	-	-	-	1,226	-	-
Replace pedestrian gate and fence	432	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain / repair wall tiles (total: 7 m2) - 10%	125	-	-	-	137	-	-	-	-	160	-	-	-	-	186	-
Maintain / repair floor tiles (total: 122 m2) - 10%	1,622	-	-	-	1,778	-	-	-	-	2,071	-	-	-	-	2,412	-
Repaint posts	247	-	-	-	-	-	-	297	-	-	-	-	-	-	-	379
Repaint doors - both sides including architraves	88	-	-	-	-	-	-	106	-	-	-	-	-	-	-	135
Replace fire doors, frames and furniture	1,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>1,915</b>	<b>0</b>	<b>990</b>	<b>403</b>	<b>0</b>	<b>2,231</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,226</b>	<b>2,598</b>	<b>514</b>
<b>10. Fixtures and fittings</b>																
Replace letterboxes	6,352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain common light fittings	205	205	211	218	225	232	239	246	254	262	270	278	287	296	305	314
Maintain common light fittings - internal	252	252	260	268	276	285	294	303	312	322	332	342	353	364	375	386
Maintain common light fittings - external	393	393	405	418	431	444	458	472	487	502	517	533	550	567	584	603
Replace security access intercom	2,580	-	-	-	-	-	-	-	-	-	-	3,501	-	-	-	-
Upgrade security intercom system - per entrance	2,243	-	-	-	-	-	-	-	-	2,864	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>850</b>	<b>876</b>	<b>904</b>	<b>932</b>	<b>961</b>	<b>991</b>	<b>1,021</b>	<b>1,053</b>	<b>3,950</b>	<b>1,119</b>	<b>4,654</b>	<b>1,190</b>	<b>1,227</b>	<b>1,264</b>	<b>1,303</b>
<b>11. Fire equipment</b>																
Replace fire hose reels	4,376	-	-	-	-	-	-	-	-	-	-	-	-	-	6,508	-
Replace fire extinguishers	2,713	-	-	-	-	-	-	-	-	-	-	-	-	-	4,035	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,543</b>	<b>0</b>
<b>12. Lift</b>																
Maintain security access system	230	-	-	-	252	-	-	-	-	294	-	-	-	-	342	-
Refurbish lift interior	9,458	-	-	-	-	-	-	-	-	-	-	-	-	-	14,066	-
Replace sump pump	2,823	-	-	-	-	-	-	-	-	3,604	-	-	-	-	-	-
Overhaul lift motor	11,452	-	-	-	-	-	-	-	-	-	-	15,541	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>252</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,898</b>	<b>0</b>	<b>15,541</b>	<b>0</b>	<b>0</b>	<b>14,408</b>	<b>0</b>
<b>Grand Total (Incl. GST)</b>		<b>2,481</b>	<b>876</b>	<b>2,637</b>	<b>45,269</b>	<b>2,804</b>	<b>1,981</b>	<b>181,459</b>	<b>1,053</b>	<b>77,323</b>	<b>1,119</b>	<b>22,408</b>	<b>1,190</b>	<b>4,806</b>	<b>86,038</b>	<b>261,517</b>
<b>Contingency Allowance (Incl. GST)</b>		<b>198</b>	<b>70</b>	<b>211</b>	<b>3,622</b>	<b>224</b>	<b>158</b>	<b>14,517</b>	<b>84</b>	<b>6,186</b>	<b>90</b>	<b>1,793</b>	<b>95</b>	<b>384</b>	<b>6,883</b>	<b>20,921</b>
<b>Grand Total Expenses (Incl. Contingency Allowance and GST)</b>		<b>2,679</b>	<b>946</b>	<b>2,848</b>	<b>48,891</b>	<b>3,028</b>	<b>2,139</b>	<b>195,976</b>	<b>1,137</b>	<b>83,509</b>	<b>1,209</b>	<b>24,201</b>	<b>1,285</b>	<b>5,190</b>	<b>92,921</b>	<b>282,438</b>

### Building Data List from the Property Inspection for Locale@Alderley

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

**'Items'** – identifies and describes the maintenance item

**'Qty'** – lets you know the total quantity of that item

**'Unit'** – is the unit rate used to measure the quantity

**'Rate'** – is the cost of each unit in dollars

**'Value'** – is the quantity (Qty) multiplied by the Rate (\$)

**'Next Due'** - is the remaining life in years until an item needs money spent on it.

**'Total Life'** - is the total life the item after it is replaced, repaired or repainted.

**'Comments'** – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>1. Building exterior</b>							
Repaint ceilings	592	m2	20.55	12,166.00	7	8	Ongoing painting program
Repaint walls	2,217	m2	20.55	45,559.00	7	8	Ongoing painting program
Repaint soffits	179	m2	22.40	4,010.00	7	8	Ongoing painting program
Maintain / repair wall tiles (total: 652 m2) - 10%	66	m2	124.75	8,234.00	4	5	Maintain / repair as required
Repaint guttering	179	Lm	20.55	3,678.00	15	16	Ongoing painting program
Inspect and repair guttering (total: 179 Lm) - 10%	18	Lm	43.45	782.00	7	8	Inspect and repair as required
Repaint downpipes	108	Lm	20.55	2,219.00	7	8	Ongoing painting program
Inspect and repair downpipes (total: 108 Lm) - 10%	11	Lm	34.15	376.00	7	8	Inspect and repair as required
Repaint garage doors - single	3	Ea	189.65	569.00	15	16	Ongoing painting program
Replace garage doors - single	3	Ea	1,540.85	4,623.00	29	30	Replace as required - not including motor
Repaint garage doors - double	1	Ea	339.09	339.00	15	16	Ongoing painting program
Replace garage doors - double	1	Ea	2,185.81	2,186.00	29	30	Replace as required - not including motor
Repaint standard doors - both sides including architraves	4	Ea	87.52	350.00	7	8	Ongoing painting program
Maintain / repair aluminium doors / windows	7	Item	929.97	6,510.00	19	20	Replace seals, mechanism repairs
Maintain / repair timber doors / windows	47	Item	929.97	43,709.00	19	20	Maintain / repair as required
Repaint metal balustrades	153	Lm	90.18	13,798.00	15	16	Ongoing painting program
Inspect and repair balustrades (total: 153 Lm) - 10%	16	Lm	282.21	4,515.00	7	8	Repair as required
<b>2. Roof</b>							
Maintain / repair metal roof (total: 1,020 m2) - 10%	102	m2	88.45	9,022.00	7	8	Maintain / repair as required
Maintain / repair fibreglass roof sheeting (total: 6 m2) - 25%	2	m2	50.10	100.00	7	8	Maintain / repair as required
Maintain / repair roof anchor points	1	Item	797.56	798.00	1	2	Maintain / repair as required
Maintain / repair roof drains - allowance	1	Item	920.26	920.00	4	5	Maintain / repair as required
<b>3. Access for work at heights</b>							
Hire scaffolding for work above 2 storeys	1,430	m2	26.26	37,552.00	7	8	Quotation required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>4. Main foyer entrance - Enoggera Road</b>							
Repaint ceilings	45	m2	20.55	925.00	7	8	Ongoing painting program
Repaint walls	90	m2	20.55	1,850.00	7	8	Ongoing painting program
Maintain / repair floor tiles (total: 45 m2) - 10%	5	m2	124.75	624.00	4	5	Maintain / repair as required
Repaint metal handrails	30	Lm	20.55	617.00	15	16	Ongoing painting program
Inspect and repair handrails (total: 30 Lm) - 10%	3	Lm	203.48	610.00	7	8	Repair as required, replace fasteners
<b>5. Lobbies and hallways</b>							
Repaint ceilings	186	m2	20.55	3,822.00	7	8	Ongoing painting program
Repaint walls	509	m2	20.55	10,460.00	7	8	Ongoing painting program
Repaint doors - both sides including architraves	77	Ea	88.45	6,811.00	7	8	Ongoing painting program
<b>6. Stairwells</b>							
Repaint doors - both sides including architraves	16	Ea	88.45	1,415.00	7	8	Ongoing painting program
Replace fire doors, frames and furniture	16	Ea	1,836.43	29,383.00	39	40	Replace as required
Inspect and repair handrails (total: 96 Lm) - 10%	10	Lm	203.48	2,035.00	7	8	Repair as required, replace fasteners
<b>7. Trade Toilet / Bathrooms / Change rooms</b>							
Repaint ceilings	9	m2	20.55	185.00	7	8	Ongoing painting program
Repaint walls	32	m2	20.55	658.00	7	8	Ongoing painting program
Maintain / repair wall tiles (total: 9 m2) - 10%	1	m2	124.75	125.00	4	5	Maintain / repair as required
Repaint doors - both sides including architraves	1	Ea	88.45	88.00	7	8	Ongoing painting program
Maintain sanitary fixtures and fittings	1	Item	230.06	230.00	1	2	Ongoing maintenance program
<b>8. Vehicle accessways</b>							
Surface cleaning program	2,594	m2	2.58	6,693.00	4	5	Ongoing cleaning program
Maintain / repair concrete surface (total: 2,594 m2) - 5%	130	m2	130.88	17,014.00	4	5	Repair as required
Repaint line marking	423	Lm	11.51	4,869.00	4	5	Ongoing painting program
Repaint wheel stops	4	Ea	16.25	65.00	7	8	Ongoing painting program
Repaint steel bollards	7	Ea	40.35	282.00	15	16	Ongoing painting program
Replace steel bollards (total: 7) - 25%	2	Ea	633.96	1,268.00	7	8	Replace as required
Replace curved stainless safety mirror	2	Ea	466.52	933.00	19	20	Replace as required
Replace storm water grates	1	Ea	150.27	150.00	24	25	Replace as required
Replace bike racks	9	Ea	550.00	4,950.00	19	20	Replace as required
Repaint garage doors - single	1	Ea	189.65	190.00	15	16	Ongoing painting program
Replace garage doors - single	1	Ea	1,540.85	1,541.00	29	30	Replace as required - not including motor
Replace car park fire shutters	2	Ea	2,413.91	4,828.00	19	20	Replace as required
Replace extraction fans	2	Ea	1,572.11	3,144.00	19	20	Replace as required
Repair extraction ducting	80	Lm	39.25	3,140.00	9	10	Repair as required
Repair sump pump	2	Ea	301.68	603.00	1	2	Repair as required
Replace sump pump	2	Ea	4,454.32	8,909.00	9	10	Replace as required
Repair chain wire storage cages (total: 78 Lm) - 10%	8	Lm	63.92	511.00	9	10	Repair or replace as required
Repaint walls	48	m2	20.55	986.00	7	8	Ongoing painting program

Items	Qty	Unit	Rate (\$)	Value (\$)	NextDue	TotalLife	Comments
Repaint doors - both sides including architraves	5	Ea	88.45	442.00	7	8	Ongoing painting program
<b>9. Rooftop barbeque area</b>							
Replace barbeque	1	Ea	850.00	850.00	6	7	Replace as required
Replace pedestrian gate and fence	1	item	431.75	432.00	19	20	Replace as required
Maintain / repair wall tiles (total: 7 m2) - 10%	1	m2	124.75	125.00	4	5	Maintain / repair as required
Maintain / repair floor tiles (total: 122 m2) - 10%	13	m2	124.75	1,622.00	4	5	Maintain / repair as required
Repaint posts	12	Lm	20.55	247.00	7	8	Ongoing painting program
Repaint doors - both sides including architraves	1	Ea	88.45	88.00	7	8	Ongoing painting program
Replace fire doors, frames and furniture	1	Ea	1,836.43	1,836.00	19	20	Replace as required
<b>10. Fixtures and fittings</b>							
Replace letterboxes	48	Ea	132.34	6,352.00	29	30	Replace as required
Maintain common light fittings	1	Item	204.50	205.00	0	1	Ongoing maintenance allowance
Maintain common light fittings - internal	1	Item	252.33	252.00	0	1	Ongoing maintenance allowance
Maintain common light fittings - external	1	Item	393.24	393.00	0	1	Ongoing maintenance allowance
Replace security access intercom	46	Per unit	56.08	2,580.00	11	12	Replace as required
Upgrade security intercom system - per entrance	1	Item	2,242.88	2,243.00	9	10	Upgrade as required
<b>11. Fire equipment</b>							
Replace fire hose reels	6	Ea	729.36	4,376.00	14	15	Replace only if existing cannot be repaired
Replace fire extinguishers	15	Ea	180.84	2,713.00	14	15	Replace as required
<b>12. Lift</b>							
Maintain security access system	1	Item	230.06	230.00	4	5	Ongoing maintenance program
Refurbish lift interior	1	Item	9,458.24	9,458.00	14	15	Refurbish as required
Replace sump pump	1	Ea	2,822.74	2,823.00	9	10	Replace as required
Overhaul lift motor	1	Ea	11,452.13	11,452.00	11	12	This is an estimate only - lifts need to be individually inspected by a licensed contractor to provide an accurate quote.

## Inspector's Report for Locale@Alderley

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1. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.

High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.

Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.

2. The amounts estimated for the painting of the property include, as far as possible, all external surfaces including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual for the Body Corporate to administer the painting of these areas to preserve the appearance of the building and to reduce overall costs for individual lot owners.
3. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Body Corporate obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
4. Actual painting quotations can vary to our painting cost estimates due to colour selection changes (i.e.: changing from light to dark or dark to light that may require multiple coats). Often over product specification that includes either an impact membrane or 3 coat system can add up to 15-20% to the painting per square metre rate.
5. Monies have been budgeted to assist with cleaning and maintenance of the driveway areas. Cleaning may be carried out using high pressure water or chemical wash. Care should be taken to meet relevant water saving and water use restrictions.
6. The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.
7. The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.

8. Trees should be lopped to below the fascia and gutter height and be kept clear of the building to prevent premature corrosion of the roof flashings, gutters and downpipes. Root systems should also be kept away from the building to prevent structural damage to the footings using root barriers. If these measures cannot prevent damage to the building or property, the Body Corporate may wish to consider removing problem trees.
9. We have recommended that the balance of the Sinking Fund be allowed to increase over the length of this report, leading to a significant balance in the later years. It is necessary to allow a larger balance over time to offset the effects of inflation on building material and labour costs and to ensure that adequate funds are available to provide for major works, which frequently become necessary as the building ages but which cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that building construction and maintenance costs will increase by fifty percent every fifteen years. This recommendation will be reviewed each time this report is updated, in light of price levels and the state of the building at the time of each update.
10. Monies were budgeted for the maintenance & replacement of window parts on the complex.
11. Money allocated for scaffold can be used for other access equipment eg. boomlift, cherrypicker.
12. The metal roof and flashings needs regular maintenance.
13. Maintenance of fire equipment was included in this report for smoke detectors, fire reels, extinguishers and the fire control panel.
14. Lift maintenance has been included in this report.

## Report Notes

### Sinking Fund Forecast (QLD)

This forecast satisfies the current requirements of Section 152 of the Body Corporate and Community Management Act 1997 and the Body Corporate and Community Management (Standard Module) Regulation 2008. The Regulation states:-

#### 139 Budgets

(1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -

- the administrative fund budget
- the sinking fund budget

(3) The sinking fund budget must-

(a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenses over at least the next nine years after the financial year, having regard to-

- (i) anticipated expenditure of a capital or non-recurrent nature; and
- (ii) the periodic replacement of items of a major capital nature; and
- (iii) other expenditure that should reasonably be met from capital, and

(b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph (a).

#### THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

**Figures used and updates** - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

**Contingency** - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

**Interest, Taxation and Inflation** - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

**Administration Budget** - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

**Safety** - The inspection does not cover safety issues.

**Lifts** - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

**Fire Maintenance** - We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

**Items with Indefinite Lives** - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

**Improvements** - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

**Defects** - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

**Ongoing Maintenance Programs** - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

**Updates** - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

**Supply terms and conditions** - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website [www.solutionsinengineering.com](http://www.solutionsinengineering.com)

**Please read the information and the notes on the Inspector's report to gain the most from this report.**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**Date** 20 Nov 2024  
**Time** 04:00 PM  
**Location** Capitol Body Corporate, 33 South Pine Road, Alderley, QLD, 4051 & Teams (online)

Represented	Lot #	Lot Owner	Capacity
	Lot 5	T Wall	Electronic vote
	Lot 6	L Carmichael	In person (videoconference)
	Lot 7	Socram Super Investment Pty Ltd	J Marcos by electronic vote, as company nominee
	Lot 10	Pale and Mika Property Services P/L Ltd ATF Pale and Mika Holding Trust	M Cleasby in person (videoconference) as company nominee
	Lot 16	T Hearn	In person (videoconference) & electronic vote
	Lot 17	G Buick	Electronic vote
	Lot 22	N Emanuel	In person (videoconference) & electronic vote
	Lot 27	J Stoll & C Medlin	C Medlin in person (videoconference) & electronic vote
	Lot 30	M Goldsbrough	Electronic vote
	Lot 34	K Butler	Electronic vote
	Lot 39	P Reghenzani	In person (videoconference)
	Lot 40	M Plisowsky	Electronic vote
	Lot 41	Z Williams	Voting paper
	Lot 46	K & R Henderson	K Henderson by electronic vote
	Lot 47	Natalie Deborah Oliver as trustee for M & N Oliver Trust	N Oliver present in person (videoconference) & electronic vote as company nominee
<b>In attendance</b>	J Luckus		Capitol
<b>Apologies</b>	Nil		
<b>Chairperson</b>	N Emanuel		
<b>Quorum</b>	The Chairperson declared a quorum present and the meeting commenced at 04:10PM.		

**1. Previous Minutes:**

Resolved that the minutes of the previous general meeting 1st of November 2023 be confirmed.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 12**      **No: 1**      **Abstain: 1**      **Invalid: 0**

**2. Statement of Accounts:**

Resolved that the accompanying non-audited financial statements for the financial period to 31/08/2024 to be adopted.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 13**      **No: 0**      **Abstain: 1**      **Invalid: 0**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

### 3. Administrative Fund Budget:

Resolved that the proposed administrative fund budget of \$165,000.00 including GST be adopted for the 12 months period to 31st of August 2025 and that contributions be levied in accordance with the following table:-

Levy Status	Period From	Period To	Due	Admin Fund	Per Lot Ent.
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$41,250.00	\$41.25
To be Issued	01/12/2024	28/02/2025	01/12/2024	\$41,250.00	\$41.25
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$41,250.00	\$41.25
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$41,250.00	\$41.25
<b>Total</b>				<b>\$165,000.00</b>	<b>\$165.00</b>

Overdue levies attract interest at the rate of 2.5% per month.

### Ordinary Resolution

Motion CARRIED. Yes: 14 No: 0 Abstain: 0 Invalid: 0

### 4. Administrative Fund Interim Levy:

Resolved that the interim levy notices for the following period be issued in accordance with the following table:-

Levy Status	Period From	Period To	Due	Admin Fund	Per Lot Ent.
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$41,250.00	\$41.25
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$41,250.00	\$41.25
<b>Total</b>				<b>\$82,500.00</b>	<b>\$82.50</b>

Overdue levies attract interest at the rate of 2.5% per month.

### Ordinary Resolution

Motion CARRIED. Yes: 13 No: 0 Abstain: 1 Invalid: 0

### 5. Insurance Fund Budget:

Resolved that the proposed insurance fund budget of \$39,080.00 including GST be adopted for the 12 month period to 31st of August 2025 and that contributions be levied in accordance with the following table:-

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$8.54
To be Issued	01/12/2024	28/02/2025	01/12/2024	\$8.54
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$11.00
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$11.00
<b>Total</b>				<b>\$39.08</b>

Overdue levies attract interest at the rate of 2.5% per month.

### Ordinary Resolution

Motion CARRIED. Yes: 14 No: 0 Abstain: 0 Invalid: 0



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**6. Insurance Fund Interim Levy:**

Resolved that the interim levy notices for the following period be issued in accordance with the following table:-

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$11.00
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$11.00
<b>Total</b>				<b>\$22.00</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14** **No: 0** **Abstain: 0** **Invalid: 0**

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**7. Sinking Fund Budget:**

Resolved that the proposed sinking fund budget of \$61,140.00 including GST be adopted for the 12 months period to 31st of August 2025 and that contributions be levied in accordance with the following table:-

Levy Status	Period From	Period To	Due	Sinking Fund	Per Lot Ent.
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$15,030.00	\$15.03
To be Issued	01/12/2024	28/02/2025	01/12/2024	\$15,030.00	\$15.03
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$15,540.00	\$15.54
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$15,540.00	\$15.54
<b>Total</b>				<b>\$61,140.00</b>	<b>\$61.14</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14** **No: 0** **Abstain: 0** **Invalid: 0**

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**8. Sinking Fund Interim Levy:**

Resolved that the interim levy notices for the following period be issued in accordance with the following table:-

Levy Status	Period From	Period To	Due	Sinking Fund	Per Lot Ent.
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$15,540.00	\$15.54
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$15,540.00	\$15.54
<b>Total</b>				<b>\$31,080.00</b>	<b>\$31.08</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14** **No: 0** **Abstain: 0** **Invalid: 0**

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# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**9. Sinking Fund Special Levy - Building Repairs:**

Resolved that the body corporate raise urgent funds in preparation for to pay for urgent building and water ingress rectification works (which will cost more than is available in the sinking fund) and raise a special sinking fund contribution of \$47,000 including GST, with contributions levied in accordance with the following:-

Levy Status	Period	Levy Due	Total	\$ Per Lot Ent.
To be Issued	Once off levy	15/01/2025	\$47,000	\$47

Committee Note: Quotes are in the process of being sourced for water ingress repairs to the building and the sinking fund will not have sufficient funds to cover the costs. The committee recommend voting YES to this motion.

**Ordinary Resolution**

**Motion CARRIED.**

**Yes: 11**

**No: 2**

**Abstain: 1**

**Invalid: 0**

**10. Insurances:**

Resolved that the current insurance coverage be confirmed and that the Committee be authorised to approve the premium on renewal when due. Amount of premium (including taxes and fees)

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0000018867	CHU UNDERWRITING AGENCIES	16 Sep 2024	BUILDING	\$16,735,000.00
			PUBLIC LIABILITY	\$30,000,000.00
			OFFICE BEARERS	\$5,000,000.00
			MACHINERY BREAKDOWN	\$100,000.00
			CONTENTS	\$106,090.00
			VOLUNTARY WORKERS	\$200,000.00 / \$2,000.00
			LOSS OF RENT	\$2,510,250.00
			FIDELITY GUARANTEE	\$250,000.00
			BUILDING CATASTROPHE	\$5,020,500.00
			LOT OWNERS FIXTURES	\$250,000.00
TOTAL PREMIUM: \$34,190.47				

Basic Excess	\$2,000.00
Applicable Excess - Water Damage, Exploratory Costs - Burst Pipes	\$10,000.00
Date of renewal	16th of September 2024
Date of most recent insurance valuation	31 Jan 2022
Most recent building valuation amount	\$16,735,000.00

**Ordinary Resolution**

**Motion CARRIED.**

**Yes: 13**

**No: 0**

**Abstain: 1**

**Invalid: 0**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**11. Audit:**

Resolved that the body corporate's statement of accounts for the financial year to 31st of August 2025 does NOT require an independent audit at additional cost.

**VOTING: YES - If you want DO NOT want an audit. NO - if you want an independent audit.**

The financial year statements for your body corporate were last audited in 2022.

**Special Resolution**

**Motion CARRIED.** Yes: 9                      No: 3                      Abstain: 2                      Invalid: 0

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**12. Appointment of Auditor:**

Moved that Ryan Harvie McEnery be appointed to audit the statement of accounts should the previous motion fail.

**Ordinary Resolution**

Motion lapsed due to resolution 11.

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**13. Arrears and Debt Collection:**

Resolved that Body Corporate specially resolve for the purpose of collecting levy contributions to authorise the Strata Manager and/or the Committee to do any one or more of the following:

1. To issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
2. To obtain legal advice and retain legal representation on behalf of Body Corporate;
3. To issue demands, commence, pursue, continue, maintain or defend any court, tribunal or any other proceedings against any lot owner, person, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs and matters arising out of the by-laws;
4. Enter and enforce any judgment obtained in the collection of levy contributions including issuing enforcement warrants for seizure and sale of real or personal property, enforcement warrants for redirection of debts or earnings, enforcement warrant for enforcement hearing, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;
5. Filing an appeal or defending an appeal against any judgment or matter concerning the collection of levy contributions; and
6. Liaise, instruct and prepare all matters with the Body Corporate’s debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

**Special Resolution**

**Motion CARRIED.** Yes: 14                      No: 0                      Abstain: 0                      Invalid: 0

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**14. Sinking Fund Forecast:**

Resolved that QIA Group Pty Ltd or another suitably qualified firm carry out a sinking fund forecast report as required by the Body Corporate and Community Management Act 1997.

Last report conducted: 02/05/2017 – Solutions IE

Cost of new report: \$1,032.00 including GST

Source of payment: Administration fund

**Ordinary Resolution**

**Motion CARRIED.** Yes: 12                      No: 1                      Abstain: 2                      Invalid: 0

Committee to decide when the report is to be done, ie: preferably after the building rectification works.

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# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**15. Annual Fire Evacuation Practice:**

Resolved that Phillips Safety Service or another suitably qualified firm be engaged to provide a qualified fire industry professional to act in the role of the Fire Evacuation Coordinator for the site, and conduct an evacuation practice in accordance with the Fire and Emergency Services Act 1990 and Building Fire Safety Regulation 2008.

Last practice conducted: 19/01/2022 – Phillips Safety Service

Cost of evacuation: \$380.00 including GST

Source of payment: Administration fund

*Note: It is considered best practice that a contractor be engaged to provide this service annually. If you propose to vote NO to this motion, then a member of the body corporate needs to be appointed as the Fire Evacuation Coordinator and to conduct the evacuation practice in accordance with the relevant legislation.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 15**      **No: 0**      **Abstain: 0**      **Invalid: 0**

Capitol to arrange

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**16. Common Property Termite Inspection:**

Resolved that Rifle Pest Management be engaged to carry out a termite inspection on the common property grounds only (excluding exclusive use areas).

Last inspection conducted: 17/01/2024 – Rifle Pest Management

Cost of inspection: \$200.00 including GST

Source of payment: Administration fund

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 12**      **No: 2**      **Abstain: 1**      **Invalid: 0**

Capitol to arrange

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**17. Telecommunications Lease Offer:**

Resolved that the Body Corporate approve the offer from Waveconn Pty Ltd to continue leasing an area on the roof for the purpose of installation and use of an telecommunications network antenna in accordance with the terms and conditions of the attached letter of offer for a period to 27 November 2054 paying a rental of \$18,000.00 per annum excluding GST escalating at 2.5% to the Body Corporate with funds to be deposited to the sinking fund on a monthly basis.

FURTHER THAT any member of the Committee, including the Caretaker and Strata Manager be authorised to execute the lease on behalf of the Body Corporate.

Committee Note: The antenna is already in place and the current lease has now expired. Funds from this lease bring in funds for the body corporate and the Committee recommend you vote YES to this motion.

**Resolution Without Dissent**

**Motion CARRIED.** **Yes: 13**      **No: 0**      **Abstain: 2**      **Invalid: 0**

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# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

### COMMITTEE ELECTION

**Chairperson:** Tania Hearn has been elected unopposed.

**Secretary:** Claire Medlin has been elected unopposed.

**Treasurer:** Nathan Emanuel has been elected unopposed.

**Ordinary Members:** Mika Cleasby, Natalie Oliver, and Patricia Reghenzani have been elected.



### Invoice approval hub

The committee should select one or more members to approve invoices securely online using the invoice approval hub (accessed via the Capitol Owner Login).

**Approver:** Nathan Emanuel and Tania Hearn

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**Closure Secretary** The Chairperson declared the meeting closed at 05:45 PM  
C Medlin  
c/- Capitol Body Corporate Administration  
PO Box 326 Alderley QLD 4051  
[team@capitolbca.com.au](mailto:team@capitolbca.com.au)



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE EXTRAORDINARY GENERAL MEETING

**Date** 24 Sep 2025  
**Time** 1:00 PM  
**Location** On line and in office, Capitol Body Corporate - 33 South Pine Road, Alderley, QLD, 4051

Represented	Lot #	Lot Owner	Capacity
	Lot 1	Arlika Pty Ltd ATF The Kids Property Trust	Via company nominee to G Bella electronic vote
	Lot 5	T Wall	Via electronic vote
	Lot 6	L Carmichael	Via present in person and electronic vote
	Lot 7	Socram Super Investment Pty Ltd	Via representative to J Marcos electronic vote
	Lot 10	Pale and Mika Property Services Pty Ltd ATF Pale and Mika Holding Trust	Via M Cleasby present in person and electronic vote
	Lot 11	F Byrne	Via electronic vote
	Lot 13	M Laubuka	Via present in person
	Lot 16	T Hearn	Via electronic vote
	Lot 17	G Buick	Via present in person and electronic vote
	Lot 22	N Emanuel	Via present in person and electronic vote
	Lot 23	F Papageorgiou	Via present in person
	Lot 24	Arlika Pty Ltd ATF The Kids Property Trust	Via company nominee to G Bella electronic vote
	Lot 26	L Ingram	Via electronic vote
	Lot 27	J Stoll & C Medlin	Via C Medlin electronic vote
	Lot 29	G Crawford	Via electronic vote
	Lot 30	M-A Goldsbrough	Via electronic vote
	Lot 34	K Butler	Via electronic vote
	Lot 36	C Daly	Via present in person and electronic vote
	Lot 38	K Pettigrew Bare Holdings Pty Ltd	Via K Jameson electronic vote
	Lot 39	P Reghenzani	Via present in person and electronic vote
	Lot 40	M Plisowsky	Via electronic vote
	Lot 41	Z Williams	Via electronic vote
	Lot 44	M & E Bowman	Via electronic vote
	Lot 46	K & R Henderson	Via electronic vote
	Lot 47	Natalie Deborah Oliver as trustee for M & N Oliver Trust	Via present in person and electronic vote

**In attendance** M Cathcart Capitol

**Apologies** Nil

**Chairperson** M Cathcart

**Quorum** The Chairperson declared that there was a quorum for the meeting.  
 The meeting commenced at 1:16 PM

**1. Previous Minutes:**

Resolved that the minutes of the previous general meeting 20th of November 2024 be confirmed.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 19** **No: 0** **Abs: 6**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE EXTRAORDINARY GENERAL MEETING

**2. Shorter notice period to hold EGM:**

Resolved that the Body Corporate approve a shortened notice period of 12 days for the calling of an EGM in accordance with relevant provisions of the Body Corporate and Community Management Act 1997 and applicable regulate module due to the urgent nature of the matter requiring immediate attention and resolution.

The Body Corporate is currently under a tight deadline to secure or renew building insurance. Delaying the meeting until the standard notice period has passed may result in a lapse of coverage, exposing the scheme to significant financial and legal risk. A shortened notice period is necessary to facilitate timely decision making and ensure continuous insurance protection.

**PLEASE NOTE; THE EGM HELD 12/09/25 WAS DECLARED INVALID DUE TO A TYPO IN THE LOT ENTITLEMENT CALCULATIONS.**

**Ordinary Resolution**

<b>Motion CARRIED.</b>	<b>Yes: 22</b>	<b>No: 0</b>	<b>Abs: 3</b>
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**3. Rectification Works - Water Ingress Remediation:**

Resolved that the Owners Corporate resolve to:

1. Approve the undertaking of building rectification works to address water ingress issues, in accordance with the recommendations and scope contained in the attached documentation.
2. Raise a special levy in the total amount of **\$1,170,395.00 (inclusive of GST)**, payable by all lot owners in accordance with their unit entitlements, for the purpose of funding the works and associated project management costs.
3. Approve the payment of the special levy with funds to go into the Sinking Fund, in four installments as follows;

- o **Instalment 1:** Due 01/11/2025 – \$300,000 - \$300.00 per lot entitlement
- o **Instalment 2:** Due 01/02/2026 – \$300,000 - \$300.00 per lot entitlement
- o **Instalment 3:** Due 01/05/2026 – \$300,000 - \$300.00 per lot entitlement
- o **Instalment 4:** Due 01/08/2026 – \$270,395 - \$270.40 per lot entitlement

4. Authorise the Strata Committee and/or Strata Manager to:
  - o Obtain and execute contracts with suitably qualified and insured contractors.
  - o Arrange payment of invoices from the special levy fund; and
  - o Undertake all necessary actions to ensure timely completion of the works.

**PLEASE NOTE; THE EGM HELD 12/09/25 WAS DECLARED INVALID DUE TO A TYPO IN THE LOT ENTITLEMENT CALCULATIONS**

**Ordinary Resolution**

<b>Motion CARRIED.</b>	<b>Yes: 21</b>	<b>No: 0</b>	<b>Abs: 4</b>
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**Closure**            The Chairperson declared the meeting closed at 1:19 PM  
**Secretary**        C Medlin  
                           c/- Capitol Body Corporate Administration  
                           PO Box 326 Alderley QLD 4051  
                           [team@capitolbca.com.au](mailto:team@capitolbca.com.au)



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**Date** 3 Dec 2025  
**Time** 4:00 PM  
**Location** Via Teams, Capitol Body Corporate - 33 South Pine Road, Alderley, QLD, 4051

Represented	Lot #	Lot Owner	Capacity	
	Lot 3	Arlika Pty Ltd ATF The Kids Property Trust	Via G Bella electronic vote	
	Lot 6	L Carmichael	Via present in person	
	Lot 10	A Loffel	Via present in person and electronic vote	
	Lot 17	G Buick	Via electronic vote	
	Lot 18	J & M Fryer	Via J & M Fryer present in person and electronic vote	
	Lot 22	N Emanuel	Via present in person and electronic vote	Owner p
	Lot 26	L Ingram	Via present in person and electronic vote	Owner p
	Lot 27	J Stoll & C Medlin	Via C Medlin present in person and electronic vote	
	Lot 29	G Crawford	Via electronic vote	
	Lot 34	K Butler	Via electronic vote	
	Lot 36	C Daly	Via present in person and electronic vote	
	Lot 39	P Reghenzani	Via present in person	
	Lot 40	M Plisowsky	Via electronic vote	
	Lot 41	Z Williams	Via electronic vote	

**In attendance** M Cathcart Capitol

**Apologies** Nil

**Chairperson** N Emanuel

**Quorum** The Chairperson declared that there was a quorum for the meeting.  
 The meeting commenced at 4:16 PM

**1. Previous Minutes:**

Resolved that the minutes of the previous general meeting 24th of September 2025 be confirmed.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 11** **No: 0** **Abstain: 3**

**2. Statement of Accounts:**

Resolved that the accompanying non-audited financial statements for the financial period to 31/8/25 to be adopted.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 12** **No: 1** **Abstain: 1**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

### 3. Administrative Fund Budget:

Resolved that the proposed administrative fund budget of \$192,000.00 including GST be adopted for the next 12 months for the period to 31st of August 2026 and that contributions be levied on owners in accordance with the following table:-

Levy Status	Period From	Period To	Due	Admin Fund	Per Lot Ent.
Already Issued	01/09/2025	30/11/2025	01/09/2025	\$41,250.00	\$41.25
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$41,250.00	\$41.25
To be Issued	01/03/2026	31/05/2026	01/03/2026	\$54,750.00	\$54.75
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$54,750.00	\$54.75
<b>Total</b>				<b>\$192,000.00</b>	<b>\$192.00</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

#### Ordinary Resolution

**Motion CARRIED.**

**Yes: 13**

**No: 1**

**Abstain: 0**

### 4. Administrative Fund Interim Levy:

Resolved that the interim levy notices for the following financial period be issued in accordance with the following table:-

#### Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Lot Ent.
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$48,000.00	\$48.00
To be Issued	01/12/2026	28/02/2027	01/12/2026	\$48,000.00	\$48.00
<b>Total</b>				<b>\$96,000.00</b>	<b>\$96.00</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

#### Ordinary Resolution

**Motion CARRIED.**

**Yes: 14**

**No: 0**

**Abstain: 0**



## LOCALE@ALDERLEY CTS 49112 MINUTES OF THE ANNUAL GENERAL MEETING

### 5. Insurance Fund Budget:

Resolved that the proposed insurance fund budget of \$38,400.00 including GST be adopted for the next 12 months for the period to 31st of August 2026 and that contributions be levied on owners in accordance with the following table:-

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/09/2025	30/11/2025	01/09/2025	\$11.00
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$11.00
To be Issued	01/03/2026	31/05/2026	01/03/2026	\$8.20
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$8.20
<b>Total</b>				<b>\$38.40</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

### Ordinary Resolution

**Motion CARRIED.**

**Yes: 14**

**No: 0**

**Abstain: 0**

### 6. Insurance Fund Interim Levy:

Resolved that the interim levy notices for the following financial period be issued in accordance with the following table:-

#### Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$9.60
To be Issued	01/12/2026	28/02/2027	01/12/2026	\$9.60
<b>Total</b>				<b>\$19.20</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

### Ordinary Resolution

**Motion CARRIED.**

**Yes: 14**

**No: 0**

**Abstain: 0**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**7. Sinking Fund Budget:**

Resolved that the proposed sinking fund budget of \$40,000.00 including GST be adopted for the next 12 months for the period to 31st of August 2026 and that contributions be levied on owners in accordance with the following table:-

Levy Status	Period From	Period To	Due	Sinking Fund	Per Lot Ent.
Already Issued	01/09/2025	30/11/2025	01/09/2025	\$15,540.00	\$15.54
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$15,540.00	\$15.54
To be Issued	01/03/2026	31/05/2026	01/03/2026	\$4,460.00	\$4.46
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$4,460.00	\$4.46
<b>Total</b>				<b>\$40,000.00</b>	<b>\$40.00</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14      No: 0      Abstain: 0**

---

**8. Sinking Fund Interim Levy:**

Resolved that the interim levy notices for the following financial period be issued in accordance with the following table:-

**Interim Periods**

Levy Status	Period From	Period To	Due	Sinking Fund	Per Lot Ent.
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$10,000.00	\$10.00
To be Issued	01/12/2026	28/02/2027	01/12/2026	\$10,000.00	\$10.00
<b>Total</b>				<b>\$20,000.00</b>	<b>\$20.00</b>

*Overdue levies attract interest at the rate of 2.5% per month.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14      No: 0      Abstain: 0**

---

**9. Audit:**

Resolved that the body corporate's statement of accounts for the financial year to 31st of August 2026 not be audited.

**Note:** *If you want the accounts to be Audited, Vote 'No', if you **do not** want the accounts to be Audited, vote 'Yes'.*

The financial year statements for your body corporate were last audited in 2022

**Special Resolution**

**Motion CARRIED.** **Yes: 10      No: 4      Abstain: 0**

---



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

### 10. Appointment of Auditor:

Resolved that Kelly & Partners be appointed to audit the statement of accounts should the previous motion fail.

### Ordinary Resolution

**Motion CARRIED.**

**Yes: 8**

**No: 1**

**Abstain: 5**

---



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**11. Insurances:**

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

Amount of premium (including taxes and fees)

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0000018867	CHU Underwriting Agencies	16 Mar 2026	BUILDING	\$18,450,338.00
			PUBLIC LIABILITY	\$30,000,000.00
			COMMON CONTENTS	\$184,504.00
			LOSS OF RENT	\$2,767,550.00
			FIDELITY GUARANTEE	\$250,000.00
			OFFICE BEARERS	\$5,000,000.00
			MACHINERY BREAKDOWN	\$100,000.00
			CATASTROPHE	\$5,535,101.00
			EXT COVER - RENT/TEM	\$830,265.00
			ESC IN COST OF TEMP	\$276,755.00
			STORAGE/EVACUATION	\$276,755.00
			GOVERNMENT AUDIT COS	\$25,000.00
			WH&S APPEAL EXPENSES	\$100,000.00
			LEGAL EXPENSES	\$50,000.00
FLOOD	Insured			
<b>TOTAL PREMIUM: \$24,301.02</b>				

Basic Excess	\$2,000.00
Applicable Excess: Water damage/ Burst Pipes / Storm	\$10,000.00
Date of renewal	16th of March 2026
Date of most recent insurance valuation	31 Jan 2022
Most recent building valuation amount	\$16,735,000.00

AND further, that the Body Corporate resolves to provide approval for the informed consent for the Insurance Broker and the authorised representative to receive commission on the policy (if applicable) & allows to obtain quotations from insurers including commission in relation to the placement, renewal, and variation of the strata insurance policy for 49112 LOCALE@ALDERLEY. further details about informed consent are outlined within the explanatory material

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14      No: 0      Abstain: 0**



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**12. Safety Report:**

Resolved that Phillips Safety Service or another suitably qualified firm inspect the common property and provide a safety report.

Last report conducted: 12/01/2022 – Phillips Safety Service  
 Cost of new report: \$859.00 including GST  
 Source of payment: Administration fund

*Note: It is considered best practice that this report be obtained annually and reviewed by the committee.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 13**      **No: 1**      **Abstain: 0**  
 Capitol to arrange.

---

**13. Fire Compliance Report:**

Resolved that Phillips Safety Service or another suitably qualified firm inspect the common property and provide a report that details the compliance status of the body corporate with respect to the Fire and Emergency Services Act 1990 and Building Fire Safety Regulation 2008; further that the committee take necessary steps to address any reported defects, and once any such defects have been rectified, the committee sign the annual occupiers’ statement and place on the body corporate records.

Last report conducted: 12/01/2022 – Phillips Safety Service  
 Cost of new report: \$994.00 including GST  
 Source of payment: Administration fund

*Note: It is considered best practice that this report be obtained annually and reviewed by the committee.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 13**      **No: 1**      **Abstain: 0**  
 Capitol to arrange.

---

**14. Annual Fire Evacuation Practice:**

Resolved that Phillips Safety Service or another suitably qualified firm be engaged to provide a person who is a qualified fire industry professional to act in the role of the Fire Evacuation Coordinator for the site, and conduct an evacuation practice in accordance with the Fire and Emergency Services Act 1990 and Building Fire Safety Regulation 2008.

Last practice conducted: 23/12/2024 – Phillips Safety Service  
 Cost of evacuation: \$380.00 including GST  
 Source of payment: Administration fund

*Note: It is considered best practice that a contractor be engaged to provide this service annually. If you propose to vote NO to this motion, then a member of the body corporate needs to be appointed as the Fire Evacuation Coordinator and to conduct the evacuation practice in accordance with the relevant legislation.*

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 12**      **No: 1**      **Abstain: 1**  
 Capitol to arrange.

---



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**15. Sinking Fund Forecast:**

Resolved that Solutions IE or another suitably qualified firm carry out a sinking fund forecast report as required by the Body Corporate and Community Management Act 1997.

Last report conducted: 02/05/2017 – Solutions IE  
 Cost of new report: \$1,032.00 including GST  
 Source of payment: Sinking fund

***PLEASE NOTE;** This motion was carried last year, however delayed until remedial work had been completed. The Committee are wishing to complete these works by early 2026.*

**Ordinary Resolution**

<b>Motion CARRIED.</b>	<b>Yes: 12</b>	<b>No: 0</b>	<b>Abstain: 2</b>
Capitol to arrange.			

---

**16. Common Property Termite Inspection:**

Resolved that Creed Pest Management (formally Rifle) be engaged to carry out a termite inspection on the common property grounds only (excluding exclusive use areas).

Last inspection conducted: 20/01/2025 – Rifle Pest Management  
 Cost of inspection: \$200.00 including GST  
 Source of payment: Administration fund

**Ordinary Resolution**

<b>Motion CARRIED.</b>	<b>Yes: 13</b>	<b>No: 1</b>	<b>Abstain: 0</b>
Capitol to arrange.			

---

**17. Appointment of Body Corporate Manager:**

Resolved that Capitol Strata Management (Brisbane) Pty Ltd be appointed body corporate manager for a term commencing on 1st of December 2025 and ending on 30th of November 2027 at a secretarial fee of \$170.00 + GST per lot per annum plus disbursements, and with authority pursuant to section 119 of the *Body Corporate and Community Management Act 1997* to exercise the powers of an executive member of the committee so far as is necessary for the body corporate manager to perform the agreed services specified in the administration agreement, and that any two members of the committee are hereby authorised to sign the agreement on behalf of the body corporate.

FURTHER that Capitol Body Corporate Administration be authorised to open and operate a bank account with an authorised deposit-taking institute under the name of the Body Corporate for the term of the agreement under committee instructions.

FURTHER that the Body Corporate Manager be authorised to invest capital funds into a Term Deposit in the name of the Body Corporate for the benefit of the Body Corporate under committee instruction.

*Note: The Body Corporate and Community Management Act 1997 and governing Regulation provides that the use of proxy votes for this motion is prohibited.*

**Ordinary Resolution Without use of Proxies**

<b>Motion CARRIED.</b>	<b>Yes: 10</b>	<b>No: 0</b>	<b>Abstain: 4</b>
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# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

### 18. Continuation of Lease – Waveconn Pty Ltd:

Resolved That the Body Corporate for Locale@Alderley CTS 49112 resolves to:

1. Acknowledge and approve the continuation of the existing lease of the premises described as *Lease V on SP311416*, being part of the common property of Locale@Alderley CTS 49112, to Waveconn Pty Ltd ACN 659 221 495, within the current ten (10) year lease term commencing 28 November 2024 and expiring 27 November 2034.
2. Confirm that this resolution facilitates the ongoing annual continuation of the lease arrangement in accordance with the registered lease, and does not constitute a surrender, variation, or creation of a new lease.
3. Authorise the Committee (or otherwise duly authorised signatories) to take all administrative steps necessary to give effect to this resolution.

### Special Resolution

**Motion CARRIED.**

**Yes: 14**

**No: 0**

**Abstain: 0**

Contract to be sent from Hopgood Ganim  
to be signed by Committee

---



# LOCALE@ALDERLEY CTS 49112

## MINUTES OF THE ANNUAL GENERAL MEETING

**19. Ratify Dog Approval Lot 16:**

Resolved to ratify the body corporate approval to the new owner / occupier to keep a dog within lot 16 in accordance with the details below, and that the approval be subject to the conditions detailed below:-

Lot owner	Tania Hearn
Lot number	16
Dog	Husky, Female, 12 years - Lilli

**Conditions of approval:**

- The occupier must comply with the conditions of this approval and the body corporate by-laws.
- The dog must be kept within the lot while it is present at the scheme.
- The dog must be restrained from barking and disturbing the enjoyment of other residents at all times.
- The dog must traverse common property only for the purpose of being brought onto or taken off scheme land, at which time the dog must be appropriately restrained or transported by vehicle. The occupier or dog’s handler must ensure that the animal is never unrestrained on common property and must ensure that the dog does not come into direct contact with other lot owners, occupiers or visitors.
- The dog is not permitted to cause a nuisance or interfere unreasonably with any person’s use or enjoyment of another lot or common property. This does not mean that the dog cannot make any sound or bark, but the dog must not create unreasonable levels of noise, or cause any other type of disturbance.
- The occupier or dog’s owner must take reasonable steps to minimise the transmission of airborne allergens, e.g. by vacuuming the lot regularly and cleaning and grooming the dog regularly.
- The dog must be kept in good health and free from fleas or other parasites.
- Any animal waste must be disposed of in such a way that it does not create nuisance odours or otherwise contaminate either the lot or the common property.
- The approval relates specifically to the dog/s listed above only and does not authorise the keeping of any additional, visiting, replacement or substitute animals on the lot.
- Any loss or damage caused to another lot or the common property by the dog remains the responsibility of the owner of the subject lot.
- If the occupier fails to comply with the conditions of the approval or the body corporate by-laws, the committee may rescind this approval. If the committee rescinds this approval, the committee may, acting reasonably, require the owner of the lot or dog’s owner to remove the dog from the scheme.
- The occupier must also comply with the relevant council requirements in relation to the Queensland Government Animal Management Act 2008.
- This approval is non-transferable

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 13**      **No: 1**      **Abstain: 0**

---

**20. Implementation of a Program of Repairs, Maintenance and Capital Improvements:**

Resolved that the Body Corporate resolves to implement a structured repairs, maintenance, and capital works program for the building, with the objectives of maintaining building quality and enhancing its long-term value. This program is to be planned and executed using funds available in the sinking fund, subject to ongoing review and prioritisation in accordance with the buildings needs and professional advice.

**Ordinary Resolution**

**Motion CARRIED.** **Yes: 14**      **No: 0**      **Abstain: 0**

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# LOCALE@ALDERLEY CTS 49112


## MINUTES OF THE ANNUAL GENERAL MEETING

**General Business:**

1. Remedial building works start early Dec and are expected to finish by May 2026. The Committee thank all owners for their support and patience.
2. Pending Change of Building Manager – the handover is in its final stages, and details will be released once confirmed in the next few weeks.

**COMMITTEE ELECTION**

<b>Chairperson</b>	Emanuel, Nathan – Owner Lot 22
<b>Secretary</b>	Medlin, Claire – Part Owner Lot 27
<b>Treasurer</b>	Oliver, Natalie – Owner of Lot 47
<b>Committee Member</b>	Daly, Carol – Owner Lot 36
<b>Committee Member</b>	Ingram, Lara – Owner Lot 26
<b>Committee Member</b>	Loffel, Aaron – Owner Lot 10
<b>Committee Member</b>	Reghezani, Patricia – Owner Lot 39
<b>Body Corporate Manager (non-voting)</b>	Capitol Body Corporate Administration



### Invoice approval hub

The committee should select one or more members to approve invoices securely online using the invoice approval hub (accessed via the Capitol Owner Login).

**Approver:** First approver – Nathan Emanuel  
Second approver – Natalie Oliver

**Closure**      The Chairperson declared the meeting closed at 4:36 PM

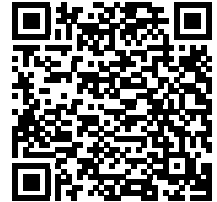
**Secretary**      C Medlin  
 c/- Capitol Body Corporate Administration  
 PO Box 326 Alderley QLD 4051  
[team@capitolbca.com.au](mailto:team@capitolbca.com.au)

# Property Fact Pack

**452 Enoggera Road**  
Alderley QLD 4051



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



NO CONSIDERATIONS IDENTIFIED



Bushfire Risk



NO CONSIDERATIONS IDENTIFIED



Noise



CONSIDERATIONS IDENTIFIED

## DATE OF REPORT

12th of March, 2026

## ADDRESS

452 ENOGERA ROAD

## LOT PLAN

9999/SP277577

## COUNCIL

Brisbane

## ZONING

- Dc1 District Centre (District)

## UTILITIES

- Power
- Sewer
- Stormwater
- Water

## SCHOOL CATCHMENTS

- Newmarket SS
- Everton Park SHS

## CLOSEST CITY

Brisbane - 5km

# 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

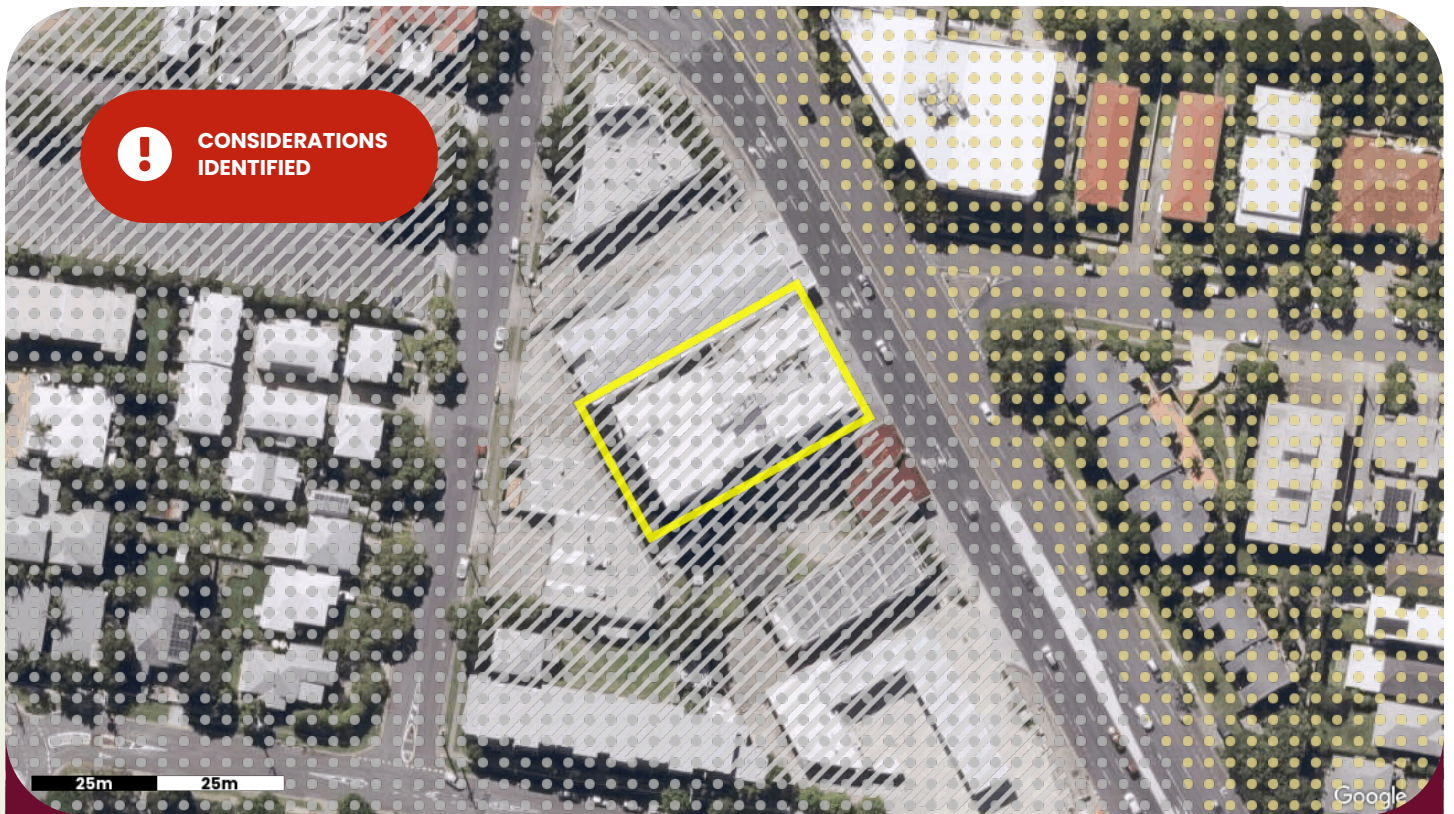
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

## LEGEND

- Selected Property
- Cr1 Character Residential (Character)
- Dc1 District Centre (District)
- Ldr Low Density Residential
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
- Sp3 Special Purpose (Transport Infrastructure)

# 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

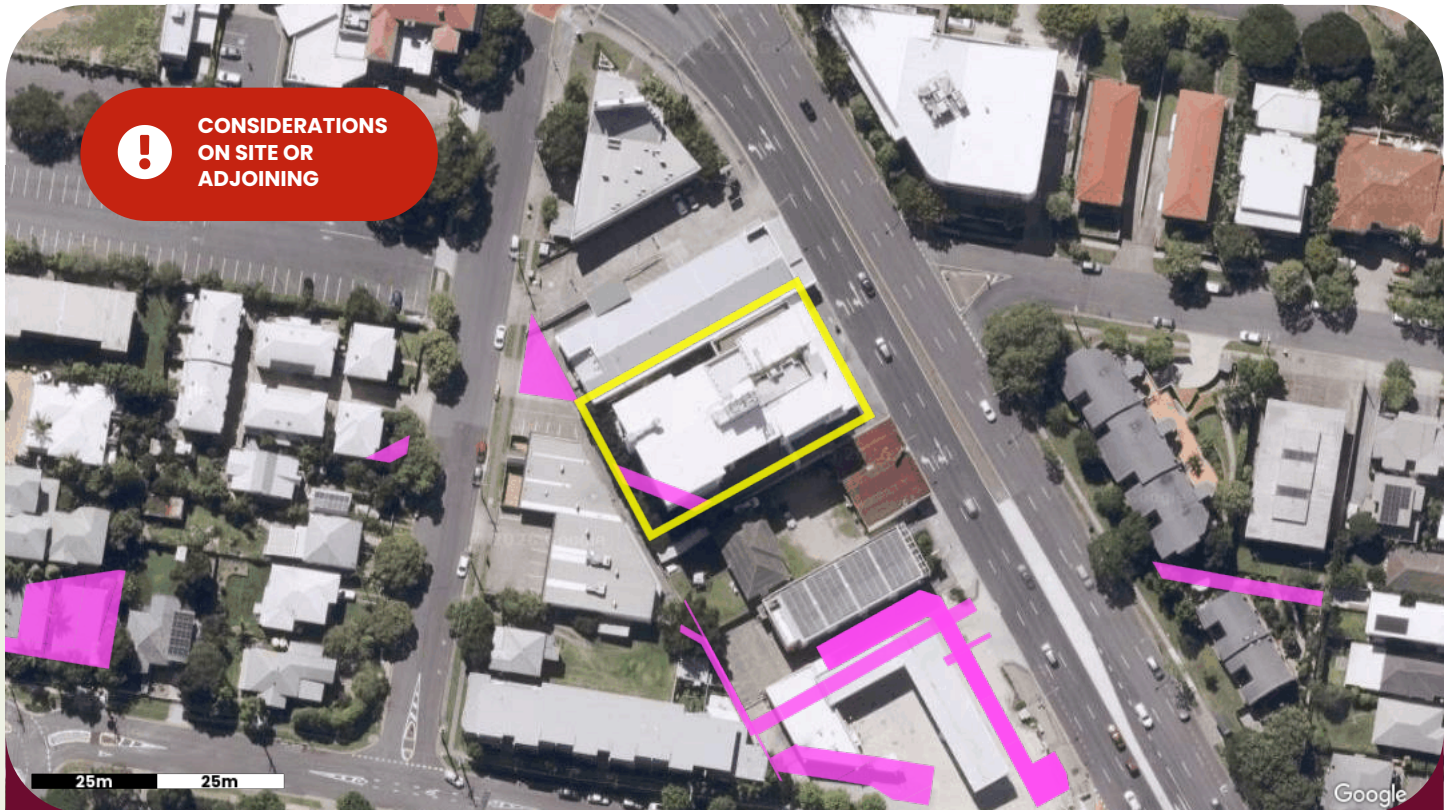
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

## LEGEND

- Selected Property
- Alderley Shopping Centre Npp-001
- Ashgrove Grange District Neighbourhood Plan
- Enoggera District 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

# 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 | 452 ENOGERA ROAD

**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

# 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.**





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**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 - Moderate Impact
-  Overland Flow - Low Impact
-  Overland Flow

# 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
- Overland Flow Flood Planning Area

# 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
-  Pre 1911 Building
-  Property Adjoins A Heritage Place, Structure Or Landscaping
-  Traditional Building Character - Neighbourhood

# 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: ~3m
- Property High: ~32m
- Property Low: ~29m



# 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 (Rail)
- ✕ High Noise (Rail)
- ✕ Mod. To High Noise (Rail)
- ✕ Moderate Noise (Rail)
- ✕ Mod. To Low Noise (Rail)
- ⋯ Very High Noise Area (Council)
- ⋯ High Noise Area (Council)
- ⋯ High To Mod. Noise Area (Council)
- ⋯ Moderate 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
- Maintenance 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

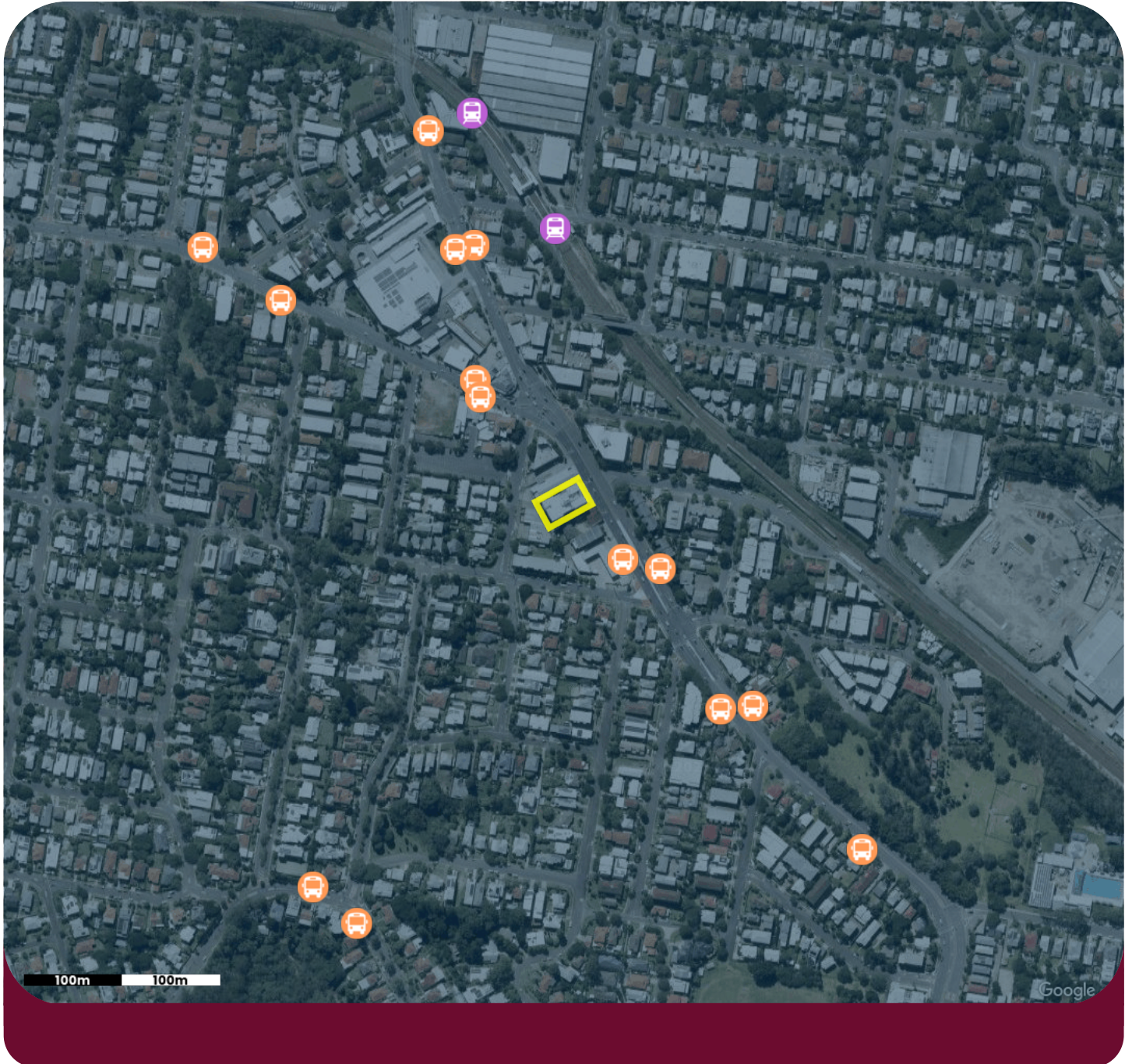
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

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

# Public Transport

Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Train Station

 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: ~1,481m<sup>2</sup>, Perimeter: ~158m

## LEGEND

 Selected Property

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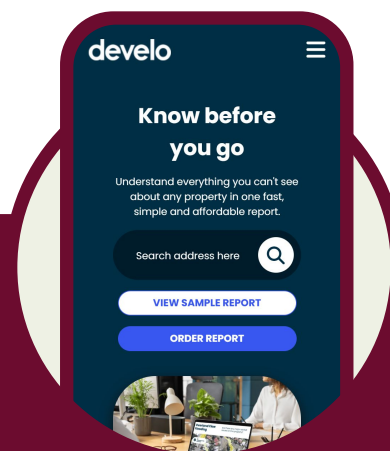


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