



search assist

Search Assist Qld

Search Agents

SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 133 ON SP292311**

SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

VENDOR/S **PAMELA MAREE ROWE**

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. 723882116** 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.

CM dated 19th February 2024

CM dated 10th April 2024

CM dated 29th May 2024

AGM dated 26th September 2024

AGM dated 30th September 2025

CM dated 10th February 2026

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

Report Dated	Name of Report
20.01.26	Fire Appliance Inspections - Recommended to be carried out 6 monthly.
31.10.25	Insurance Valuation - Recommended to be updated 5 yearly
14.05.20	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)
28.02.25	Termite Inspection - Recommended to be updated annually.
06.05.23	Safety Audit - Recommended to be be updated annually

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

Roof Report dated 18th July 2025

Common Property Condition Report dated 26th February 2024

Acid Sulfate Soils Investigation and Management Plan dated 12th February 2014

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: 18 March 2026

Order No: 9340

Pamela Rowe

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

Capacity of person signing

Dated

Pamela Rowe

19/3/2026 | 11:29 AM AEST

Signature of Witness

Name

Dated

ACKNOWLEDGEMENT

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

Signature of Buyer

Signature of Buyer

Dated

Signature of Witness

Name

Dated

Disclaimer

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

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

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

"The goal of the new disclosure laws is to promote transparency and ensure buyers have clear, standardized information to make informed decisions.

It does not require the broad redaction of other lot owners' names; however, it does require the disclosure of encumbrances, including body corporate details where applicable, which may include the names of other lot owners to some extent, though the primary focus is on legal and transactional details rather than personal identification.

✔ Best Practices to Mitigate Risk:

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

Notes regarding Utilities

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



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

Section 246AG of the Building Act 1975

Show Cause notice procedure and decisions

- (1) The local government must, before cancelling the pool safety certificate under section 246AF(2) give the owner of the regulated pool a notice (a *show cause notice*).
- (2) The show cause notice must state each of the following:-
 - (a) that the local government proposed cancelling the pool safety certificate for the pool;
 - (b) the grounds for cancelling the pool safety certificate;
 - (c) the facts and circumstances forming the basis for the grounds;
 - (d) that the owner of the pool may, within a stated period (the *show cause period*) make submissions about why the pool safety certificate should not be cancelled.
- (3) The show cause period must end at least 10 business days after the owner is given the show cause notice.
- (4) The owner may, within the show cause period, make submissions to the local government about the show cause notice.
- (5) The local government must -
 - (a) consider the submissions; and
 - (b) decide whether to cancel the pool safety certificate for the pool.
- (6) If the local government decides not to cancel the pool safety certificate, it must give the owner notice of the decision.
- (7) If the local government decides to cancel the pool safety certificate, it must give the owner an information notice about the decision.
- (8) A decision to cancel the pool safety certificate takes effect at the end of 10 business days after the information notice is given unless the owner sooner appeals the decision.
- (9) If the owner appeals the decision to cancel the pool safety certificate, the decision is stayed until -
 - (a) the appeal is withdrawn; or
 - (b) the appeal is dismissed.

Section 247 of the Building Act 1975

- (1) A notice (a *show cause notice*) inviting a person to show cause why an enforcement or revocation notice should not be given to the person must -
 - (a) be in writing; and
 - (b) outline the facts and circumstances forming the basis for the belief that an enforcement or revocation notice should be given to the person;and
 - (c) state that representations may be made about the show cause notice; and
 - (d) state how the representations may be made; and
 - (e) state where the representations may be made or sent; and
 - (f) state -
 - (i) a day and time for making the representations; or
 - (ii) a period within which the representations must be made.
- (2) The day or period stated in the notice must be, or must end, at least 20 business days after the notice is given.

Section 248 of the Building Act 1975

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

1. A local government may give a notice (an enforcement notice) to the owner of a building, structure or building work if the local government reasonably believes the building, structure or building work -
 - (a) was built before the commencement of this section without, or not in accordance with, the approval of the local government; or
 - (b) is dangerous; or
 - (c) is in a dilapidated condition; or
 - (d) is unfit for use or occupation; or
 - (e) is filthy, infected with disease or infested with vermin.
2. A local government may also give an enforcement notice to a person who does not comply with a particular matter in this Act.
3. However, before a local government gives a person an enforcement notice, the local government must give the person a show cause notice.
4. Subsection (3) applies only if the matter, about which the local government is proposing to give the enforcement notice, is not of a dangerous or minor nature.
5. An enforcement notice given under this section is taken to be an enforcement notice given under the Planning Act, section 590.

Links to the Body Corporate and Community Management Act 1997, Residential Tenancies and Rooming Accommodation Act and Environmental Protection Act 1994 can be found on our website:

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



Collective Insurance Brokers Pty Ltd
 AFS 511427
 ABN 27 625 475 434
 Email: info@collectiveib.com.au

RENEWAL TAX INVOICE

Summerlin Magnolia Apartments CTS53766
 C/- Strata Dynamics
 GPO Box 5256
 Brisbane QLD 4001

Date: 13/06/2025
 Invoice Number: 00252193
 Account Executive: Zac Rheinberger
 Broking Assistant: Zac Rheinberger

Thank you for using our services to arrange this insurance cover.

Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your Duty of Disclosure. Please do not hesitate to contact us with any questions you may have.

Type of Policy	CHU Residential Strata
Insured	Summerlin Magnolia Apartments CTS53766
Policy Description	29 Rochat Avenue, BANYO QLD 4014
Insurer	CHU Underwriting Agencies
Underwritten by	QBE Insurance Australia Ltd (CHU)
Policy Number	HU0006047029
Period of Insurance	30/06/2025 to 30/06/2026
Effective Date	30/06/2025

Premium	FSL	Insurer Policy Charge	Insurer Total GST	Stamp Duty	Broker Fee	Broker Fee GST	Invoice Total
\$15,430.19	\$ 0.00	\$ 150.00	\$1,558.00	\$1,527.61	\$1,757.90	\$ 175.79	\$20,599.49

Payment Options



Collective Insurance Brokers Pty Ltd

DEFT Reference Number
40557122521934

Pay by credit card or registered bank account at www.deft.com.au.
 Payments by credit card may attract a surcharge.

Name: Summerlin Magnolia Apartments
 CTS53766

Invoice No: 00252193

Total: **\$20,599.49**

Due Date: 14/07/2025



*498 405571 22521934

Pay in-store at Australia Post by cheque or EFTPOS



Billers Code: 20362
Ref: 40557122521934

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Total Due: \$20,599.49

Collective Insurance Brokers Pty Ltd

AFS 511427
 ABN 27 625 475 434

SUMMARY OF COVER

Residential Strata	Policy Number	HU0006047029
	Policy Period	30/06/2025 to 30/06/2026
	Effective Date	30/06/2025

The Insured:

Summerlin Magnolia Apartments CTS53766	Plan Address	29 Rochat Avenue, BANYO QLD 4014
--	---------------------	-------------------------------------

CHU UNDERWRITING - Residential

		LIMITS / SUM INSURED	
POLICY 1	INSURED PROPERTY (Building)	\$	11,161,723
	Loss of Rent/Temp Accommodation (15%)	\$	1,674,258
	INSURED PROPERTY (Common Area Contents)	\$	111,617
	FLOOD		Included
POLICY 2	PUBLIC LIABILITY	\$	30,000,000
POLICY 3	VOLUNTARY WORKERS	\$	200,000/2,000
POLICY 5	FIDELITY GUARANTEE	\$	250,000
POLICY 6	OFFICE BEARER'S LIABILITY	\$	5,000,000
POLICY 7	MACHINERY BREAKDOWN	\$	100,000
	Loss of Rent/ Temp Accommodation (20%)		
POLICY 8	CATASTROPHE INSURANCE (Community Association)	\$	1,674,258
	Extended cover – Rent/Temp Accommodation	\$	251,138
	Escalation in Cost of Temp Accommodation	\$	83,712
	Cost of Storage Evacuation	\$	83,712
POLICY 9	Government Audit Costs	\$	25,000
	Appeal Expenses – common property health & safety breaches	\$	100,000
	Legal Defense Expenses	\$	50,000
POLICY 10	LOT OWNERS FIXTURES AND IMPROVEMENTS (per lot)	\$	250,000

Collective Insurance Brokers Pty Ltd

AFS 511427
 ABN 27 625 475 434

EXCESSES

POLICY 1

Any event of any kind	\$	2,000
Unoccupancy	\$	2,000

POLICY 7

Machinery Breakdown	\$	1,000
---------------------	----	-------

POLICY 9

Legal Defence Expenses	\$	1,000
------------------------	----	-------

SPECIAL TERMS AND CONDITIONS

"Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Unoccupancy Excess

An additional Excess will apply to Policy 1 – Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording."

INSURER

CHU Underwriting Agencies Pty Ltd
 ABN 18 001 580 070 / AFS 243261
 Level 5, 1 Northcliff Street
 Milsons Point NSW 2061
 www.chu.com.au

UNDERWRITTEN BY

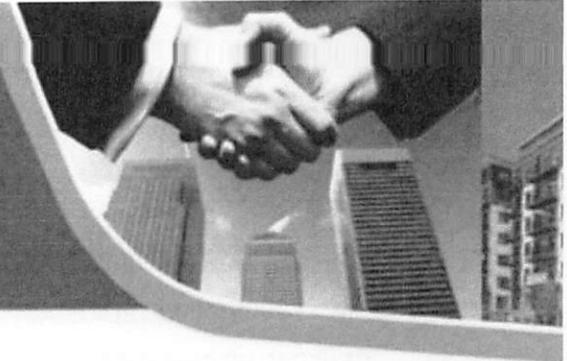
QBE Insurance (Australia) Ltd
 ABN 78 003 191 035 / AFSL 239545
 Level 5, 2 Park Street
 SYDNEY NSW 2000
 www.qbe.com.au

INSURER PRODUCT DISCLOSURE STATEMENT & POLICY WORDING

QM562-1023



**Seymour
Consultants**
BODY CORPORATE REPORT SPECIALISTS



SINKING FUND FORECAST

Body Corporate

Summerlin Magnolia Apartments CTS tba

38 Ivedon Street
BANYO QLD 4014

14/05/2020

Job No 17074/2020/SFF



Contents

SECTION A – SUMMARY OF SINKING FUND FORECAST	3
SECTION B – SINKING FUND FORECAST	4
2.1 GENERAL INFORMATION	4
2.2 LIFE EXPECTANCY	4
2.3 CONTINGENCY	4
2.4 GOODS AND SERVICES TAX (GST)	4
2.5 SINKING FUND BALANCE	4
2.6 LEVY EXCLUSIONS	4
SECTION C – EXCLUSIONS	5
3.1 SPECIFIC EXCLUSIONS	5
3.2 STRUCTURAL DEFECTS	5
3.3 ASBESTOS SURVEY	5
3.4 SAFETY	5
SECTION D – CONTRIBUTION SUMMARY	6
SECTION E – SINKING FUND FORECAST SUMMARY	7
SECTION F – SINKING FUND FORECAST DETAILS	8



SECTION A – SUMMARY OF SINKING FUND FORECAST

PROPERTY NAME	
Body Corporate	Summerlin Magnolia Apartments
CTS/SP Number	tba

PHYSICAL ADDRESS	
Building Address	38 Ivedon Street BANYO QLD 4014

INTRODUCTION
<p>This report has been commissioned by the Body Corporate to provide a sinking fund forecast for the above-mentioned property.</p> <p>This forecast satisfies the requirements of the Body Corporate and Community Management Act 1997. The purpose of this forecast is to establish a reserve of funds which allows for their future expenditure on the replacement of building components at the end of their expected life.</p>

REPORT SUMMARY	
Building Type	BFP
Year of Construction/ Registration Date	2020
Financial Year Start Date	01/01/2021
Opening Balance	\$0
Number of Lots	27
Number of Entitlements	27016
Proposed Sinking Fund Levy – Per Lot Entitlement	\$0.75
Proposed Sinking Fund Levy – Annual	\$20 250.00

ADDITIONAL INFORMATION	
Company taxation rate - %	30
Allowance for future building cost escalation - %	2
Contingency Allowance - %	5
Registered for GST	YES
Forecast Period – Number of Years	15

PROPERTY INSPECTION	
Property Inspection Date	14/05/2020



SECTION B – SINKING FUND FORECAST

2.1 GENERAL INFORMATION

The estimates in this forecast are based on the typical usage for a building of this type.

This forecast has been based on a reasonable estimate of the expected life of the components listed in the forecast. The actual life of the components can be expected to vary from the estimated life and will be affected by maintenance programs, climate and environmental conditions, material failure, misuse and design errors etc.

This forecast is based on the assumption that the Body Corporate Committee or onsite Manager will implement a maintenance policy to recognize and encourage regular maintenance expenditure in the prevention of larger remedial capital expenditures.

The contributions and expenses in this report should be reviewed on an annual basis to take into account any change in condition of the building, new work that may have been attended to or changes in the Sinking Fund balance. It will also require updating if there is a change in any statutory requirements affecting this project.

2.2 LIFE EXPECTANCY

This forecast is based on the estimated life allowances sourced from industry trade specialists. The estimated life of the products is a guide only and the actual life may vary based on the site conditions and maintenance programs.

The estimated life of the components as listed in the elemental breakdown of this forecast.

E.O.L = Estimated overall life

E.R.L = Estimated Remaining Life

2.3 CONTINGENCY

A contingency has been allowed for unforeseen expenses as recommended for cost planning by the Australian Institute of Quantity Surveying (AIQS).

2.4 GOODS AND SERVICES TAX (GST)

The forecast is exclusive of the ten (10%) allowance for Goods and Services Tax.

2.5 SINKING FUND BALANCE

The sinking fund balance is forecast on expected contributions and expenses at the beginning of the year.

2.6 LEVY EXCLUSIONS

The levies are net and are exclusive of any discounts or penalty interest.

SECTION C – EXCLUSIONS

3.1 SPECIFIC EXCLUSIONS

The forecast makes no allowance for costs associated with the following:

- Operational costs including Management fees and employment costs, insurances, administration costs and expenses, cleaning and consumables.
- Rates
- Land legal and finance costs
- Recurring items such as maintenance contracts and cost of remedial repairs arising from lack of fully implemented maintenance program.
- Refurbishments which are unrelated to physical deterioration, unless Body Corporate has provided us with specific costs
- Costs associated with vandalism
- Latent defects
- Damage or component failure which may occur for whatever reason before the end of the expected life span of each component
- Minor items such as light bulbs and batteries
- Items which are included in the administration fund
- Costs arising from changes to legislation, e.g. GST
- Electrical cabling, mechanical ductwork and tiling – all are deemed to not require replacing within 10 years if periodic repairs, maintenance and reconditioning are carried out. The cost of all such repairs, maintenance and reconditioning have also been excluded.

3.2 STRUCTURAL DEFECTS

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage.

3.3 ASBESTOS SURVEY

An Asbestos detection survey is not applicable.

3.4 SAFETY

The inspection and report does not cover safety issues.



SECTION D – CONTRIBUTION SUMMARY

Sinking Fund Forecast Contribution Summary

General Information

Number of Entitlements	27,016	27	Lots
Opening Balance	\$ 0		
Inflation Rate (p.a.)	2.00	%	
Interest Rate (after tax)	1.50	%	
Y1 Contribution per Ent/Yr	\$ 0.75		
Previous year	2020		
Financial year 1 start	01/01/2021		

Sinking Fund Contribution Summary

Year	Financial Year Period	Expected Expenses	Required Contribution	Sinking Fund Balance	Contribution Per Ent. P.A.
				\$0	
Year 1 - (2021)	01/01/2021 to 31/12/2021	\$0	\$20,250	\$20,554	\$0.75
Year 2 - (2022)	01/01/2022 to 31/12/2022	-\$475	\$20,655	\$41,345	\$0.76
Year 3 - (2023)	01/01/2023 to 31/12/2023	-\$813	\$21,068	\$62,523	\$0.78
Year 4 - (2024)	01/01/2024 to 31/12/2024	-\$796	\$21,489	\$84,465	\$0.80
Year 5 - (2025)	01/01/2025 to 31/12/2025	-\$3,518	\$21,919	\$104,409	\$0.81
Year 6 - (2026)	01/01/2026 to 31/12/2026	-\$13,897	\$22,358	\$114,563	\$0.83
Year 7 - (2027)	01/01/2027 to 31/12/2027	-\$5,156	\$22,805	\$134,195	\$0.84
Year 8 - (2028)	01/01/2028 to 31/12/2028	-\$5,334	\$23,261	\$154,403	\$0.86
Year 9 - (2029)	01/01/2029 to 31/12/2029	-\$7,366	\$23,726	\$173,325	\$0.88
Year 10 - (2030)	01/01/2030 to 31/12/2030	-\$177,567	\$24,201	\$20,257	\$0.90
Year 11 - (2031)	01/01/2031 to 31/12/2031	-\$6,737	\$24,685	\$38,778	\$0.91
Year 12 - (2032)	01/01/2032 to 31/12/2032	-\$26,710	\$25,178	\$37,806	\$0.93
Year 13 - (2033)	01/01/2033 to 31/12/2033	\$0	\$25,682	\$64,440	\$0.95
Year 14 - (2034)	01/01/2034 to 31/12/2034	-\$6,525	\$26,196	\$85,372	\$0.97
Year 15 - (2035)	01/01/2035 to 31/12/2035	-\$42,960	\$26,719	\$70,168	\$0.99

- General maintenance costs are excluded.
- All figures stated are net and are exclusive of any discounts or penalty interest.
- Sinking Fund Balance includes bank interest at the rate per annum as stated above.
- No liability accepted.



SECTION E – SINKING FUND FORECAST SUMMARY

Sinking Fund Forecast Summary

Annual Increase: 2%	CURRENT COSTS	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	TOTAL
		1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219	1.243	1.268	1.294	1.319	1.346	

Sinking Fund Forecast Summary

Basement	14,231	0	0	0	0	0	0	1,086	1,097	2,211	3,535	0	2,663	0	1,247	7,402	19,241
Building	203,467	0	0	0	0	204	9,333	3,825	0	1,434	158,403	6,416	13,764	0	4,394	12,543	210,316
Services	225,345	0	453	350	758	2,484	862	0	3,281	2,892	3,273	0	5,587	0	574	19,623	40,135
External Works	6,500	0	0	424	0	662	3,041	0	703	478	3,901	0	3,424	0	0	1,346	13,980
Contingency	22,477	0	23	39	38	168	662	246	254	351	8,456	321	1,272	0	311	2,046	14,184
TOTAL	472,020	0	475	813	796	3,518	13,897	5,156	5,334	7,366	177,567	6,737	26,710	0	6,525	42,960	297,855



SECTION F – SINKING FUND FORECAST DETAILS

Sinking Fund Forecast Details

Annual Increase 2 %		Description	EOL	ERL	CURRENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTAL
						2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
						1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219	1.243	1.268	1.294	1.319	1.346	
Basement																					
Basement	Garage door	Replace motor to basement door	9	9	1,850									2,211							2,211
Basement	Garage door	Replace entry basement door	15	15	5,500															7,402	7,402
Basement	Walls and columns	Paint basement walls and columns	10	10	2,900										3,535						3,535
Basement	Line marking	Car park line marking	7	7	945							1,086							1,247		2,332
Basement	Refuse room	Epoxy floor coating to refuse room	8	8	936								1,097								1,097
Basement	Underground water	Replace stormwater pumps	12	12	2,100												2,663				2,663
Building																					
Building	Metal roofing	Contribution to repair metal roof sheeting	15	15	3,600															4,845	4,845
Building	Metal roofing	Reseal roof fixings to metal sheeting	15	15	3,510															4,724	4,724
Building	Roof plumbing	Contribution to replace gutters, fascias, downpipes	7	7	1,080							1,241							1,425		2,666
Building	External surfaces	Paint external building façade	10	10	120,150										136,462						136,462
Building	External surfaces	Paint soffits - refer external Paint	10	10																	
Building	External surfaces	Paint concrete soffits - refer to external Paint	10	10																	
Building	Windows	Contribution to replace window seals	10	10	1,650										2,011						2,011
Building	Screens	Contribution to repair / replace screens	7	7	2,250							2,585							2,969		5,553
Building	Balustrading	Contribution to replace balustrading	6	6	7,088						7,982						8,989				16,970
Building	Fire doors	Contribution to replace fire doors	11	11	3,000											3,730					3,730
Building	Fire doors	Contribution to replace fire door hardware	11	11	320											398					398
Building	Fire doors	Contribution to replace fire door frames and seals	11	11	640											796					796
Building	Doors	Paint doors, frames & architraves	12	12	2,565												3,253				3,253
Building	Doors	Upgrade security entry doors	6	6	1,200						1,351						1,522				2,873
Building	Doors	Replace refuse room roller door	9	9	1,200									1,434							1,434
Building	Lobby - surfaces	Paint walls and ceilings	10	10	5,364										6,539						6,539
Building	Typical levels - surfaces	Paint walls and ceilings	10	10	10,800										13,165						13,165
Building	Internal floors	Upgrade tiled floors - lobby	20	20	7,425																
Building	Internal floors	Upgrade tiled floors - Typical levels	20	20	28,215																
Building	Fitments	Replace general signage	5	5	185					204					226					249	679
Building	Fitments	Renewal of building signage	11	11	1,200											1,492					1,492
Building	Fitments	Replace letter boxes	15	15	2,025															2,725	2,725



Sinking Fund Forecast Details

Annual Increase 2 %		Description	EOL	ERL	CURRENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	TOTAL	
						1.020	1.040	1.061	1.082	1.104	1.126	1.149	1.172	1.195	1.219	1.243	1.268	1.294	1.319	1.346		
Services																						
Services	Electrical	Replace intercom	12	12	3,375												4,280				4,280	
Services	Electrical	Contribution to replace light fittings - Basement	5	5	570					629					695						767	2,091
Services	Electrical	Contribution to replace light fittings - Internal	3	3	330			350			372			394			419				444	1,979
Services	Electrical	Contribution to replace light fittings - External	4	4	265				287				310				336					933
Services	Electrical	Contribution to replace light fittings - Exit	2	2	310		323		336		349		363		378		393			409		2,550
Services	Electrical	Replace fire indicator panel	25	25	37,500																	
Services	Electrical	Replace smoke detectors	2	2	125		130		135		141		146		152		159			165		1,028
Services	Hydraulics	Allowance to replace pipework	9	9	990									1,183								1,183
Services	Hydraulics	Allowance to replacement of extinguishers	5	5	780					861					951						1,050	2,862
Services	Hydraulics	Allowance to replacement of FHR	5	5	900					994					1,097						1,211	3,302
Services	Mechanical	Replace A/c to lift motor room	8	8	2,100								2,460									2,460
Services	Mechanical	Replace toilet extraction exhaust	9	9	1,100									1,315								1,315
Services	Lift	Upgrade interiors	15	15	12,000																16,150	16,150
Services	Lift	Overhaul lift motors / controllers	25	25	165,000																	
External works																						
External works	Walkways	Repairs to paved walkway	5	5	600					662					731						808	2,201
External works	Concrete	Repairs to concrete driveways	8	8	600								703									703
External works	Landscaping	Replacement of mulch	3	3	400			424			450			478			507				538	2,399
External works	Landscaping	Paint planter walls - refer to external Paint	10	10																		
External works	Landscaping	Replace membrane to planter boxes	10	10	2,600										3,169							3,169
External works	Fencing	Repair / replace glazed fencing	6	6	2,300						2,590						2,917					5,507

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO BOX 5256
BRISBANE, QLD 4001

PH: 07 3229 9185
EMAIL: info@stratadynamics.com.au

MINUTES OF COMMITTEE MEETING

Members of the body corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766 are advised of a committee meeting of elected representatives as follows:

Date: 19 February 2024
Time: 6:00 pm
Location: 29 Rochat Avenue, BANYO QLD 4014

1. ATTENDANCE

Present and voting

Pamela Komes - Chairperson
Kerry Favero - Treasurer
Sarah McCleary - Committee Member
Peter Shaw - Committee Member

It was noted that the above voting committee members were financial at the time of the meeting.

Present and not voting

Matt Simpson - Strata Dynamics Pty Ltd
Jasmine wu – Caretaker
Renee Rennie – Lot 106

Proxies

It was noted that there were no proxies tabled for this meeting.

Apologies

It was noted that there were no apologies tabled for this meeting.

Confirmation of a quorum

Those present noted that a quorum of the committee was present.

Meeting Chairperson

The meeting was chaired by Pamela Komes

2. CONFIRMATION OF PREVIOUS COMMITTEE MEETING MINUTES

It was **RESOLVED** that the minutes of the committee meeting dated 19 November 2024, be confirmed and accepted as a true reflection of the proceedings of that meeting.

YES 3 | NO 0 | ABSTAIN 0

3. RATIFICATION OF RESOLUTIONS MADE OUTSIDE OF COMMITTEE MEETINGS

Nil to table.

4. BUILDING MANAGER'S REPORT

Business Arising from the Building Managers Report

4.1 Roofing Remedial Works

NOTED that the Roofing Remedial works have been completed, furthermore, that quotations are currently being obtained for the conduct of the internal remedial works to be completed.

Pamela Komes arrived 6.10pm

4.2 QFES Update – Including Water Tank Review

NOTED that the Committee discussed the current arrangement towards the conduct of the fire evacuation procedure including residents' procedure of what to do in the event of a fire alarm activation.

Committee Members acknowledged the previous information provided to residents regarding these procedures including review and update of the emergency contact information in contacting the building manager in the event of an alarm activation.

NOTED that the Committee discussed the current position of the Water Tank Remediation in acknowledgement of its outstanding nature and involvement towards QFES review. Committee Members agreed that further review is required towards the initial fee proposals, and further, that proposals are prepared and submitted for the consideration of lot owners as part of the Annual General Meeting.

4.3 Level 3 Lighting

NOTED that the committee discussed and acknowledged the current temporary fix that has been made to address the light outage, with agreement reached to permanently resolve the light. Furthermore, members agreed for a quotation to be obtained to understand indicative costings towards the implementation of sensor lighting throughout the complex.

4.4 PWD Maintenance

NOTED that the Body Corporate Committee discussed that current inactivity of the PWD Lift along with the understanding that the maintenance contractor will be attending in due course for maintenance. Members agreed that preference would be held towards the PWD Lift being returned to an operable state that is functional for residents to make use.

NOTED that a quotation is to be obtained by the Building Manager for the conduct of rust treatment and painting for the review of the committee.

4.5 Intercom Maintenance Update

NOTED that ongoing maintenance review is currently being conducted to lots 116 124 and 135 who are currently experiencing issues with the intercom system. Once identification of the fault has been made, members agreed that further review is to take place to identify responsibility towards costs.

4.6 Emergency Lift Call Outs

NOTED that the Committee discussed the preferred arrangement of lift emergency call outs including consideration of whether costs be incurred in the event a nightly call out is required. Members considered the historical circumstances surrounding call outs required and agreed that preference is held towards conduct of the call out is arranged when required.

4.7 Pest Control Service Contractor

NOTED that the Termite and Pest Control has been arranged for the 28th February 2025.

4.8 Garage Maintenance

NOTED that the committee discussed the arrangement of the garage door maintenance including preference that the door is maintained in accordance with the manufactures directions in acknowledgement of likely warranty periods.

4.9 Lift Maintenance

NOTED that the Committee discussed the operation of the lift maintenance services in acknowledgement of the contract that is currently held by Schindler. Members agreed of preference that Building Management is present as part of the inspections and maintenance attendances.

4.10 Service Access

NOTED that the Committee discussed its understanding and awareness of a security code having been made available to contractors to access when required. Members agreed that a review and adjustment is to take place with the access code to remove its accessibility and further, preference that contractors are communicating with building management in advance of attendance.

4.11 Lot 106 Garden Maintenance

NOTED that discussion was held with the lot owner present at the time of the meeting with agreement that review and attendance is to be conducted to the matters outstanding.

4.12 Visitor Parking Management

NOTED that the Body Corporate Committee discussed at length the overall review of the parking including management of the visitor parking within the complex. As part of these discussions a suggestion made towards identification cards being prepared and made available to residents for the purposes of placement on visitor vehicles as and when required.

Further discussion acknowledged the current by-laws associated to visitor parking with the view and agreement that a revision is conducted as part of the next General Meeting to refine and include further enforcements that would correlate to the proposed changes being considered by the committee.

5. FINANCIALS

5.1 Financial Statements

It was **RESOLVED** that the financial statements as tabled be adopted and the expenses paid therein be ratified.

YES 4 | NO 0 | ABSTAIN 0

5.2 Arrears and debt recovery

THAT, as lot 133 has failed to settle their debts to the body corporate following reminder notices and letters of demand, in accordance with the applicable regulation module, the Body Corporate recover each of the following amounts as a debt:

- a) the amount of the contribution or instalment;
- b) any penalty for not paying the contribution or instalment;
- c) any costs ("recovery costs") reasonably incurred by the Body Corporate in recovering the amounts;

FURTHER THAT the Body Corporate authorises and instructs the Body Corporate Manager to engage, on behalf of the Body Corporate, Strata Legal Queensland (and execute a client agreement on behalf of the body corporate) to commence and prosecute legal proceedings against the owner of the lot to recover the outstanding debt (including penalty interest and recovery costs), such proceedings to include, but are not limited to, the issuing a letters of demand, representing the Body Corporate in commencing and conducting proceedings, obtaining judgment, filing a writ over the subject property and issuing instructions to the Court Bailiff to seize and sell the Lot if the debt remains unresolved, proceed to bankruptcy on receipt of a judgement and/or registering of a creditors statutory demand.

FURTHER THAT the Body Corporate Manager be authorised to sign documents for those court proceedings on behalf of the Body Corporate, including any client agreement with Strata Legal Queensland, should the Chairperson, Secretary and/or a second Committee member be unable to do so.

YES 4 | NO 0 | ABSTAIN 0
ACTION: STRATA MANAGER

6. BUSINESS ARISING FROM PREVIOUS MINUTES

6.1 Vehicle Impact Insurance Claim Update

NOTED that the claim has been finalised with the Body Corporate receiving full settlement of the balance associated with the remedial works conducted.

7. GENERAL

7.1 Gardening

NOTED that a concern was raised with Building Management at the time of the meeting towards the current level of garden maintenance of late. It was indicated at the time that the Building Manager would be conducting a further review of the gardening to better understand the areas of concern.

7.2 Lot 106 – Improvement Application

NOTED that the Body Corporate Committee discussed at length the lot improvement application received from the owner of lot 106 towards the installation of security screen doors to the entrance door, balcony, and main bedroom door. The committee discussed at length concerns associated with the installation of the security screen door in acknowledgement of indicative advice received from QFES (Queensland Fire and Emergency Services) towards the compliance risks of the door.

Further discussions were held towards the precedence that the installation of the security door would hold along with the potential for impact associated with compliance and insurance risks, and whilst there was acknowledgement of the potential of compliance being met and achieved, the process in achieving such circumstances remained unclear.

Further concerns were raised associated to the understanding that residents were chocking doors open to allow for ventilation to the individual lots, to which its current action risks compliance in the event of an emergency.

Following a lengthy discussion by the Committee, it was agreed that the portion of the lot improvement application associated with the unit entrance door would be held off at the stage, the committee held no reservations towards the remaining portion of the application presented.

THAT the body corporate Committee ratifies the application received from the owner of lot 106 to security screens to the living area and main bedroom (leading to the balcony), subject to the following conditions;

- i. The lot owner accepts all responsibility for any potential loss, damage or injury caused as a result of the works;
- ii. The lot owner absolves the body corporate of any potential claims against it as a result of the works;
- iii. The works will not be funded in any way by the body corporate;
- iv. The lot owner must ensure the contractors used are suitably qualified, licenced and insured;
- v. The lot owner must obtain all necessary local government approvals;
- vi. The lot owner accepts full responsibility to any damage to the building and its common areas as a result of the works;
- vii. The works must be carried out in accordance with all relevant Australian Building Standards;
- viii. The lot owner accepts responsibility for removal of all trade waste from site;
- ix. The lot owner acknowledges all maintenance (including future maintenance) for the improvement remains the lot owner's responsibility;
- x. The work is conducted during appropriate hours and in such a manner to reduce disturbance to other residents;
- xi. That the colour of the screens are to be in keeping with the existing frame of the glass sliding door;
- xii. The committee reserve the right to enter the lot (with their appropriate contractor or the building manager if required) and inspect the works at a reasonable time to ensure they are suitable and to ensure there is no risk to the building; and
- xiii. The lot owner acknowledges and adheres to all relevant by-laws of the scheme.

YES 4 | NO 0 | ABSTAIN 0

7.3 Building Appearance Complaint

NOTED that the Committee discussed a complaint regarding the appearance of residents' implementation of screening, fairy lights, and the placement of washing on balconies.

Members agreed that articles such as screening and washing on the balconies required addressing promptly and further that communication is issued to lots 123 and 133 in order to address the concerns raised.

Further discussions at length were held towards the review and placement of fairy lights on balconies, members acknowledged the circumstances surrounding the lights and agreed that there be ongoing reviews towards their placement.

7.4 Resident Complaint

NOTED that the Committee discussed a complaint received, it was determined that the issue at hand was not within the scope of the Body Corporate's responsibilities. It was suggested that the appropriate course of action would be for the police to be contacted to handle such concerns.

7.5 Casual Vacancy - Secretary

RESOLVED that the Body Corporate Committee proceed with the appointment of Sarah McCleary to the casual vacancy position of secretary for the Body Corporate up to and including the 2025 Annual General Meeting.

YES 4 | NO 0 | ABSTAIN 0

8. NEXT COMMITTEE MEETING

It was **RESOLVED** that the next meeting of the Body Corporate Committee for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766, will be held at a date, time and location to be determined by the committee at a later date.

YES 4 | NO 0 | ABSTAIN 0

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 8:56pm.

CONTACT:

The Secretary
Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766
C/- Strata Dynamics Pty Ltd
GPO Box 5256
Brisbane QLD 4001

Your body corporate meeting minutes and other documents are available for all owners to access online at <https://www.stratamax.com.au/Portal/login.aspx>

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO BOX 5256
BRISBANE, QLD 4001

PH: 07 3229 9185
EMAIL: info@stratadynamics.com.au

MINUTES OF COMMITTEE MEETING

Members of the body corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766 are advised of a committee meeting of elected representatives as follows:

Date: 10 April 2024
Time: 6:00pm
Location: 29 RoCHAT Avenue, Banyo QLD 4014

1. ATTENDANCE

Present and voting

Sharon Dobe - Chairperson
Camila Duffield - Secretary
Kerry Favero - Treasurer
Pamela Anne Komes - Committee Member

It was noted that the above voting committee members were financial at the time of the meeting.

Present and not voting

Matt Simpson - Strata Dynamics Pty Ltd
Matt Bracey – Dennis Family Corporation
Jeff Keast – Resort Brokers
Jasmine Wu & Henry Wu – Prospective Purchasers

Proxies

It was noted that there were no proxies tabled for this meeting.

Apologies

It was noted that there were no apologies tabled for this meeting.

Confirmation of a quorum

Those present noted that a quorum of the committee was present.

Meeting Chairperson

The meeting was chaired by Sharon Dobe with Matt Simpson operating formal proceedings.

2. CONFIRMATION OF PREVIOUS COMMITTEE MEETING MINUTES

It was **RESOLVED** that the minutes of the committee meeting dated 24 January 2024, be confirmed and accepted as a true reflection of the proceedings of that meeting.

YES 4 | NO 0 | ABSTAIN 0

3. RATIFICATION OF RESOLUTIONS MADE OUTSIDE OF COMMITTEE MEETINGS

It was noted that there were no ratifications of Votes held Outside of a Committee Meeting (VOCs) since the last committee meeting.

4. BUILDING MANAGER'S REPORT

The Building Manager provided a written report, the contents of which are dealt with in conjunction with items arising from previous meetings and general business.

Business Arising from the Building Managers Report

4.1 Door Closer Review and Quotation

NOTED that the Body Corporate Committee discussed the commentary from the building manager regarding the review of the door closers for the Summerlin Gym and the physical operation of the entrance gate at the building. It was acknowledged at the time that a quotation is currently being obtained.

4.2 Pressure Cleaning Quotation

NOTED that a quotation is currently being arranged via building management for the completion of pressure cleaning to the communal refuge area within the garage.

4.3 Relocation of Hardwood Timber

NOTED that a quotation is currently being arranged via building management for the re purposing of the hardwood that is currently being stored within the garage.

5. FINANCIALS

5.1 Financial Statements

It was **RESOLVED** that the financial statements as tabled be adopted and the expenses paid therein be ratified.

YES 4 | NO 0 | ABSTAIN 0

5.2 Arrears and debt recovery

It was noted that there were no lots to be sent to collection at this time.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

6.1 Management Rights – Meeting with Prospective Purchaser

NOTED that the Committee Members discussed at length with the prospective purchaser of the management rights including matters pertaining to the overall operation and management of the Caretaking and Letting Business for the Body Corporate.

RESOLVED that a letter is prepared and issued through to DFC highlighting the appreciation of the Committee towards the arrangement of the meeting in addition to interest towards the arrangement of the Assignment.

YES 4 | NO 0 | ABSTAIN 0

7. GENERAL

7.1 Shared Entrance Safety Works

NOTED that the Body Corporate Committee discussed the outstanding safety works that had been agreed in August 2023 in accordance to the Work Place Health and Safety Report commissioned within the same year. Members agreed that a follow up is to be prepared and issued to Building Management in seeking an update towards its attendance.

8. NEXT COMMITTEE MEETING

It was **RESOLVED** that the next meeting of the Body Corporate Committee for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766, will be held at a date, time and location to be determined by the committee at a later date.

YES 4 | NO 0 | ABSTAIN 0

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 8:10 pm.

CONTACT: The Secretary
 Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766
 C/- Strata Dynamics Pty Ltd
 GPO Box 5256
 Brisbane QLD 4001

Your body corporate meeting minutes and other documents are available for all owners to access online at <https://www.stratamax.com.au/Portal/login.aspx>

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO BOX 5256
BRISBANE, QLD 4001

PH: 07 3229 9185
EMAIL: info@stratadynamics.com.au

MINUTES OF COMMITTEE MEETING

Members of the body corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766 are advised of a committee meeting of elected representatives as follows:

Date: 29 May 2024
Time: 6:00pm
Location: 29 Rochat Avenue, Banyo QLD 4014

1. ATTENDANCE

Present and voting

Camila Duffield - Secretary
Kerry Favero - Treasurer
Pamela Anne Komes - Committee Member

It was noted that the above voting committee members were financial at the time of the meeting.

Present and not voting

Matt Simpson - Strata Dynamics Pty Ltd

Proxies

It was noted that there were no proxies tabled for this meeting.

Apologies

It was noted that there were no apologies tabled for this meeting.

Confirmation of a quorum

Those present noted that a quorum of the committee was present.

Meeting Chairperson

The meeting was chaired by Camila Duffield.

2. CONFIRMATION OF PREVIOUS COMMITTEE MEETING MINUTES

It was **RESOLVED** that the minutes of the committee meeting dated 10 April 2024, be confirmed and accepted as a true reflection of the proceedings of that meeting.

YES 3 | NO 0 | ABSTAIN 0

3. RATIFICATION OF RESOLUTIONS MADE OUTSIDE OF COMMITTEE MEETINGS

It was noted that there were no ratifications of Votes held Outside of a Committee Meeting (VOCs) since the last committee meeting.

4. BUILDING MANAGER'S REPORT

The Building Manager provided a written report, the contents of which are dealt with in conjunction with items arising from previous meetings and general business.

Business Arising from the Building Managers Report

4.1 Entrance Gate Review

NOTED that the Body Corporate Committee received a quotation towards the replacement of the entrance gate at the building. Members reviewed and agreed that further feedback is obtained from the contractor towards the scope of works with further confirmation to be obtained whether the existing gate can be re used as opposed to replacement.

4.2 Garage Cleaning

NOTED that the Committee discussed the recent completion of the garage cleaning, with further discussions to be held with DFC (Dennis Family Corporation) to confirm the operation of the same will be conducted in accordance with the Caretaker Agreement.

4.3 Bin Bay Nudge Bar Review

Members noted the initial quotation that was received towards the implementation of nudge bars within the bin bay. Members considered and agreed that further information is obtained to determine whether there is a requirement towards their installation.

4.4 QFES Attendances and Fire Compliance

NOTED that the committee discussed the ongoing arrangement including attendances by QFES, it was acknowledged at the time that the remaining items is reducing slowly, with the final two items relating to matters that are under consideration by DFC as they relate to concerns of initial construction.

4.5 Pressure Cleaning and Mulch

NOTED that the committee discussed the feedback within the building managers report towards the arrangement for pressure cleaning and installation of mulch, it was agreed that further information is obtained towards this arrangement via the Summerlin Body Corporate.

4.6 By-Law Updates

NOTED that the committee discussed and acknowledged the previous understanding from the January Committee meeting that a motion will be included as part of the 2024 Annual General Meeting towards the updating of the by-laws.

4.7 Window Cleaning Quotations

NOTED that the Body Corporate Committee discussed the quotation received for the completion of the window cleaning that would be inclusive of the inaccessible windows on either side of the building. Following discussion by members, it was agreed that an updated quotation is obtained to incorporate all inaccessible windows and not just the ones located to either side of the building.

4.8 Building Remedial Works

NOTED that the committee discussed the outstanding remedial works that were subject to further updates being provided by Building Management / DFC.

1. Mould and ceiling damage on level 2 and 4
2. Water proofing membrane investigation to the water tank
3. Implementation of safety devices in accordance with the Work Place Health and Safety Report.

5. FINANCIALS

5.1 Financial Statements

It was **RESOLVED** that the financial statements as tabled be adopted and the expenses paid therein be ratified.

YES 3 | NO 0 | ABSTAIN 0

5.2 Arrears and debt recovery

It was noted that there were no lots to be sent to collection at this time.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

6.1 Render Damage Remediation

NOTED that the Body Corporate Committee discussed the recent vehicle impact damage including the understanding that a quotation is currently being obtained for its remediation.

FURTHERMORE, as part of the quotation that is being obtained, it was agreed that costings are confirmed for additional remedial works within the entrance and ground floor lobbies due to wear and tear.

7. GENERAL

7.1 Committee Operation

NOTED that the Body Corporate Committee discussed current operation in acknowledgement of the recent resignation from the Chairperson position. It was confirmed that nominations have been distributed to lot owners as part of the approaching End of Financial Year for the body Corporate (30th June). Members of the Committee agreed that nomination material is presented to lot owners including placement on the building notice board to encourage nominations.

RESOLVED that Pamela Komes is nominated as the representative of the Body Corporate in relation to any matters of operation for the Summerlin Body Corporate.

YES 3 | NO 0 | ABSTAIN 0

8. NEXT COMMITTEE MEETING

It was **RESOLVED** that the next meeting of the Body Corporate Committee for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766, be held on the 24th July 2024, 6.00pm.

YES 3 | NO 0 | ABSTAIN 0

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 7.35pm.

CONTACT:

The Secretary
Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766
C/- Strata Dynamics Pty Ltd
GPO Box 5256
Brisbane QLD 4001

Your body corporate meeting minutes and other documents are available for all owners to access online at <https://www.stratamax.com.au/Portal/login.aspx>

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO Box 5256
BRISBANE QLD 4001

info@stratadynamics.com.au
07 3229 9185

Minutes of the Annual General Meeting

Held On 26 September 2024 at 6:00 PM
Location Onsite
29 Rochat Avenue, Banyo QLD 4014

Opened

Declared opened at 6:00pm

Attendance

Kerry Favero	Lot 114
Pamela Komes	Lot 124
Camila Duffield	Lot 135

Non-Voting Attendees

Matt Simpson	Strata Dynamics
Jasmine Wu	Caretaker

Voting Papers Tabled

Andre La Vita	Lot 103	VoteMax Pre-Meeting
Kerry Favero	Lot 114	Voting Paper
Sharon Dobe	Lot 115	VoteMax Pre-Meeting
Pamela Komes	Lot 124	Voting Paper
Sarah McCleary	Lot 126	VoteMax Pre-Meeting
Peter Shaw	Lot 132	VoteMax Pre-Meeting
Camila Duffield	Lot 135	Voting Paper

Proxies Received

Nil

Apologies Received

Sarah McCleary	Lot 126
----------------	---------

Chairperson

The chairperson declared the meeting open, delegating procedural duties to the Strata Manager, Matt Simpson.

Quorum

The Chairperson advised that a quorum was represented.

Motion 1. Minutes

Ordinary Resolution - Proposed by Committee

That the minutes of the last general meeting, as circulated with the notice of this meeting, be confirmed as a true and accurate account of the proceedings of that meeting.

Yes 6 No 0 Abstain 1

MOTION CARRIED

Motion 2. Insurance Confirmation

Ordinary Resolution - Proposed by Committee

That the body corporate confirms the insurance policies detailed in the insurance report as circulated with the notice of this meeting.

Yes 6 No 0 Abstain 1

MOTION CARRIED

Motion 3. Financial Statements

Ordinary Resolution - Proposed by Committee

That the audited financial statements, as circulated with the notice of this meeting, for the previous financial year be adopted.

Yes 6 No 0 Abstain 1

MOTION CARRIED

Motion 4. No Audit

Special Resolution - Proposed by Committee

That the body corporate's statement of accounts for the current financial year not be audited.

Yes 5 No 2 Abstain 0

MOTION CARRIED

Motion 5. Appointment of Auditor

Ordinary Resolution - Proposed by Committee

That if the body corporate's statement of accounts for the current financial year are to be audited, Business Logic Accountants be appointed as the auditor for the body corporate at an approximate cost of \$825.00 including GST.

MOTION RULED OUT OF ORDER DUE TO THE PASSING OF MOTION 4 MAKING IT UNENFORCEABLE

Motion 6. Administrative Fund Budget and Contributions

Ordinary Resolution - Proposed by Committee

That the administration fund budget of **\$95,000.00** be approved for the financial year ending 30 June 2025 and be levied by instalments as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.8211	01/07/24-30/09/24 (already struck)	01/07/24
\$0.8211	01/10/24-31/12/24 (already struck)	01/10/24
\$0.9372	01/01/25-31/03/25	01/01/25
\$0.9372	01/04/25-30/06/05	01/04/25

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim administration fund levies be determined pursuant to the Regulations as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.8791	01/07/25-30/09/25	01/07/25
\$0.8791	01/10/25-31/12/25	01/10/25

Yes 7 No 0 Abstain 0

MOTION CARRIED

Motion 7. Sinking Fund Budget and Contributions

Ordinary Resolution - Proposed by Committee

That the sinking fund budget of **\$26,000.00** be approved for the financial year ending 30 June 2025 and be levied by instalments as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.1989	01/07/24-30/09/24 (already struck)	01/07/24
\$0.1989	01/10/24-31/12/24 (already struck)	01/10/24
\$0.2823	01/01/25-31/03/25	01/01/25
\$0.2823	01/04/25-30/06/05	01/04/25

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim sinking fund levies be determined pursuant to the Regulations as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.2406	01/07/25-30/09/25	01/07/25
\$0.2406	01/10/25-31/12/25	01/10/25

Yes 7 No 0 Abstain 0

MOTION CARRIED

Motion 8. Insurance Premium Reimbursement

Ordinary Resolution - Proposed by Committee

That the body corporate manager be authorised to issue a levy to each lot based on its interest lot entitlements to reimburse the body corporate for insurance renewal premiums for the year in accordance with the *Body Corporate and Community Management Act 1997*.

Yes 6 No 1 Abstain 0

MOTION CARRIED

Motion 9. Reduction of Quorum

Special Resolution - Proposed by Committee

That a quorum at future general meetings of the Body Corporate is at least 10% of the number of voters.

Yes 6 No 1 Abstain 0

MOTION CARRIED

Motion 10. Reduction of Voters Present

Special Resolution - Proposed by Committee

That the number of voters that must be present personally for a meeting is 1.

Yes 6 No 1 Abstain 0

MOTION CARRIED

Motion 11. Amendment to By-Law 4.1 (e)

Special Resolution - Proposed by Committee

That the Body Corporate resolves to amend the existing by-law 4.1 (e) as detailed below:

- (e) Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:*
- 1) an inside area forming part of their lot or exclusive use area; and*
 - 2) a way that does not cause a nuisance, hazard, or unreasonable interference with another person's use and enjoyment of the common property.*

Furthermore that any two Committee members (including the Body Corporate Manager) are authorised to sign and seal the new Community Management Statement and do all that is required to ensure the change is recorded.

Yes 7 No 0 Abstain 0

MOTION CARRIED

Election of Committee

It was resolved that the following nominees were elected to the representative positions as indicated below.

Name	Position	Lot Number
Pamela Komes	Chairperson	Lot 124
Camila Duffield	Secretary	Lot 135
Kerry Favero	Treasurer	Lot 114
Peter Shaw	Ordinary member	Lot 132
Sarah McCleary	Ordinary member	Lot 126

The meeting closed at 6:30pm.

Contact

The Secretary
Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766
GPO Box 5256
BRISBANE QLD 4001
Email info@stratadynamics.com.au

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO Box 5256
BRISBANE QLD 4001

info@stratadynamics.com.au
07 3229 9185

Minutes of the Annual General Meeting

Held On 30 September 2025 at 6:00pm
Location Onsite, 29 Rochat Avenue, Banyo QLD 4014

Opened

Declared opened at 6:00pm

Attendance

Kerry Favero	Lot 114
Pamela Komes	Lot 124
Sarah McCleary	Lot 126
Peter Shaw	Lot 132

Non-Voting Attendees

Matt Simpson	Strata Dynamics
Anna Palmer	Strata Dynamics

Voting Papers Tabled

Renee Rennie	Lot 106
Sarah McCleary	Lot 126

Proxies Received

Nil

Apologies Received

Nil

Chairperson

The chairperson declared the meeting open, delegating procedural duties to Matt Simpson, Strata Dynamics.

Quorum

It was noted that a quorum was represented.

Motion 1. Minutes

Ordinary Resolution - Proposed by Committee

That the minutes of the last general meeting, as circulated with the notice of this meeting, be confirmed as a true and accurate account of the proceedings of that meeting.

Yes 5 No 0 Abstain 0

MOTION CARRIED

Motion 2. Insurance Confirmation

Ordinary Resolution - Proposed by Committee

That the body corporate confirms the insurance policies detailed in the insurance report as circulated with the notice of this meeting.

Yes 5 No 0 Abstain 0

MOTION CARRIED

Motion 3. Financial Statements

Ordinary Resolution - Proposed by Committee

That the financial statements, as circulated with the notice of this meeting, for the previous financial year be adopted.

Yes 5 No 0 Abstain 0

MOTION CARRIED

Motion 4. No Audit

Special Resolution - Proposed by Committee

That the body corporate's statement of accounts for the current financial year not be audited.

Yes 4 No 1 Abstain 0

MOTION CARRIED

Motion 5. Appointment of Auditor

Ordinary Resolution - Proposed by Committee

That if the body corporate's statement of accounts for the current financial year are to be audited, Business Logic Accountants be appointed as the auditor for the body corporate at an approximate cost of \$825.00 including GST.

MOTION RULED OUT OF ORDER DUE TO THE PASSING OF MOTION 4 MAKING IT UNENFORCEABLE

Motion 6. Administrative Fund Budget and Contributions

Ordinary Resolution - Proposed by Committee

That the administration fund budget of **\$117,750.00** be approved for the financial year ending 30 June 2026 and be levied by instalments as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.8791	01/07/25-30/09/25 (already struck)	01/07/25
\$0.8791	01/10/25-31/12/25 (already struck)	01/10/25
\$1.3002	01/01/26-31/03/26	01/01/26
\$1.3002	01/04/26-30/06/26	01/04/26

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim administration fund levies be determined pursuant to the Regulations as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$1.0897	01/07/26-30/09/26	01/07/26
\$1.0897	01/10/26-31/12/26	01/10/26

Yes 5 No 0 Abstain 0

MOTION CARRIED

Motion 7. Sinking Fund Budget and Contributions

Ordinary Resolution - Proposed by Committee

That the sinking fund budget of **\$29,000.00** be approved for the financial year ending 30 June 2026 and be levied by instalments as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.2406	01/07/25-30/09/25 (already struck)	01/07/25
\$0.2406	01/10/25-31/12/25 (already struck)	01/10/25
\$0.2961	01/01/26-31/03/26	01/01/26
\$0.2961	01/04/26-30/06/26	01/04/26

Further that, to provide cash flow from the end of the financial year to the date of the next Annual General Meeting, interim sinking fund levies be determined pursuant to the Regulations as follows:

\$ per contribution lot entitlement	Levy period	Due Date
\$0.2684	01/07/26-30/09/26	01/07/26
\$0.2684	01/10/26-31/12/26	01/10/26

Yes 5 No 0 Abstain 0

MOTION CARRIED

Motion 8. Insurance Premium Reimbursement

Ordinary Resolution - Proposed by Committee

That the body corporate manager be authorised to issue a levy to each lot based on its interest lot entitlements to reimburse the body corporate for insurance renewal premiums for the year in accordance with the *Body Corporate and Community Management Act 1997*.

Yes 4 No 1 Abstain 0

MOTION DEFEATED

Motion 9. Same Issue Motion - Sinking Fund Forecast

Group of Same Issue Motions

9.a. Leary & Partners

Ordinary Resolution - Proposed by Committee

That the body corporate accepts quotation number P91778 dated 2 July 2025 provided by Leary & Partners to update the sinking fund forecast to be referred to when calculating funds required for future capital and major expenditure in accordance with the *Body Corporate and Community Management Act 1997* at a cost of \$1,177.00 including GST and further that the Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf.

Yes 1 No 4 Abstain 0

MOTION DOES NOT QUALIFY

9.b. Olive Tree

Ordinary Resolution - Proposed by Committee

That the body corporate accepts quotation number Q3055 dated 1 July 2025 provided by Olive Tree to update the sinking fund forecast to be referred to when calculating funds required for future capital and major expenditure in accordance with the *Body Corporate and Community Management Act 1997* at a cost of \$660.00 including GST and further that the Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf.

Yes 5 No 0 Abstain 0

MOTION QUALIFIES

Of the qualifying motions, Motion B received the most 'Yes' votes and is therefore the decision of the body corporate.

Motion 10. Same Issue Motion - Insurance Valuation

Group of Same Issue Motions

10.a. Olive Tree

Ordinary Resolution - Proposed by Committee

That the body corporate accepts quotation number Q3054 dated 1 July 2025 provided by Olive Tree to prepare a building valuation of the property, to ensure that the body corporate insurances are set at an appropriate level, in accordance with the requirements of the *Body Corporate and Community Management Act 1997* at a cost of \$595.00 including GST and further that the Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf.

Yes 5 No 0 Abstain 0

MOTION DOES NOT QUALIFY

10.b. Solutions in Engineering

Ordinary Resolution - Proposed by Committee

That the body corporate accepts quotation number 2493659 dated 1 July 2025 provided by Solutions in Engineering to prepare a building valuation of the property, to ensure that the body corporate insurances are set at an appropriate level, in accordance with the requirements of the *Body Corporate and Community Management Act 1997* at a cost of \$848.00 including GST and further that the Building Manager be authorised and instructed to engage the contractor on the body corporate's behalf.

Yes 1 No 4 Abstain 0

MOTION QUALIFIES

Of the qualifying motions, Motion A received the most 'Yes' votes and is therefore the decision of the body corporate.

Election of Committee

It was resolved that the following nominees were elected to the representative positions as indicated below.

Name	Position	Lot Number
Pamela Komes	Chairperson	124
Sarah McCleary	Secretary	126
Kerry Favero	Treasurer	114
Peter Shaw	Ordinary Member	132

The meeting closed at 8:00pm

Contact

The Secretary

Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO Box 5256

BRISBANE QLD 4001

Email info@stratadynamics.com.au

THE BODY CORPORATE FOR SUMMERLIN MAGNOLIA APARTMENTS CTS 53766

GPO BOX 5256
BRISBANE, QLD 4001

PH: 07 3229 9185
EMAIL: info@stratadynamics.com.au

MINUTES OF COMMITTEE MEETING

Members of the body corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766 are advised of a committee meeting of elected representatives as follows:

Date: 10 February 2026
Time: 6:30 pm
Location: 29 Rochat Avenue, Banyo QLD 4014

1. ATTENDANCE

Present and voting

Pamela Komes – Chairperson
Sarah McCleary - Secretary
Kerry Favero – Treasurer
Peter Shaw - Committee Member

Present and not voting

Anna Palmer - Strata Dynamics
Jasmine - Sunny Pac Pty Ltd - Building Manager – in person

Proxies

It was noted that there were no proxies tabled for this meeting.

Apologies

It was noted that there were no apologies tabled for this meeting.

Confirmation of a quorum

Those present noted that a quorum of the committee was present.

Meeting Chairperson

The meeting was chaired by Pamela Komes.

2. CONFIRMATION OF PREVIOUS COMMITTEE MEETING MINUTES

It was **RESOLVED** that the minutes of the committee meeting dated 19th February 2025, be confirmed and accepted as a true reflection of the proceedings of that meeting.

YES 4 | NO 0 | ABSTAIN 0

3. RATIFICATION OF RESOLUTIONS MADE OUTSIDE OF COMMITTEE MEETINGS

It was **RESOLVED** that the following record of minutes of vote taken outside a formal committee meeting be confirmed and accepted as a true reflection of the proceedings;

- i. 20251125 VOC Minutes – Lot 134 Improvement Application (External Blind)*
- ii. 20251014 VOC Minutes – Lot 106 Improvement Application – Security Screen Door (Unit Entrance Door) & Lot 106 – Removal of Entrance Screen Door*
- iii. 20251009 VOC Minutes – Pet Application Lot 121*
- iv. 20250915 VOC Minutes – Lot 133 Improvement Application (External Blind)*
- v. 20250825 VOC Minutes – Delegation to Issue Form 33 / Form 34 Certificates*
- vi. 20250807 VOC Minutes – Lot 112 Improvement Application (Window Flyscreens)*
- vii. 20250703 VOC Minutes – Pet Application Lot 133*
- viii. 20250417 VOC Minutes – Pet Application – Lot 105*

YES 4 | NO 0 | ABSTAIN 0

4. BUILDING MANAGER'S REPORT

Business Arising from the Building Managers Report

4.1 Roof Leak Lot 133

It was **NOTED** that Lot 133 has a roof leak due to the angle and joint of the roof. A quotation for \$660.00 + GST was provided.

It was **RESOLVED** that Jasmine be authorised to proceed with the approved repairs.

4.2 Downpipe Leak Lot 117

It was **NOTED** that Lot 117 has a leaking downpipe with visible calcium staining. A quotation of \$550.00 + GST was received for resealing and repainting.

It was **RESOLVED** that the quotation be approved and that Jasmine proceed with the works.

4.3 Window Frame Lot 117

It was **NOTED** that one window has been resealed and repaired at this time. The attending contractor advised that full removal and replacement may be required for a permanent repair.

It was **RESOLVED** that this matter will remain on hold as the leak has presently been rectified.

It was further **NOTED** that during investigations a hole was cut in the internal window seal to confirm waterproofing. The committee has already approved the internal reinstatement works, and this is currently awaiting contractor attendance.

4.4 Basement Leak

It was **NOTED** that condensation was previously dripping onto a vehicle in the basement, however this has now been resolved.

It was **RESOLVED** that this matter be closed, noting Kerry will advise if the issue reoccurs

4.5 Hallway Mould

A discussion was held regarding the resolution of the hallway mould. It was **NOTED** that the works may impact occupants and therefore the Building Manager will need to issue communication prior to commencement. The Building Manager is also to obtain further information from the proposed trades regarding the materials proposed for the mould treatment.

It was **RESOLVED** for the Building Manager to obtain quotations for two options being the treatment (including further details on the method and materials) and full replacement. It was further **NOTED** that the Building Manager will need to engage a trade to undertake further investigations to determine the type of mould present, including whether it is surface-level or extends throughout the roof cavity so the committee can make an informed decision.

4.6 Lots 136 & 137 Ceiling Damage

It was **NOTED** that ceiling repairs for Lot 137 have been approved by the committee and a work order issued. The following the completion of the roof repairs, with no further leaks reported.

It was **NOTED** that the building manager has obtained a quotation for Lot 136 ceiling repairs in the amount of \$1,600.00 + GST. The building manager advised that while the original roof installation was not completed to standard, temporary repairs have been undertaken and no further leaks have been reported. It was **RESOLVED** that the quotation for Lot 136 internal repairs be approved.

4.7 Water Ingress Investigation Lot 122

It was **NOTED** that the trade has determined the water ingress is likely originating from the window. It was further **NOTED** that the property manager of this lot engaged a plumber without following the correct body corporate approval process and the correct trade engagement.

It was **RESOLVED** that reimbursement for the plumber will not be approved.

It was further **RESOLVED** that the same leak detection specialist engaged for Lot 117 attend site to determine the source of the leak. The building manager has issued a quotation request to the leak detection specialist.

4.8 Roof Flashing Repairs

It was **NOTED** that RTL Trades have provided a quotation for permanent roof flashing repairs based on Wilson Roofing & Plumbing report dated July 2025 and RTL Trades onsite inspection. It was **NOTED** that Wilson Roofing & Plumbing declined to provide a quotation.

It was further **NOTED** that the scope of works would require a special levy and an Extraordinary General Meeting (EGM).

It was **RESOLVED** that the building manager is to obtain an additional roofing quotation for committee consideration.

4.9 QFES Update – Including Water Tank Review – ONGOING

It was **NOTED** that this matter was placed on hold last year as Yes Fire was not in Brisbane at that time. Yes Fire has now returned and will complete a review and provide an official report. It was further **NOTED** that the five-year fire safety review is also required to be completed to assist Yes Fire in forming their findings and recommendations. While Yes Fire can complete the report without the five-year inspection, it was noted that this would likely result in duplicate costs to the body corporate.

It was **RESOLVED** that the building manager confirm whether any further information is required by Yes Fire to determine the water tank review requirements. It was further **RESOLVED** that Jasmine obtain a second quotation from Yes Fire to carry out the five year fire safety review and provide the quotation to the committee for review and consideration.

It was further **DISCUSSED** whether Queensland Fire and Emergency Services (QFES) would accept a staged approach to the completion of the five-year fire safety review to allow the body corporate to fund these works progressively. It was **RESOLVED** that the building manager complete further investigations in this regard and report back to the committee.

It was **NOTED** that the fire penetration works remain with the building manager for follow-up.

It was **NOTED** that the building manager has issued a work order for the fire doors and that attendance by the contractor is currently pending.

4.10 PWD Maintenance

It was **NOTED** that the PWD lift currently has several issues requiring attention, including a SIM card upgrade at an estimated cost of approximately \$2,000.00, a system upgrade quoted at \$3,807.76, and paint & rust treatment works estimated at approximately \$1,300.00.

It was **RESOLVED** that, at this time, this matter be deferred due to the body corporate's current financial position and that they will be reconsidered by the committee at a later date.

4.11 Pest Control Service Contractor

It was **NOTED** that the termite and pest control service is due to be completed in February 2026. This matter remains with the building manager to schedule with the trade.

4.12 Building manager correspondence

A discussion was held regarding the building manager's correspondence moving forward, noting that all communications from the building manager will include clear dates and explicit voting instructions. Implementing this approach is expected to provide greater clarity and support more efficient and timely resolutions.

5. FINANCIALS

5.1 Financial Statements

It was **RESOLVED** that the financial statements as tabled be adopted and the expenses paid therein be ratified.

YES 4 | NO 0 | ABSTAIN 0

5.2 Arrears and debt recovery

NOTED that the total arrears balance is \$1,724.61 which has been outstanding for more than 30 days but less than 60 days. It was discussed that Strata Dynamics will continue following the below procedure to assist with the collection of arrears.

1. **First Arrears Notice/Reminder issued** – 10 days after the due date.
2. **Second Arrears Notice issued** – 28 days after the due date.
3. **Third Arrears Notice/Letter of Demand issued** – 42 days after the due date.
4. **Final Follow Up issued to owner** – 56 days after the due date.

YES 4 | NO 0 | ABSTAIN 0

6. BUSINESS ARISING FROM PREVIOUS MINUTES

6.1 Gardening –CLOSED

At the last committee meeting, a **DISCUSSION** was held regarding the current level of garden maintenance. The Building Manager was instructed to conduct a review of the gardening to better understand the areas of concern. The Committee **NOTED** that they are currently satisfied with the standard of the garden maintenance.

It was further **DISUCED** that following the cyclone, several trees were removed from the garden bed adjacent to the balustrade. It was **RESOLVED** for the caretaker to receive a reimbursement of \$350.00 for these works.

7. GENERAL

7.1 General By-law Reminder Notice

A **DISCUSSION** was held regarding various by-laws that require reinforcement, including the appearance of the lot, lot improvements, grounds maintenance, and ensuring that property manager details are kept up to date.

It was **RESOLVED** for Strata Dynamics to draft a letter to all owners and property managers addressing matters such as the appearance of lots (including laundry overhanging balconies), the correct process for submitting applications for lot improvements (including items such as green lattice on balconies and reflective glass or film on windows), the maintenance of gardens and grounds, and the requirement to keep property manager contact details current. The Committee will review and approve the letter prior to it being issued.

YES 4 | NO 0 | ABSTAIN 0
ACTION: STRATA MANAGER

Proudly administered by
StrataDynamics

7.2 External Window Cleaning – ONGOING

It was **NOTED** that Summerlin Lilly is currently in the process of obtaining quotations for the common property window cleaning for their scheme. The Summerlin Lilly Committee has sought interest from Summerlin Magnolia to determine whether both body corporates would like their external windows cleaned at the same time, as completing the works concurrently may reduce overall costs.

Summerlin Lilly has gone to tender to obtain quotations for committee consideration. Sparkle has provided Quote #1297 for a total cost of \$1,644.50. Two other contractors withdrew from providing quotations or required the use of a scissor lift which added an additional expense. Sparkle has confirmed that a scissor lift is not required, avoiding additional costs.

It was **RESOLVED** to proceed with the quotation from Sparkle.

YES 4 | NO 0 | ABSTAIN 0
ACTION: STRATA MANAGER

7.3 Car Park Storage – ONGOING

A **DISCUSSION** was held regarding personal items stored within the carpark area. It was **NOTED** that previous correspondence has been issued to all lots advising that a tolerance exists for some items to be stored within each lot's allocated car space.

It was **RESOLVED** to issue a by-law reminder notice to Lots 111 and 137 for the removal of the items currently stored within their carpark areas. The Body Corporate is not responsible for any personal items.

It was further **NOTED** that Strata Dynamics will compile a list of considerations for the Committee outlining factors that may impact the level of tolerance for items stored in this area and will report back to the Committee for further consideration.

YES 4 | NO 0 | ABSTAIN 0
ACTION: STRATA MANAGER

7.4 Unauthorised Screen Door Lot 106 – ONGOING

A **DISCUSSION** was held regarding the unauthorised screen door. It was **NOTED** that the screen door has been removed, however, further works remain outstanding to ensure full compliance. Multiple correspondence has been issued to the owner, with the most recent sent on 28 January 2026, requesting that all outstanding items be finalised by 16 February 2026. Strata Dynamics to provide the committee with an update following this date.

It was **RESOLVED** that, should no confirmation be received by 16 February 2026, the Building Manager will engage a contractor to complete the required works and the associated costs will be on-charged to the owner. This is to ensure that any potential fire safety implications are addressed promptly.

YES 4 | NO 0 | ABSTAIN 0
ACTION: STRATA MANAGER & BUILDING MANAGER

8. NEXT COMMITTEE MEETING

It was **RESOLVED** that the next meeting of the Body Corporate Committee for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766, be held on the 29th April 2026 at 6:00pm.

YES 4 | NO 0 | ABSTAIN 0

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 9:00pm.

CONTACT: The Secretary
 Body Corporate for SUMMERLIN MAGNOLIA APARTMENTS CTS 53766
 C/- Strata Dynamics Pty Ltd
 GPO Box 5256
 Brisbane QLD 4001

Committee minutes approved by the committee.

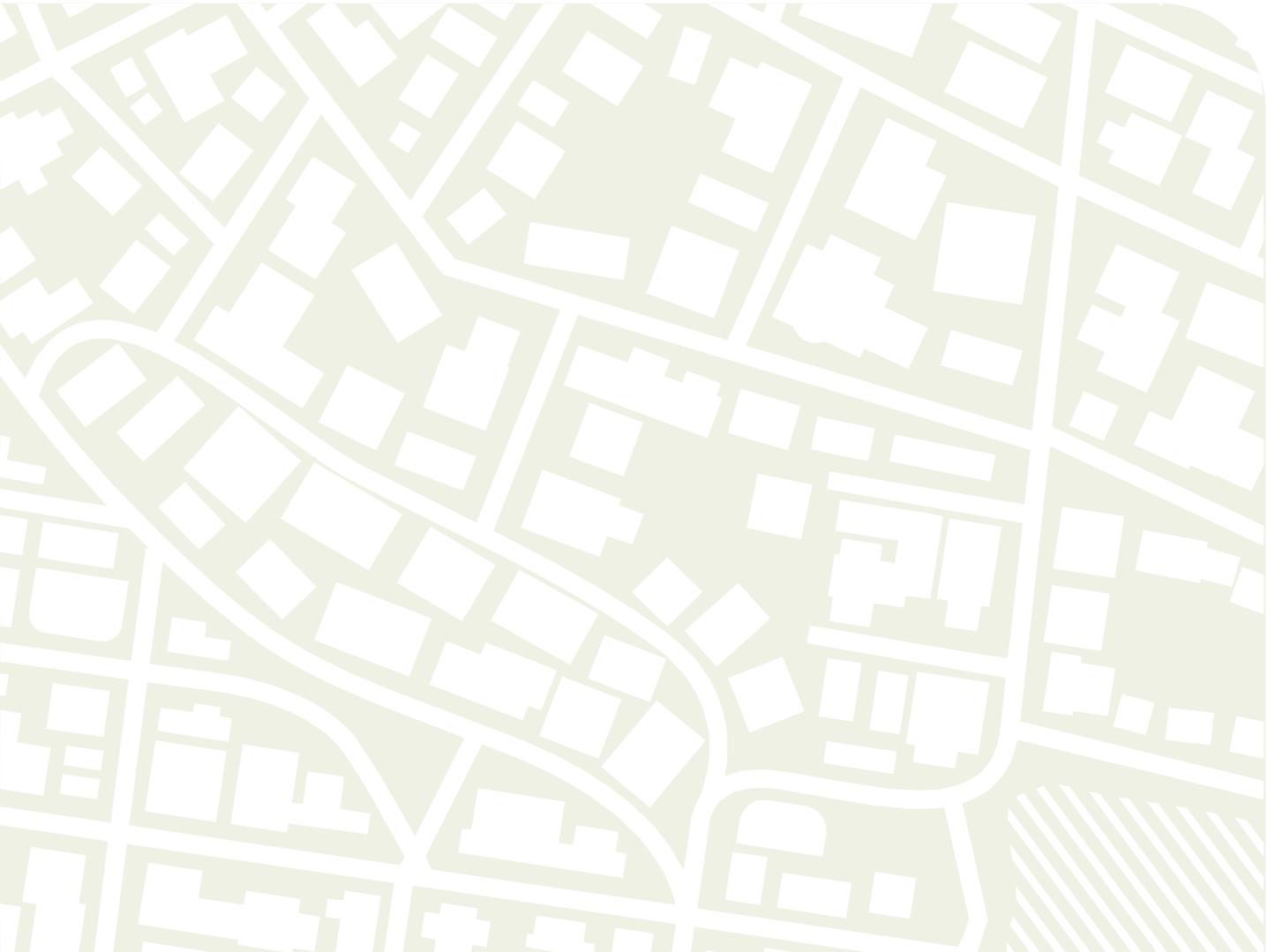
Your body corporate meeting minutes and other documents are available for all owners to access online at <https://www.stratamax.com.au/Portal/login.aspx>

Property Fact Pack

29 Rochat Avenue
Banyo QLD 4014



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

11th of March, 2026

ADDRESS

29 ROCHAT AVENUE

LOT PLAN

133/SP292311

COUNCIL

Brisbane

ZONING

- Mdr Medium Density Residential

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Earnshaw State College

CLOSEST CITY

Brisbane - 12km

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

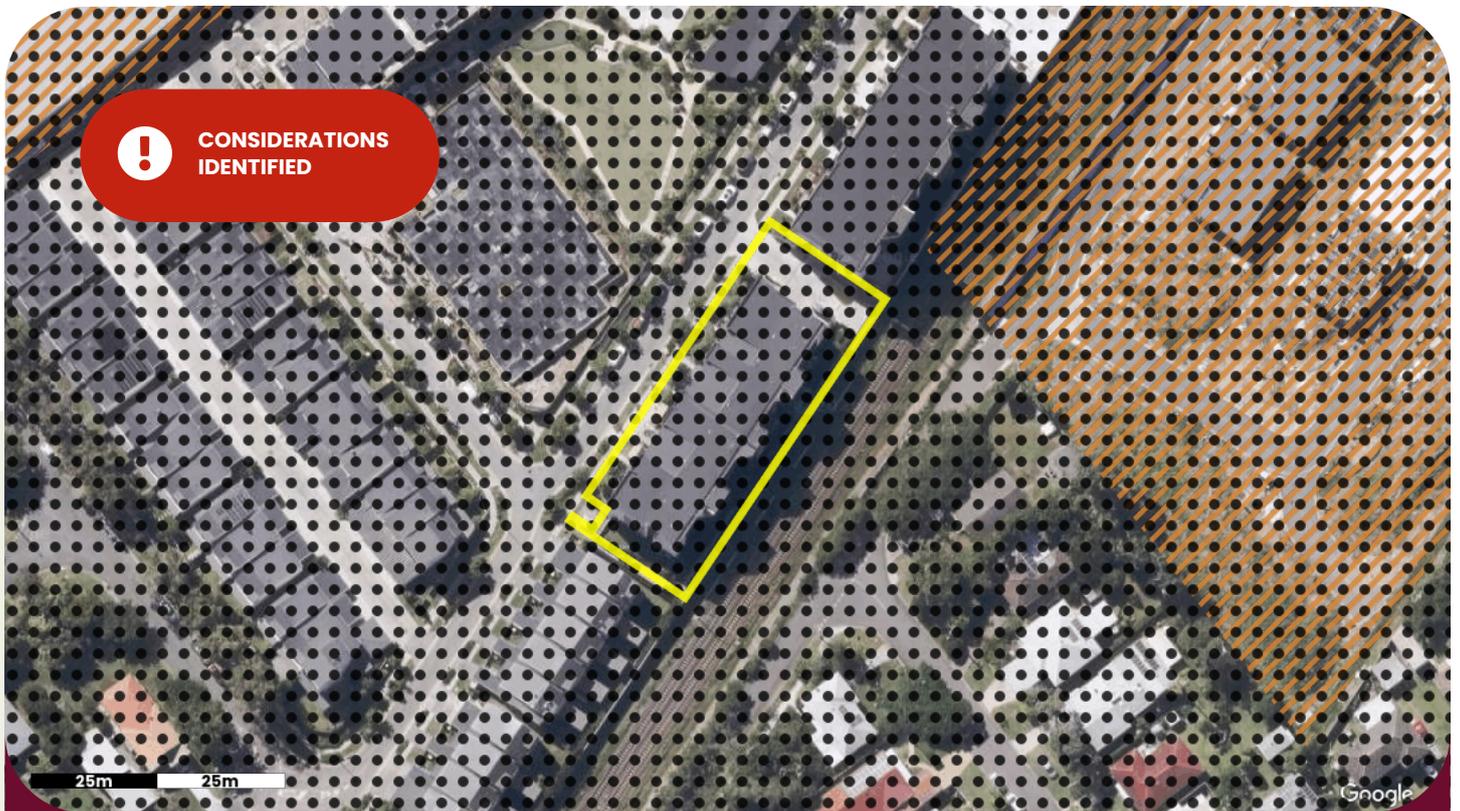
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Ldr Low Density Residential
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
- Mdr Medium Density Residential
- Sc5 Specialised Centre (Mixed Industry And Business)
- 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
-  Banyo Northgate Neighbourhood Plan
-  Nudgee Station Npp-004

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 | 29 ROCHAT AVENUE

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

Questions to ask

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

LEGEND

 Selected Property

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.

PROPERTY DUE DILIGENCE REPORT | 29 ROCHAT AVENUE

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

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

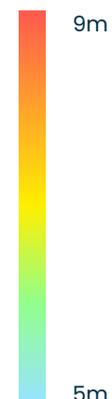
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~6m
- Property Low: ~6m



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

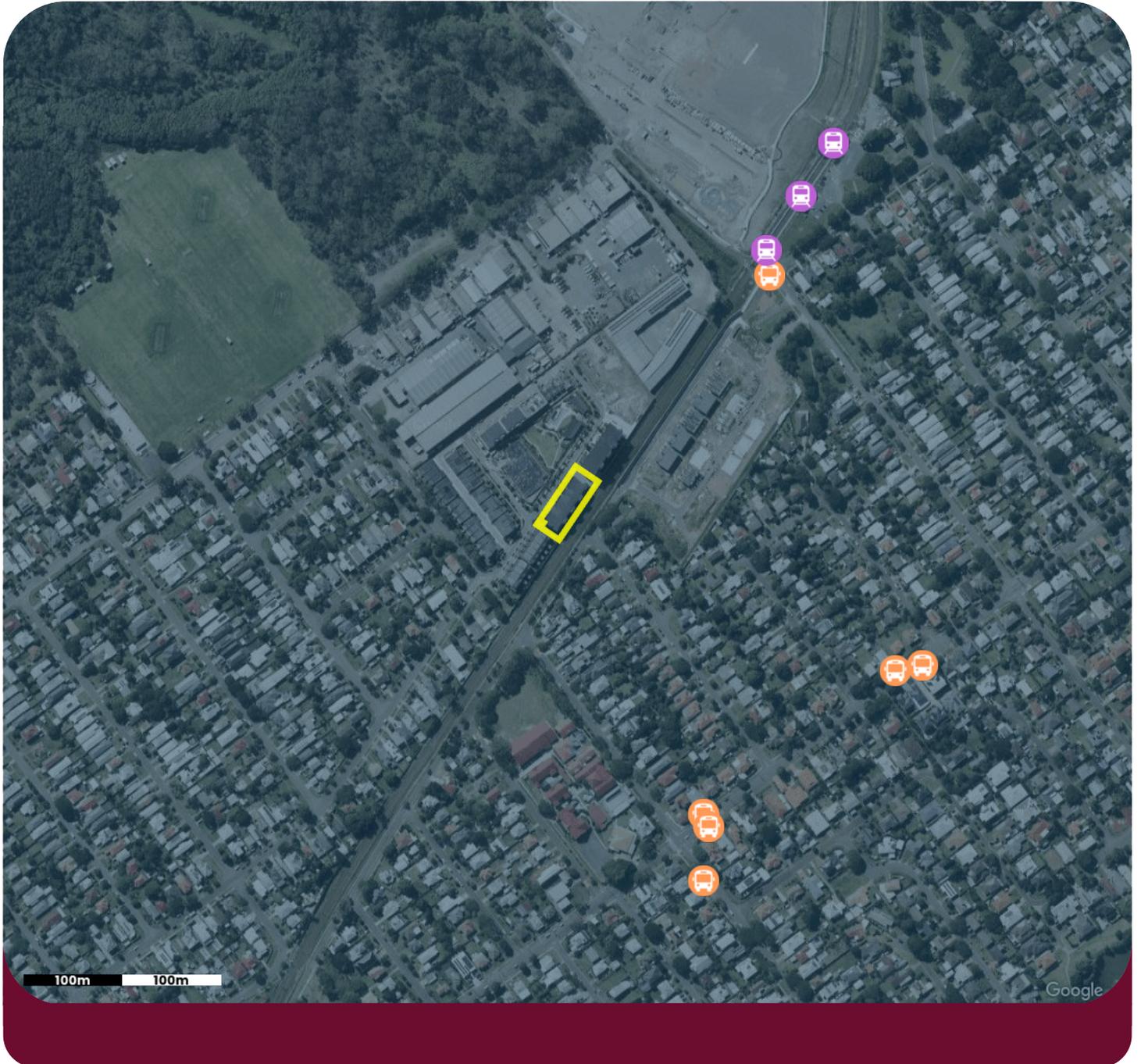
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- Overhead Power Line (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: ~1,933m², Perimeter: ~206m

LEGEND

 Selected Property

DISCLAIMER

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

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

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

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

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

WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

YOUR DIGITAL COPY

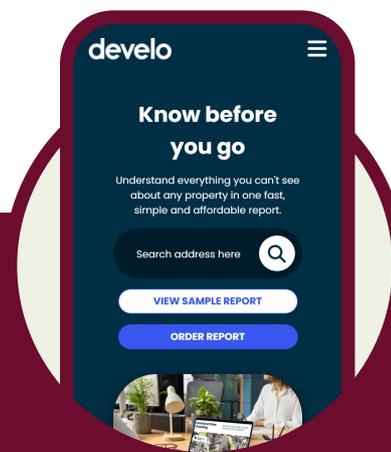


0da0d9

FOLLOW US



@developropertyreports



Ordering your property report has never been easier.

develo.com.au

develo