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SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 804 ON SP278659**

LUCENT CTS 50645

VENDOR/S

KENNETH UNDERWOOD

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. 722340542** 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:

That no Notice of any proposed Meeting has issued since the date of the last Meeting noted above.

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 17th July 2024

AGM dated 6th March 2025

CM dated 26th November 2025

AGM dated 18th December 2025

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

Report Dated	Name of Report
27.06.23	Insurance Valuation - Recommended to be updated 5 yearly
21.02.18	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)

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

Builders warranty defect report daed May 2024

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: 5 March 2026

Order No: 9329

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

Capacity of person signing

Dated

Signature of Witness

Name

Dated

Carolyn Underwood

9/3/2026 | 4:48 PM AEST

KENNETH UNDERWOOD

9/3/2026 | 4:44 PM AEST

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/>



Chubb Insurance Australia Limited
 ABN: 23 001 642 020 AFSL: 239687
 Grosvenor Place
 Level 38, 225 George Street
 Sydney NSW 2000, Australia
 O +61 2 9335 3200
 www.chubb.com/au

Date Issued: 07 November 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	Lucent CTS 50645	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93214039	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 09 November 2025, Local Standard Time
	To:	4.00pm on 09 November 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	18 Longland Street, Newstead QLD 4006	

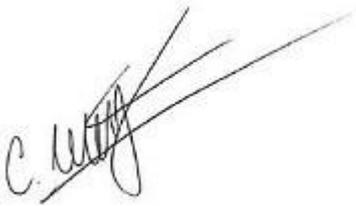
Limits of Liability		
Section 1: Property Damage Insurance	Buildings and Common Property	AUD 114,048,113
	Common Contents	AUD 1,140,481
	Catastrophe	AUD 17,278,289
Section 2: Machinery Breakdown Insurance	AUD 250,000	
Section 3: Consequential Loss Insurance	AUD 17,107,217	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 149,574,100	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	Personal Injury	AUD 20,000,000 in respect of any one Occurrence
	Property Damage	AUD 20,000,000 in respect of any one Occurrence
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 5,000,000 in the aggregate Period of Insurance	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	Accident each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate Period of Insurance

All the values on this Certificate of Currency are correct as at 07 November 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

A handwritten signature in black ink, appearing to read 'C. McCarthy', is written over a faint, light-colored rectangular stamp or watermark.

Clayton McCarthy
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

SINKING FUND FORECAST

LUCENT

at

18 LONGLAND STREET TENERIFFE

Plan No. 50645

L&P Job No. 15174/61887

Prepared by L&P Quantity Surveyor
Blake Rooney BAppSc(QS), AIQS(Affil.)

Printed: 21 February 2018



LEARY & PARTNERS PTY LTD

ABN 010 134 148

Quantity Surveyors

Asset Management Consultants

Taxation Depreciation Consultants

Registered Tax Agent 53798007

Telephone 1800 808 991

www.leary.com.au

enquiries@leary.com.au

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SUMMARY OF CONTRIBUTIONS

15 YEAR PLAN 15 YEAR FORECAST: Starting October 2018
for

LUCENT 50645

Prepared by Leary & Partners Pty Ltd - Job No. 15174

Dated : 15 February 2018

Fund Balance @ October 2018: \$65,963.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*	Interest less Tax
30/09/2019	\$279,600	\$24,619	\$326,509	\$5,566
30/09/2020	\$279,600	\$31,516	\$583,912	\$9,319
30/09/2021	\$279,600	\$32,757	\$843,828	\$13,073
30/09/2022	\$279,600	\$75,326	\$1,064,680	\$16,578
30/09/2023	\$279,600	\$38,071	\$1,326,309	\$20,100
30/09/2024	\$279,600	\$53,865	\$1,575,870	\$23,827
30/09/2025	\$279,600	\$115,176	\$1,767,367	\$27,072
30/09/2026	\$279,600	\$162,276	\$1,914,300	\$29,609
30/09/2027	\$279,600	\$371,871	\$1,852,421	\$30,391
30/09/2028	\$279,600	\$635,602	\$1,524,296	\$27,877
30/09/2029	\$279,600	\$157,220	\$1,673,512	\$26,837
30/09/2030	\$279,600	\$239,479	\$1,742,194	\$28,561
30/09/2031	\$279,600	\$712,711	\$1,335,510	\$26,428
30/09/2032	\$279,600	\$493,427	\$1,144,177	\$22,494
30/09/2033	\$279,600	\$1,144,037	\$295,233	\$15,493

*This balance includes interest earned on the fund balance and tax payable on these earnings.

We were advised that this scheme is registered for GST.

+GST needs to be added to the Total Contributions when levying the residents

See preamble clause 7.00, page 2 regarding the contribution figures

Expected Inflation	4.00%
Contingency	10.00%
Interest	2.00%
Taxation	30.00%

PREAMBLE CLAUSES

1.00 PURPOSE OF SINKING FUND FORECAST

The purpose of this report is to enable the body corporate to make adequate monetary provision for future common property replacements and major repair items, in accordance with the requirements of the relevant legislation.

2.00 LEGISLATION

This survey has been prepared with reference to the Body Corporate and Community Management Act 1997. It does not take into account the impact of future changes to this legislation or to other relevant legislation (eg. The Work Place Health and Safety Legislation).

3.00 THE GOODS AND SERVICES TAX

All cost estimates contained in Section 2 of this report include an allowance for GST.

If the body corporate is a registered entity for GST purposes, allowance has been made for the fact that the body corporate will be entitled to claim GST tax credits.

The contributions displayed in this report do not include the GST payable by the body corporate on all levies. A 10% allowance for GST should be added to the contributions displayed before levying lot owners.

4.00 BASIS OF FORECAST

Expenses have been forecast in line with the standard requirements for a building of this nature and assume a typical level of usage and maintenance.

The cost allowances in this report are our best estimate of the likely future costs, based on the information available to us at this date. These cost estimates may be impacted by factors that cannot be reasonably foreseen at this time. Common examples of such factors include unusual market conditions at the time of the works, associated remedial works being required, special access or scaffolding being required or the body corporate choosing to vary the repaired or replaced infrastructure. Further, when competitive quotes are sought, there is normally a variation between the quoted prices.

For these reasons we recommend that the body corporate obtain competitive quotes for major work items (including the external painting) at least twelve months in advance of the forecast work date.

5.00 STRUCTURAL DEFECTS AND REFURBISHMENTS

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. An asbestos detection survey has not been undertaken and no allowance has been made for removal of asbestos.

Refurbishments undertaken for reasons other than physical obsolescence have not been included apart from where the body corporate has provided us with budgeted costs. Physical obsolescence is the basis by which the remaining and overall lives have been investigated. No allowance has been made for economic, functional, technological, social, and legal obsolescence.

6.00 ADMINISTRATIVE BUDGET ITEMS NOT INCLUDED

The cost of maintenance contract items normally included in the Administrative budget have not been included in this forecast.

7.00 CONTRIBUTION SCHEDULE

We have been advised of the contribution level which the Body Corporate are currently raising and wish to continue collecting in future years. After independently estimating the expected expenditure over the forecast period, it appears that the current levy figure provided is an appropriate amount to collect in order to meet the expected expenditure. The contribution figures shown in this report are those figures provided to us by the Body Corporate. The contribution figures provided to us remain consistent year to year and do not increase annually with inflation.

Please note, while the contribution figures provided are appropriate for this 15 year forecast period, we recommend regularly updating the forecast to independently verify.

The "Contributions Optimisation Chart" graphs how the contribution scheme relates to the expected requirements and the sinking fund balances over the full forecast period. When calculating the contributions we :

- ensure that there are always sufficient funds to meet the forecast requirements.
- investigate the expected requirements over the full forecast period, not just the first ten years.

The contributions shown in italics in Section 3 are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses incurred, the actual sinking fund balance and additions or changes to the building.

8.00 OPENING SINKING FUND BALANCE

The opening sinking fund balance used in the forecast is the last known balance shown in the body corporate records.

9.00 CONTINGENCY

The contingency sum has been included to allow for unforeseen expenses that may occur during the life of this forecast.

10.00 FORECAST PERIOD

This report is calculated to run from the date stated on the cover page, in twelve-month periods.

11.00 EXPLANATION OF ABBREVIATIONS

The sinking fund forecast uses the following abbreviations :

- FR: First Replacement
- RC: Replacement Cycle

12.00 PLAN AND FORECAST PERIOD

- 12.01** The term 'plan', shown on the first page of this report, refers to the period for which levies have been calculated.
- 12.02** The term 'forecast', shown on the first page of this report, refers to the period of time over which maintenance and repair costs are assessed.
- 12.03** This report includes only work items that are expected to occur during the report forecast period. Items of work expected to occur at a date further into the future will be added at a later date as part of the ongoing forecast update process.

13.00 INSPECTION INFORMATION

Please note the following information relating to this forecast.

- 13.01** Our report is based on the following :
- data collected on site at the date of inspection
 - information provided by body corporate management
- 13.02** The survey has been prepared with reference to the plan .
Supplementary architectural drawings were not provided during the survey preparation.
- 13.03** The recommendations in this report are based on a visual inspection of the development undertaken from the ground level and accessible building areas. No physically destructive or intrusive testing was carried out.
- 13.04** An allowance has been made to paint only the previously painted surfaces including external surfaces extending into lot boundaries.
- 13.05** The allowance for painting does not include for special hoarding or other special safety provision that may be a requirement of the local council.
- 13.06** It has been assumed that the lift plant & equipment is covered by a comprehensive service agreement. Please inform our office if this is not the case.

SINKING FUND FORECAST

Leary & Partners Pty Ltd

13.07 The item included in the forecast for the replacement of underground pipework is a contingency allowance only. The location of the pipework and its condition were unable to be determined.

13.08 Assuming materials and workmanship were of a reasonable standard during construction, some infrastructure items should only require partial ongoing replacement or repair during the forecast period. For these items, an estimated percentage of the total quantity/cost has been used to allow for the partial replacement or repair of these items. (This allowance may change in future forecasts to reflect a greater maintenance requirement during those future periods.)

For some other items we may have allowed to repair/replace a percentage of an item or items on a progressive basis (for example, light fittings) if it is reasonable to assume that all of the item or items will not be repaired or replaced at the same time.

- replacing door hardware
- replacing light fittings
- replacing light fittings to driveway
- replacing exposed internal ductwork
- replacing emergency light fittings
- replacing fire detectors
- replacing fire dampers
- replacing underground pipework
- replacing balcony tiles/membrane
- replacing fire speakers
- replacing fire doors
- replacing fire hose reel and nozzle
- replacing audio, visual equipment
- replacing irrigation system
- replacing outdoor furniture
- replacing membrane to planter boxes
- replacing membrane to podium slab
- replacing gym equipment
- replacing bathroom / garbage chute vent. fans
- replacing exposed external ductwork
- replacing downpipes

We recommend the status of these items be reviewed at regular intervals.

13.09 This forecast includes allowances for shared facility items, as detailed in the Building Management Statement annexures A & B (Shared Areas and Shared Facilities) schedules. Shared items in this forecast are suffixed with "(SF)" in the description. The dollar amounts shown for these items are for the residential share only.

EXPECTED REQUIREMENTS						FR	RC	12 mths ending									
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	30/09/19	30/09/20	30/09/21	30/09/22	30/09/23	30/09/24	30/09/25	30/09/26	30/09/27	30/09/28
								1	2	3	4	5	6	7	8	9	10
#1	Basement	Repaint carpark line markings	m	1,400	2	4	5				3,169					3,856	
#2	Basement	Replace variable speed drives (1 of 4) (SF)	No.	1	2,171	4	2				2,552		2,761		2,986		3,230
#3	Basement	Replace fire jacking pump (SF)	No.	2	1,543	7	8							4,080			
#4	Basement	Replace door hardware (approx. 5%)	No.	1	660	7	2							873		944	
#5	Basement	Replace automatic basement door opening gear (SF)	No.	2	2,171	8	9								5,972		
#6	Basement	Replace stormwater pump (2 of 4) (SF)	No.	2	1,964	8	5								5,400		
#7	Basement	Replace CO monitoring system to carpark vent. (SF)	Item		3,619	9	9									5,176	
#8	Basement	Replace light fittings (approx. 10%)	No.	8	117	9	2									1,338	
#9	Basement	Replace light fittings to driveway (approx. 10%) (SF)	No.	6	99	9	2									853	
#10	Basement	Replace car wash pump	No.	1	715	10	11										1,063
#11	Basement	Overhaul diesel fire pumps (SF)	No.	3	3,273	11	5										
#12	Basement	Replace sewerage pump (SF)	No.	2	3,553	11	12										
#13	Basement	Repaint driveway entry slab & line markings (SF)	m2	187	26	11	12										
#14	Basement	Paint common basement areas	m2	175	15	11	12										
#15	Basement	Replace carpark vent fans (1 of 8) (SF)	No.	1	1,810	11	2										
#16	Basement	Replace ventilation fan to plant rooms etc. (SF)	No.	2	1,169	12	13										
#17	Basement	Replace water supply booster pumps	No.	3	12,100	13	14										
#18	Basement	Replace basement entry shutter (SF)	No.	2	6,380	13	14										
#19	Basement	Replace exposed internal ductwork (approx. 20%) (SF)	m2	25	181	13	10										
#20	Building	Replace emergency light fittings (approx. 10%) (SF)	No.	29	187	1	1	5,667	5,894	6,129	6,374	6,629	6,895	7,170	7,457	7,755	8,066
#21	Building	Replace CCTV cameras (8 of 79)	No.	8	748	2	2		6,503		7,034		7,608		8,229		8,900
#22	Building	Replace building P.C.	No.	1	3,300	3	4			3,730				4,363			
#23	Building	Replace digital key system components	Item		3,443	4	5				4,047					4,924	
#24	Building	Replace CCTV DVRs & monitors	Item		13,310	7	8							17,599			
#25	Building	Replace fire detectors (approx. 20%) (SF)	No.	34	193	7	5							8,657			
#26	Building	Paint building externally	m2	11,228	34	10	10										568,755
#27	Building	Paint service and club 55 building areas externally (SF)	m2	1,156	29	10	10										49,774
#28	Building	Replace fire dampers (approx. 5%) (SF)	No.	3	608	10	5										2,712
#29	Building	Replace MATV system components (SF)	Item		14,212	11	11										
#30	Building	Replace underground pipework (approx. 20%) (SF)	Item		2,935	11	12										
#31	Building	Maintain feature window louvres	m2	190	215	12	5										
#32	Building	Replace balcony tiles/membrane (approx 2%)	m2	42	350	12	5										
#33	Building	Replace intercom system	Item		105,985	13	14										
#34	Building	Maintain garbage chute (SF)	Item		3,834	13	5										
#35	Building	Replace fire speakers (approx. 5%) (SF)	No.	5	112	13	2										
#36	Building	Maintain balustrades	m	152	561	14	10										
#37	Building	Replace fire indicator & EWIS panels (SF)	Item		74,800	14	15										
#38	Building	Replace fire doors (approx. 2%) (SF)	No.	5	1,870	14	5										
#39	Building	Replace fire hose reel and nozzle (approx 20%) (SF)	No.	3	525	15	15										
#40	Club 55	Replace audio, visual equipment (approx 20%) (SF)	Item		4,208	4	2				4,946		5,349		5,786		6,258
#41	Club 55	Replace irrigation system (approx. 20%) (SF)	Item		1,524	4	5				1,791					2,180	
#42	Club 55	Replace outdoor furniture (approx 20%) (SF)	Item		7,200	7	8							9,519			
#43	Club 55	Replace air conditioner to dining	No.	1	4,950	9	10									7,079	
#44	Club 55	Replace air conditioner to foyer (SF)	No.	1	2,712	9	10									3,878	

EXPECTED REQUIREMENTS						FR	RC	12 mths ending									
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	30/09/19	30/09/20	30/09/21	30/09/22	30/09/23	30/09/24	30/09/25	30/09/26	30/09/27	30/09/28
								1	2	3	4	5	6	7	8	9	10
#45	Club 55	Replace synthetic grass (SF)	m2	140	103	11	12										
#46	Club 55	Replace BBQ / teppanyaki plate (SF)	No.	2	2,431	11	12										
#47	Club 55	Replace membrane to planter boxes (approx 10%) (SF)	m2	59	318	12	3										
#48	Club 55	Replace external feature light fittings	Item		6,000	12	12										
#49	Club 55	Replace dining room curtains	Item		3,135	12	12										
#50	Club 55	Replace dishwasher to dining room	No.	1	1,540	12	12										
#51	Club 55	Replace bar fridge (SF)	No.	2	561	12	12										
#52	Club 55	Maintain quarry tile paving (SF)	m2	90	159	14	10										
#53	Club 55	Refurbish shower amenities (SF)	Item		13,651	14	15										
#54	Club 55	Replace timber steps (SF)	m2	14	514	14	15										
#55	Club 55	Replace cooktop to dining room	No.	1	2,750	14	14										
#56	Club 55	Replace full size refrigerator to dining room	No.	1	2,750	14	14										
#57	Club 55	Replace oven to dining room	No.	1	2,035	14	14										
#58	Club 55	Replace rangehood to dining room	No.	1	1,320	14	14										
#59	Club 55	Replace dining room furniture	Item		5,775	15	15										
#60	Club 55	Replace glass drinks fridge (SF)	No.	2	1,403	15	15										
#61	External	Replace membrane to podium slab (approx. 15%) (SF)	m2	159	77	12	5										
#62	Garbage room	Paint garbage room floor (SF)	m2	20	23	4	5				550					669	
#63	Garbage room	Replace split system air conditioner (SF)	No.	1	3,012	5	6					3,681					
#64	Garbage room	Replace roller shutter motor (SF)	No.	1	701	7	8							927			
#65	Garbage room	Replace roller doors	No.	2	1,075	15	15										
#66	Gym	Replace gym equipment (approx 20%) (SF)	Item		16,830	4	4				19,783				23,143		
#67	Gym	Replace air conditioner to gym (SF)	No.	1	4,208	9	10									6,017	
#68	Gym	Paint internally (SF)	m2	150	15	9	10									3,309	
#69	Gym	Replace zip tap (SF)	No.	1	1,683	10	11										2,503
#70	Lifts	Replace goods lift components (SF)	Item		134,640	13	14										
#71	Lifts	Replace passenger lift components (SF)	Item		510,510	15	15										
#72	Lifts	Replace lift carriage interiors (SF)	No.	3	18,700	15	15										
#73	Main foyer	Replace air conditioner to office (SF)	No.	1	2,945	9	10									4,212	
#74	Main foyer	Replace carpet to office (SF)	m2	16	79	10	10										1,891
#75	Main foyer	Replace notice board television screen to foyer (SF)	Item		2,338	11	12										
#76	Main foyer	Replace automatic door opening gear (SF)	No.	1	4,762	13	14										
#77	Main foyer	Replace feature light fittings (SF)	No.	2	1,403	14	15										
#78	Main foyer	Replace light fittings (SF)	No.	14	130	14	15										
#79	Main foyer	Maintain floor & wall tiles (SF)	m2	72	56	15	14										
#80	Pool	Replace pool/spa pump (1 of 4) (SF)	No.	1	1,496	3	1			1,691	1,758	1,829	1,902	1,978	2,057	2,139	2,225
#81	Pool	Replace spa blower (SF)	No.	1	1,169	3	4			1,321				1,545			
#82	Pool	Replace robotic pool cleaner (SF)	No.	1	1,356	4	5				1,594					1,939	
#83	Pool	Replace chemical auto dosing system (SF)	No.	1	1,870	5	6					2,286					
#84	Pool	Replace automatic chlorinators (SF)	No.	4	1,252	6	7						6,366				
#85	Pool	Replace spa cartridge filter (SF)	No.	1	1,823	6	7						2,318				
#86	Pool	Replace spa heat pump 38kw (SF)	No.	1	16,456	7	8							21,758			
#87	Pool	Replace pool heat pump 80kw (SF)	No.	3	21,645	8	9								89,294		
#88	Pool	Replace underwater light fittings (SF)	Item		2,525	11	12										

EXPECTED REQUIREMENTS						FR	RC	12 mths ending									
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	30/09/19	30/09/20	30/09/21	30/09/22	30/09/23	30/09/24	30/09/25	30/09/26	30/09/27	30/09/28
								1	2	3	4	5	6	7	8	9	10
#89	Pool	Replace pool sand filter (SF)	No.	3	4,675	13	14										
#90	Pool	Maintain tiled pool surface (SF)	m2	565	67	14	15										
#91	Roof	Replace bathroom / garbage chute vent. fans (approx 20%)	No.	2	1,870	4	3				4,396			4,945			5,563
#92	Roof	Replace hot water in-line circulating pumps	No.	1	660	4	5				776					944	
#93	Roof	Replace variable speed drives (1 of 2) (SF)	No.	1	1,964	5	4					2,400				2,808	
#94	Roof	Replace hot water booster pump	No.	2	2,200	7	8							5,818			
#95	Roof	Replace jetvent fans (SF)	No.	3	1,169	7	3							4,636			5,215
#96	Roof	Replace irrigation pump & rainbank (SF)	No.	1	3,179	7	8							4,203			
#97	Roof	Replace gas hot water burner	No.	18	2,217	9	10									57,057	
#98	Roof	Replace hot water storage tank	No.	5	5,700	9	10									40,758	
#99	Roof	Replace painted roof membrane	m2	719	99	13	14										
#100	Roof	Replace exposed external ductwork (approx. 20%)	m2	8	206	13	5										
#101	Roof	Replace downpipes (approx. 10%)	m	52	105	14	6										
#102	Roof	Replace television aerial (SF)	No.	1	727	14	15										
#103	Sauna	Replace timber work to sauna (SF)	m2	25	616	13	13										
#104	Sauna	Replace electric sauna heaters (SF)	No.	1	2,255	13	13										
#105	Stairwells	Replace door hardware (approx. 5%) (SF)	No.	3	384	7	2							1,524		1,648	
#106	Stairwells	Replace light fittings (approx. 10%) (SF)	No.	3	103	9	2									441	
#107	Stairwells	Maintain stair pressure fans & motors	No.	2	850	10	5										2,528
#108	Typical lobbies	Paint internally	m2	5,120	16	9	10										117,235
#109	Typical lobbies	Replace carpet	m2	700	97	9	10										96,904
#110	Typical lobbies	Replace light fittings (approx. 10%)	No.	26	153	9	2										5,686
#111	Typical lobbies	Maintain floor tiles	m2	57	66	13	10										
#112		Tax credit claim for GST component						-2,462	-3,152	-3,276	-7,533	-3,807	-5,387	-11,518	-16,228	-37,187	-63,560
		Contingency						21,415	22,271	23,162	24,088	25,052	26,054	27,096	28,180	29,307	30,480
	Total							24,619	31,516	32,757	75,326	38,071	53,865	115,176	162,276	371,871	635,602

EXPECTED REQUIREMENTS			12 mths ending				
Item	Area	Description	30/09/29	30/09/30	30/09/31	30/09/32	30/09/33
			11	12	13	14	15
#1	Basement	Repaint carpark line markings				4,691	
#2	Basement	Replace variable speed drives (1 of 4) (SF)		3,493		3,778	
#3	Basement	Replace fire jacking pump (SF)					5,583
#4	Basement	Replace door hardware (approx. 5%)	1,022		1,105		1,195
#5	Basement	Replace automatic basement door opening gear (SF)					
#6	Basement	Replace stormwater pump (2 of 4) (SF)			6,570		
#7	Basement	Replace CO monitoring system to carpark vent. (SF)					
#8	Basement	Replace light fittings (approx. 10%)	1,448		1,566		1,693
#9	Basement	Replace light fittings to driveway (approx. 10%) (SF)	923		998		1,080
#10	Basement	Replace car wash pump					
#11	Basement	Overhaul diesel fire pumps (SF)	15,186				
#12	Basement	Replace sewerage pump (SF)	10,992				
#13	Basement	Repaint driveway entry slab & line markings (SF)	7,477				
#14	Basement	Paint common basement areas	3,986				
#15	Basement	Replace carpark vent fans (1 of 8) (SF)	2,799		3,027		3,274
#16	Basement	Replace ventilation fan to plant rooms etc. (SF)		3,760			
#17	Basement	Replace water supply booster pumps			60,731		
#18	Basement	Replace basement entry shutter (SF)			21,347		
#19	Basement	Replace exposed internal ductwork (approx. 20%) (SF)			7,571		
#20	Building	Replace emergency light fittings (approx. 10%) (SF)	8,388	8,724	9,073	9,436	9,813
#21	Building	Replace CCTV cameras (8 of 79)		9,626		10,412	
#22	Building	Replace building P.C.	5,104				5,972
#23	Building	Replace digital key system components				5,991	
#24	Building	Replace CCTV DVRs & monitors					24,085
#25	Building	Replace fire detectors (approx. 20%) (SF)		10,533			
#26	Building	Paint building externally					
#27	Building	Paint service and club 55 building areas externally (SF)					
#28	Building	Replace fire dampers (approx. 5%) (SF)					3,299
#29	Building	Replace MATV system components (SF)	21,983				
#30	Building	Replace underground pipework (approx. 20%) (SF)	4,540				
#31	Building	Maintain feature window louvres		65,562			
#32	Building	Replace balcony tiles/membrane (approx 2%)		23,648			
#33	Building	Replace intercom system			177,316		
#34	Building	Maintain garbage chute (SF)			6,414		
#35	Building	Replace fire speakers (approx. 5%) (SF)			939		1,015
#36	Building	Maintain balustrades				148,369	
#37	Building	Replace fire indicator & EWIS panels (SF)				130,148	
#38	Building	Replace fire doors (approx. 2%) (SF)				16,269	
#39	Building	Replace fire hose reel and nozzle (approx 20%) (SF)					2,849
#40	Club 55	Replace audio, visual equipment (approx 20%) (SF)		6,769		7,321	
#41	Club 55	Replace irrigation system (approx. 20%) (SF)				2,652	
#42	Club 55	Replace outdoor furniture (approx 20%) (SF)					13,028
#43	Club 55	Replace air conditioner to dining					
#44	Club 55	Replace air conditioner to foyer (SF)					

EXPECTED REQUIREMENTS			12 mths ending				
Item	Area	Description	30/09/29	30/09/30	30/09/31	30/09/32	30/09/33
			11	12	13	14	15
#45	Club 55	Replace synthetic grass (SF)	22,272				
#46	Club 55	Replace BBQ / Teppanyaki plate (SF)	7,521				
#47	Club 55	Replace membrane to planter boxes (approx 10%) (SF)		30,173			33,940
#48	Club 55	Replace external feature light fittings		9,652			
#49	Club 55	Replace dining room curtains		5,043			
#50	Club 55	Replace dishwasher to dining room		2,477			
#51	Club 55	Replace bar fridge (SF)		1,805			
#52	Club 55	Maintain quarry tile paving (SF)				24,891	
#53	Club 55	Refurbish shower amenities (SF)				23,752	
#54	Club 55	Replace timber steps (SF)				12,527	
#55	Club 55	Replace cooktop to dining room				4,785	
#56	Club 55	Replace full size refrigerator to dining room				4,785	
#57	Club 55	Replace oven to dining room				3,541	
#58	Club 55	Replace rangehood to dining room				2,297	
#59	Club 55	Replace dining room furniture					10,450
#60	Club 55	Replace glass drinks fridge (SF)					5,076
#61	External	Replace membrane to podium slab (approx. 15%) (SF)		19,715			
#62	Garbage room	Paint garbage room floor (SF)				813	
#63	Garbage room	Replace split system air conditioner (SF)	4,658				
#64	Garbage room	Replace roller shutter motor (SF)					1,269
#65	Garbage room	Replace roller doors					3,891
#66	Gym	Replace gym equipment (approx 20%) (SF)		27,074			
#67	Gym	Replace air conditioner to gym (SF)					
#68	Gym	Paint internally (SF)					
#69	Gym	Replace zip tap (SF)					
#70	Lifts	Replace goods lift components (SF)			225,256		
#71	Lifts	Replace passenger lift components (SF)					923,791
#72	Lifts	Replace lift carriage interiors (SF)					101,516
#73	Main foyer	Replace air conditioner to office (SF)					
#74	Main foyer	Replace carpet to office (SF)					
#75	Main foyer	Replace notice board television screen to foyer (SF)	3,616				
#76	Main foyer	Replace automatic door opening gear (SF)			7,966		
#77	Main foyer	Replace feature light fittings (SF)				4,881	
#78	Main foyer	Replace light fittings (SF)				3,166	
#79	Main foyer	Maintain floor & wall tiles (SF)					7,309
#80	Pool	Replace pool/spa pump (1 of 4) (SF)	2,314	2,407	2,503	2,603	2,707
#81	Pool	Replace spa blower (SF)	1,808				2,115
#82	Pool	Replace robotic pool cleaner (SF)				2,359	
#83	Pool	Replace chemical auto dosing system (SF)	2,893				
#84	Pool	Replace automatic chlorinators (SF)			8,377		
#85	Pool	Replace spa cartridge filter (SF)			3,050		
#86	Pool	Replace spa heat pump 38kw (SF)					29,778
#87	Pool	Replace pool heat pump 80kw (SF)					
#88	Pool	Replace underwater light fittings (SF)	3,905				

EXPECTED REQUIREMENTS			12 mths ending				
Item	Area	Description	30/09/29	30/09/30	30/09/31	30/09/32	30/09/33
			11	12	13	14	15
#89	Pool	Replace pool sand filter (SF)			23,464		
#90	Pool	Maintain tiled pool surface (SF)				65,742	
#91	Roof	Replace bathroom / garbage chute vent. fans (approx 20%)			6,257		
#92	Roof	Replace hot water in-line circulating pumps				1,148	
#93	Roof	Replace variable speed drives (1 of 2) (SF)			3,285		
#94	Roof	Replace hot water booster pump					7,962
#95	Roof	Replace jetvent fans (SF)			5,866		
#96	Roof	Replace irrigation pump & rainbank (SF)					5,753
#97	Roof	Replace gas hot water burner					
#98	Roof	Replace hot water storage tank					
#99	Roof	Replace painted roof membrane			119,320		
#100	Roof	Replace exposed external ductwork (approx. 20%)			2,759		
#101	Roof	Replace downpipes (approx. 10%)				9,494	
#102	Roof	Replace television aerial (SF)				1,265	
#103	Sauna	Replace timber work to sauna (SF)			25,774		
#104	Sauna	Replace electric sauna heaters (SF)			3,773		
#105	Stairwells	Replace door hardware (approx. 5%) (SF)	1,783		1,928		2,086
#106	Stairwells	Replace light fittings (approx. 10%) (SF)	477		516		558
#107	Stairwells	Maintain stair pressure fans & motors					3,076
#108	Typical lobbies	Paint internally					
#109	Typical lobbies	Replace carpet					
#110	Typical lobbies	Replace light fittings (approx. 10%)	6,150		6,652		7,195
#111	Typical lobbies	Maintain floor tiles			6,294		
#112		Tax credit claim for GST component	-15,722	-23,948	-71,271	-49,343	-114,404
		Contingency	31,699	32,967	34,285	35,657	37,083
	Total		157,220	239,479	712,711	493,427	1,144,037

Variable Contributions for 10 Year Plan

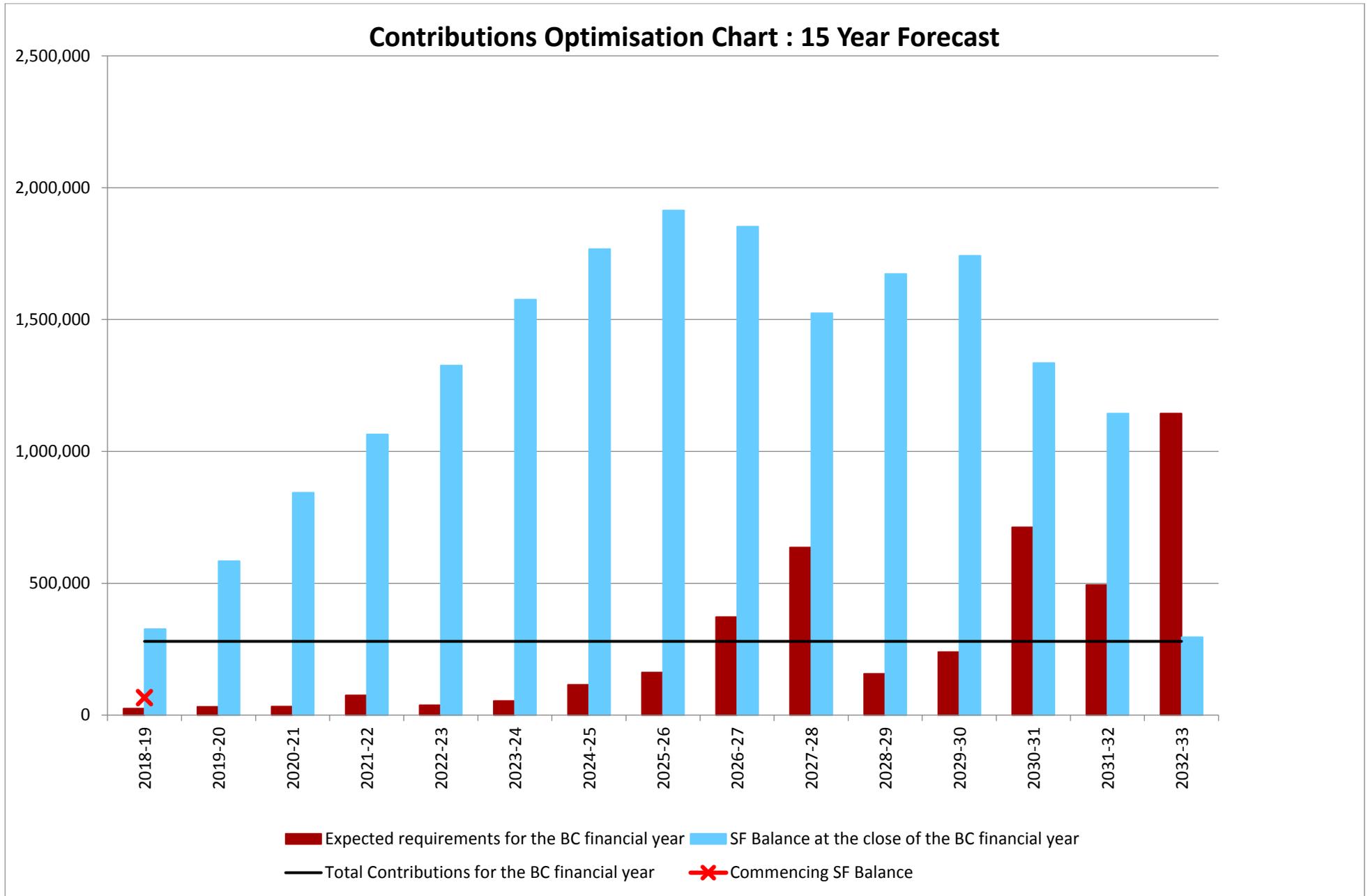
Lot No.	Entitl.	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
L201	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L202	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L203	4	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
L204	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L205	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L206	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L207	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L208	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L209	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L210	4	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
L211	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L212	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L213	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L214	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L301	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L302	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L303	4	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
L304	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L305	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L306	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L307	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L308	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L309	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L310	4	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
L311	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L312	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L313	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L314	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L401	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L402	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L403	4	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
L404	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
L405	5	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00

SINKING FUND FORECAST

Lot No.	Entitl.	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
L1414	5	1,500.00	<i>1,500.00</i>								
L1501	6	1,800.00	<i>1,800.00</i>								
L1502	6	1,800.00	<i>1,800.00</i>								
L1503	6	1,800.00	<i>1,800.00</i>								
L1504	6	1,800.00	<i>1,800.00</i>								
L1505	6	1,800.00	<i>1,800.00</i>								
L1506	6	1,800.00	<i>1,800.00</i>								
L1507	6	1,800.00	<i>1,800.00</i>								
L1508	6	1,800.00	<i>1,800.00</i>								
Totals	932	\$279,600.00	<i>\$279,600.00</i>								

*The contributions shown in italics should be reviewed on an annual basis.

*GST needs to be added to the Total Contributions when levying the Lot owners.



Site Photographs



MINUTES OF COMMITTEE MEETING FOR LUCENT CTS 50645

Held in the Lucent display apartment, 202/18 Longland Street, Newstead Qld 4006
 On Wednesday July 17, 2024
 Chaired by Magdalena Schoeman
 The meeting opened at 1:40pm and closed at 3:15pm

The following committee members were represented at the meeting:

Chairperson	Magdalena Schoeman
Secretary	Corey Nesbitt
Treasurer	Margaret Comino
Ordinary Member	Stephen Atkinson
	Jill John
	Kate Letheren

The following committee members gave their apologies:

Ordinary Member	Alan Walker
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Present by invitation:

Debbie Jackson of Lot 307

Mikhail Pankov of Lot 502

Lisa Cavallucci, Li Chin and Chantelle Travers of Lucent Management trading as Cavalé, Caretakers

Jordan Meares and Don Caslick of DCS Management Pty Ltd, Body Corporate Managers

MOTIONS:

1. ADOPTION OF MINUTES

CARRIED

Yes 5 No 0 Abstain 1

That the minutes of the last committee meeting held on February 17, 2022 and the votes outside Committee meeting listed below be confirmed and signed as a true and correct record of the proceedings at that meeting.

Votes outside Committee meeting:

February 17, 2022	March 2, 2022	March 30, 2022	April 11, 2022
May 11, 2022	July 22, 2022	August 10, 2022	October 14, 2022
October 25, 2022	December 14, 2022	February 20, 2023	March 21, 2023
February 7, 2023	July 6, 2023	July 25, 2023	September 17, 2023
September 18, 2023	December 1, 2023	January 30, 2024	March 12, 2024

2. STATEMENT OF ACCOUNTS

CARRIED

Yes 5 No 0 Abstain 1

That the interim statement of accounts showing a surplus of \$315,163.29 in the administrative fund and a surplus of \$1,046,106.11 in the sinking fund as at July 11, 2024 be noted.

Business arising:

- i. Noted that the administration fund expenses and levy income will be reviewed following adjustment of outstanding Building Management Statement contributions.

3. BUILDING MANAGEMENT STATEMENT

CARRIED

Yes 6 No 0 Abstain 0

That Cav Gasworks finalise their position regarding outstanding Building Management Statement contributions and provide to the Body Corporate Committee by September 2, 2024.

And further, that the Body Corporate seek a quote from Leary & Partners Pty Ltd quantity surveyors to review the building management statement following receipt of Cav Gasworks position. The Body Corporate will finalise it's position by September 30, 2024 for end of financial year accounting.

MINUTES OF COMMITTEE MEETING FOR LUCENT CTS 50645

Jill John left the meeting at 2:30pm.

4. BUILDER'S WARRANTY REPORT

CARRIED

Yes 5 No 0 Abstain 0

That the Body Corporate Committee seek advice from Structural Waterproof Consulting regarding key dates and submission process for QBCC following receipt of Builder's Warranty Defects Inspection Report.

And further, that the Committee awaits written advice from the builder, Torre Developments, regarding items raised in the report.

5. BY-LAWS

CARRIED

Yes 5 No 0 Abstain 0

That the Committee will consider updating the by-laws in line with legislative changes and proposed changes will be included on the agenda for the Annual General Meeting.

6. GYM EQUIPMENT

CARRIED

Yes 5 No 0 Abstain 0

That no further equipment be added to the gymnasium at this time.

The Body Corporate Committee wish to remind owners to provide any updated contact details (post, phone and/or email) to The Secretary.

CONTACT DETAILS

The Secretary for Lucent CTS 50645

C/- DCS Management Pty Ltd

PO Box 253, Clontarf Qld 4019

admin@dcsmanagement.au

The date for the next committee meeting is yet to be determined.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

Held in the Lucent Display Apartment, 202/18 Longland Street, Newstead Qld 4006

Thursday March 6, 2025

Chaired by Magdalena Schoeman

The meeting opened at 3:00pm and closed at 5:00pm

The following owners were represented at the meeting:

Lot 5	Owner: Cav Gasworks Pty Ltd	Representation: In person, company nominee – Lisa Cavalucci
Lot 304	Owner: Cav Gasworks Pty Ltd	Representation: In person, company nominee – Lisa Cavalucci
Lot 307	Owner: Debbie Jackson and John Burrows	Representation: In person – Debbie Jackson
Lot 402	Owner: Magdalena Schoeman	Representation: In person
Lot 406	Owner: George and Isabel Barrie	Representation: Voting paper
Lot 502	Owner: Mikhail and Chantal Pankov	Representation: In person – Mikhail Pankov
Lot 513	Owner: Bradley Larkin and Christopher Robertson	Representation: Voting paper
Lot 614	Owner: Bradley Reece and Rebecca Cox	Representation: Voting paper
Lot 702	Owner: Cav Gasworks Pty Ltd	Representation: In person, company nominee – Lisa Cavalucci
Lot 703	Owner: Ross Thompson	Representation: Voting paper
Lot 810	Owner: Cheryl Dynes	Representation: Voting paper
Lot 813	Owner: Renee Zerk and Corey Nesbitt	Representation: Voting paper
Lot 914	Owner: David Todd	Representation: In person
Lot 1001	Owner: Cav Gasworks Pty Ltd	Representation: In person, company nominee – Lisa Cavalucci
Lot 1112	Owner: Susan and William Warren	Representation: Voting paper
Lot 1114	Owner: Terasé Monsour	Representation: Voting paper
Lot 1213	Owner: Jillian and Bartholomew John	Representation: Voting paper
Lot 1306	Owner: Margaret Comino as Trustee	Representation: In person
Lot 1311	Owner: Andrew Greenhalgh and Marisa Maruca	Representation: Voting paper
Lot 1402	Owner: Craig Schmidt	Representation: Voting paper
Lot 1404	Owner: Darren and Karen Rose	Representation: Voting paper
Lot 1410	Owner: Thomas Hendy	Representation: Voting paper
Lot 1506	Owner: Jason Rutkowski	Representation: Voting paper

Present by invitation:

Andrew McIntosh of Lucent Management trading as Cavale, Caretaker

Don Caslick of DCS Management Pty Ltd, Body Corporate Manager

MOTIONS:

- | | | |
|--|---------------------|---|
| 1. Adoption of Minutes
Proposed by the Committee | Ordinary Resolution | CARRIED
Yes 18 No 0 Abstain 5 |
|--|---------------------|---|

That the minutes of the last general meeting held on December 19, 2023 be confirmed and signed as a true and correct record of the proceedings at that meeting.

- | | | |
|--|---------------------|---|
| 2. Statement of Accounts
Proposed by the Committee, Statutory Motion | Ordinary Resolution | CARRIED
Yes 19 No 0 Abstain 4 |
|--|---------------------|---|

That the audited statement of accounts showing a deficit of \$35,197.50 in the administrative fund and a surplus of \$893,484.93 in the sinking fund for the financial year ending on September 30, 2024 be approved.

- | | | |
|---|--------------------|--|
| 3. No Audit
Proposed by the Committee, Statutory Motion | Special Resolution | DEFEATED
Yes 4 No 17 Abstain 1 |
|---|--------------------|--|

That the body corporate's statement of accounts for the financial year ending on September 30, 2025 not be audited.

NOTE: Accounts WILL be audited.

- | | | |
|---|---------------------|---|
| 4. Appointment of Auditor
Proposed by the Committee | Ordinary Resolution | CARRIED
Yes 19 No 2 Abstain 2 |
|---|---------------------|---|

That the body corporate's statement of accounts for the financial year ending on September 30, 2025 be audited by Dickfos Dunn Adam.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

- 5. Administration Fund Levy** Ordinary Resolution **CARRIED**
 Proposed by the Committee, Statutory Motion Yes 21 No 0 Abstain 2

That the administrative fund budget totaling \$789,417.00 excluding GST (expenses) for the financial year ending on September 30, 2025 be approved and that contributions be determined at the rate of \$945.00 (including GST) per Contribution Schedule Lot Entitlement (CSLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$214.50
2nd Quarter	Issued	\$214.50
3rd Quarter	April 01, 2025	\$258.00
4th Quarter	July 01, 2025	\$258.00

and further that an interim levy for the first quarter of the 2025-26 financial year be issued at the rate of \$258.00 per Contribution Schedule Lot Entitlement (CSLE) and be due and payable on October 1, 2025.

- 6. Insurance Levy** Ordinary Resolution **CARRIED**
 Proposed by the Committee, Statutory Motion Yes 22 No 0 Abstain 1

That the insurance fund contributions totaling \$100,000.00 (including GST) for the year ending on September 30, 2025 be approved and that contributions be determined at the rate of \$10.00 (including GST) per Interest Schedule Lot Entitlement (ISLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$2.10
2nd Quarter	Issued	\$2.10
3rd Quarter	April 01, 2025	\$2.90
4th Quarter	July 01, 2025	\$2.90

and further that an interim levy for the first quarter of the 2025-26 financial year be issued at the rate of \$2.50 per Interest Schedule Lot Entitlement (ISLE) and be due and payable on October 1, 2025.

- 7. Sinking Fund Levy** Ordinary Resolution **CARRIED**
 Proposed by the Committee, Statutory Motion Yes 21 No 0 Abstain 2

That the sinking fund budget totaling \$279,261.09 excluding GST (income) for the financial year ending on September 30, 2025 be approved and that contributions be determined at the rate of \$329.60 (including GST) per Contribution Schedule Lot Entitlement (CSLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$82.40
2nd Quarter	Issued	\$82.40
3rd Quarter	April 01, 2025	\$82.40
4th Quarter	July 01, 2025	\$82.40

and further that an interim levy for the first quarter of the 2025-26 financial year be issued at the rate of \$82.40 per Contribution Schedule Lot Entitlement (CSLE) and be due and payable on October 1, 2025.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

8. Insurance

Proposed by the Committee, Statutory Motion

Ordinary Resolution

CARRIED

Yes 22 No 0 Abstain 1

That the Insurance set out below be confirmed as adequate cover:

INSURER:	Chubb Insurance Company of Australia Ltd
POLICY:	93214039
EXPIRY:	09 November 2025
PREMIUM:	\$125,358.29
BROKER:	Honan Insurance Group Pty Ltd
COMMISSION:	\$4,950.00
INTERMEDIARY:	DCS Management Pty Ltd
COMMISSION:	\$4,950.00
INSURED PROPERTY (building)	\$108,617,250.00
LEGAL LIABILITY	\$20,000,000.00
EXCESS:	
All Other Excess	\$5,000.00
Legal Defense Expenses	\$5,000.00
Water Damage (excluding storm)	\$50,000.00

The current Valuation dated June 27, 2023 recommended an insurance cover on the improvements and ancillary works in the event of total loss, to comply with the Act of \$103,445,000 (One hundred and three million, four hundred and forty-five thousand dollars).

POST AGM NOTES: Owners are advised of the following:

- *Floating timber floors have been excluded from the Body Corporate insurance policy and owners should ensure that they are covered under their contents and/or landlord insurance policies for damage to floating timber floors.*
- *A single unit has sustained damage from termite activity and whilst it is most likely that the termites in that case have been trafficked into the building by something brought into the apartment, it is recommended that owners take reasonable steps to routinely check for termite activity.*
- *It is recommended that all flexi-hoses (for example, underneath sinks and connected to washing machines) are regularly inspected and replaced a least every five years to mitigate against water damage losses, in particular noting the \$50,000.00 water damage excess imposed by the insurer.*

ELECTION OF OFFICE BEARERS:

The following nominees were declared elected at the meeting:

POSITION	NOMINATOR	UNIT / LOT	NOMINEE	UNIT / LOT
Chairperson	Magdalena Schoeman	402	Magdalena Schoeman	402
Secretary	Mikhail Pankov	502	Mikhail Pankov	502
Treasurer	Margaret Comino	1306	Margaret Comino	1306
Ordinary member/s	Deborah Jackson	307	Deborah Jackson	307
	Jillian John	1213	Jillian John	1213
	Vesa Saario	907	Vesa Saario	907
	Gavin Ward	1409	Gavin Ward	1409
Caretaker (non-voting)	Lucent Management trading as Cavale		Lisa Cavallucci and Andrew McIntosh	
Body Corporate Manager (non-voting)	DCS Management Pty Ltd		Jordan Meares	

CONTACT DETAILS

The Secretary for Lucent CTS 50645
 C/- DCS Management Pty Ltd
 PO Box 253, Clontarf Qld 4019
admin@dcsmanagement.au

MINUTES OF COMMITTEE MEETING FOR LUCENT CTS 50645

Held in the Lucent display apartment, 202/18 Longland Street, Newstead Qld 4006
 On Wednesday November 26, 2025
 Chaired by Magdalena Schoeman
 The meeting opened at 10:05am and closed at 11:15am

The following committee members were represented at the meeting:

Chairperson	Magdalena Schoeman
Secretary	Mikhail Pankov
Treasurer	Margaret Comino via telephone
Ordinary member	Jill John
	Vesa Saario
Caretaker	Lisa Cavallucci, Li Chin and Dani Paltridge of Lucent Management Pty Ltd t/as Cavale, non-voting
Body Corporate manager	Jordan Meares of DCS Management Pty Ltd, non-voting

Present by invitation:
 Neesha Lakhani of Lot 1308

MOTIONS:

1. ADOPTION OF MINUTES

CARRIED
 Yes 5 No 0 Abstain 0

That the minutes of the last committee meeting held on July 17, 2024 and the votes outside committee meeting listed below be confirmed and signed as a true and correct record of the proceedings at that meeting.

July 31, 2024	August 27, 2024	September 13, 2024	October 12, 2024	October 14, 2024
April 02, 2025	April 08, 2025	April 15, 2025	April 22, 2025	May 21, 2025
June 11, 2025	June 22, 2025	July 10, 2025	July 18, 2025	July 25, 2025
July 31, 2025	August 04, 2025	August 05, 2025	September 4, 2025	September 5, 2025
September 11, 2025	September 18, 2025			

Business arising:

- a. Noted that the meeting convened on January 21, 2025 did not achieve a quorum and so no resolutions were made and minutes were not prepared.

2. STATEMENT OF ACCOUNTS

CARRIED
 Yes 5 No 0 Abstain 0

That the statement of accounts showing a deficit of \$29,563.16 in the administrative fund and a surplus of \$878,075.09 in the sinking fund as at September 30, 2025 be noted.

Business arising:

- a. Noted that Lot 204 levies have been paid in full and Lots 712 and 802 have been referred to Redchip Strata Law for debt recovery action. Several other Lots have been issued a seven day notice and will be referred to the Committee for debt recovery action if levies are not paid in full or payment plan negotiated.
- b. Noted that water expenses are over budget as water credit amounts due at September 30, 2024 were recognised as revenue only and the expense has now been reconciled. It is noted that the reporting from Metered Energy is now robust and consistent.

3. 2025-26 BUDGET

CARRIED
 Yes 5 No 0 Abstain 0

Budgets recommending that Administration Fund levies be raised at the rate of \$1,032.00 (including GST) per Contribution Schedule Lot Entitlement per annum, Insurance levies be raised at the rate of \$11.00 (including GST) per Interest Schedule Lot Entitlement per annum and Sinking Fund levies be raised at the rate of \$348.80 (including GST) per annum have been approved by the committee for submission to the annual general meeting.

Business arising:

- a. Administration Fund: water expenses be increased to \$35,000.00 (excluding GST) and fans and ventilation maintenance be reduced to \$3,000.00 (excluding GST).
- b. The following items have been included in the Sinking Fund budget:
 - Pool springs and weir edge: \$114,500.00 (excluding GST).
 - Additional rooftop cameras: \$6,500.00 (excluding GST).

MINUTES OF COMMITTEE MEETING FOR LUCENT CTS 50645

- Foyer entry door repairs: \$4,000.00 (excluding GST).
- Hallway corners patch and paint: \$16,500.00 (excluding GST).
- B2 waterproofing: \$16,500.00 (excluding GST).

4. ANNUAL GENERAL MEETING AGENDA

CARRIED

Yes 5 No 0 Abstain 0

That the annual general meeting be convened on Thursday December 18, 2025 at 10:00am and the following additional items be included on the agenda:

- a. Pool springs repairs/replacement.
- b. Pool weir edge installation.
- c. Kone Elevators lift maintenance agreement (noted that Kone have been requested to complete lift health checks and modify the lift stop positions).

And further that the Committee agrees to investigate installing hooks outside the sauna for hanging belongings as proposed by Lot 1306 and shortening the driveway divide rails to minimise impact as proposed by Lot 410.

And further that Lot 502 agrees to withdraw their motion, noting that the pool heating is electric.

5. BUILDING MANAGEMENT REPORT

CARRIED

Yes 5 No 0 Abstain 0

That the building management report, presented by Li Chin, be noted.

Business arising:

- a. The following expenditure amounts are approved:
 - Auto Ingress quote to repair rollers on foyer entry door at the total cost of \$3,177.68 (including GST).
 - S&A Property Maintenance quote to complete patch and paint on hallway levels 2-15 at the total cost of \$3,850.00 (including GST).
 - StopGaps quote to complete waterproofing on upper B2 near visitor car park at the total cost of \$17,974.00 (including GST).
 - BH Corp quote to install additional CCTV cameras on the rooftop at the total cost of \$6,490.00 (including GST).
- b. Replacing sauna bench timbers to be investigated.

GENERAL BUSINESS

The following items were noted:

- a. Building managers are following up on a dog residing on Level 13.
- b. Recent rain has resulted in increased mosquito activity.
- c. Noted that Lot owners are responsible to maintain balcony tiles.
- d. Committee to be given access to Property Me to log maintenance items with the building managers.

The Body Corporate Committee wish to remind owners to provide any updated contact details (post, phone and/or email) to The Secretary and that all correspondence is to be addressed as follows:

CONTACT DETAILS

The Secretary for Lucent CTS 50645

C/- DCS Management Pty Ltd

PO Box 253, Clontarf Qld 4019

admin@dcsmangement.au

The date for the next committee meeting is yet to be determined.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

Held at Lucent Display Apartment, 202/18 Longland Street, Newstead Qld 4006
 Thursday December 18, 2025
 Chaired by Magdalena Schoeman
 The meeting opened at 10:10am and closed at 11:05am

The following owners were represented at the meeting:

Lot 201	Owner: Rohit and Aika Revo	Representation: Voting paper
Lot 202	Owner: Cav Gasworks Pty Ltd	Representation: Voting paper
Lot 203	Owner: Lusetta Sathiaraj	Representation: Voting paper
Lot 304	Owner: Cav Gasworks Pty Ltd	Representation: Voting paper
Lot 307	Owner: Debbie Jackson and John Burrows	Representation: In person – Debbie Jackson
Lot 402	Owner: Magdalena Schoeman	Representation: In person
Lot 406	Owner: George and Isabel Barrie	Representation: Voting paper
Lot 409	Owner: Patrick Southam and Vicki Hile	Representation: Voting paper
Lot 410	Owner: Kate Letheren	Representation: Voting paper
Lot 502	Owner: Mikhail and Chantal Pankov	Representation: In person – Mikhail Pankov
Lot 511	Owner: Kar Woh Ng	Representation: Voting paper
Lot 610	Owner: Grant and Margaret Bramwell	Representation: Voting paper
Lot 702	Owner: Cav Gasworks Pty Ltd	Representation: Voting paper
Lot 804	Owner: Kenneth and Carolyn Underwood	Representation: Voting paper
Lot 810	Owner: Cheryl Dynes	Representation: Voting paper
Lot 907	Owner: Vesa Saario and Alan Walker	Representation: Voting paper
Lot 909	Owner: Cheng-Yu Tsai	Representation: Voting paper
Lot 1001	Owner: Cav Gasworks Pty Ltd	Representation: Voting paper
Lot 1112	Owner: Susan and William Warren	Representation: Voting paper
Lot 1213	Owner: Jillian and Bartholomew John	Representation: Voting paper
Lot 1306	Owner: Margaret Comino as Trustee	Representation: In person
Lot 1308	Owner: Neesha and Sunil Lakhani	Representation: Voting paper
Lot 1311	Owner: Andrew Greenhalgh and Mariza Maruca	Representation: Voting paper
Lot 1401	Owner: Nicole Palazzi	Representation: Voting paper
Lot 1409	Owner: Gavin and Maryann Ward	Representation: In person, via Teams – Gavin Ward
Lot 1410	Owner: Thomas Hendy	Representation: Voting paper
Lot 1504	Owner: Cong Li and Yun Yan	Representation: Voting paper
Lot 1505	Owner: MM & MB Holding Pty Limited	Representation: Voting paper

Present by invitation:

Holly Cudmore, Li Chin and Dani Paltridge of Lucent Management trading as Cavale, Building Managers
 Jordan Meares of DCS Management Pty Ltd, Body Corporate Manager

MOTIONS:

- | | | |
|---|----------------------------|--|
| <p>1. Adoption of Minutes
 Proposed by the Committee</p> | <p>Ordinary Resolution</p> | <p>CARRIED
 Yes 19 No 0 Abstain 9</p> |
|---|----------------------------|--|

That the minutes of the last general meeting held on March 6, 2025 be confirmed and signed as a true and correct record of the proceedings at that meeting.

- | | | |
|---|----------------------------|--|
| <p>2. Statement of Accounts
 Proposed by the Committee, Statutory Motion</p> | <p>Ordinary Resolution</p> | <p>CARRIED
 Yes 21 No 0 Abstain 7</p> |
|---|----------------------------|--|

That the audited statement of accounts showing a deficit of \$29,935.89 in the administrative fund and a surplus of \$884,725.09 in the sinking fund for the financial year ending on September 30, 2025 be approved.

- | | | |
|--|---------------------------|---|
| <p>3. No Audit
 Proposed by the Committee, Statutory Motion</p> | <p>Special Resolution</p> | <p>DEFEATED
 Yes 6 No 16 Abstain 6</p> |
|--|---------------------------|---|

That the body corporate's statement of accounts for the financial year ending on September 30, 2026 not be audited.

NOTE: Accounts WILL be audited.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

- 4. Appointment of Auditor** Ordinary Resolution **CARRIED**
Proposed by the Committee Yes 21 No 1 Abstain 5

That the body corporate's statement of accounts for the financial year ending on September 30, 2026 be audited by Dickfos Dunn Adam.

- 5. Administration Fund Levy** Ordinary Resolution **CARRIED**
Proposed by the Committee, Statutory Motion Yes 26 No 0 Abstain 2

That the administrative fund budget totaling \$852,568.00 (excluding GST) (expenses) for the financial year ending on September 30, 2026 be approved and that contributions be determined at the rate of \$1,032.00 (including GST) per Contribution Schedule Lot Entitlement (CSLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$258.00
2nd Quarter	January 01, 2027	\$258.00
3rd Quarter	April 01, 2027	\$258.00
4th Quarter	July 01, 2027	\$258.00

and further that an interim levy for the first quarter of the 2026-27 financial year be issued at the rate of \$258.00 per Contribution Schedule Lot Entitlement (CSLE) and be due and payable on October 1, 2026.

- 6. Insurance Levy** Ordinary Resolution **CARRIED**
Proposed by the Committee, Statutory Motion Yes 26 No 0 Abstain 2

That the insurance fund contributions totalling \$100,000.00 (excluding GST) (income) for the year ending on September 30, 2026 be approved and that contributions be determined at the rate of \$11.00 (including GST) per Interest Schedule Lot Entitlement (ISLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$2.50
2nd Quarter	January 01, 2027	\$2.50
3rd Quarter	April 01, 2027	\$2.50
4th Quarter	July 01, 2027	\$2.50

and further that an interim levy for the first quarter of the 2026-27 financial year be issued at the rate of \$3.00 per Interest Schedule Lot Entitlement (ISLE) and be due and payable on October 1, 2026.

- 7. Sinking Fund Levy** Ordinary Resolution **CARRIED**
Proposed by the Committee, Statutory Motion Yes 26 No 0 Abstain 2

That the sinking fund budget totaling \$295,528.73 (excluding GST) (income) for the financial year ending on September 30, 2026 be approved and that contributions be determined at the rate of \$348.80 (including GST) per Contribution Schedule Lot Entitlement (CSLE) due and payable by four (4) instalments on the 1st day of each quarter in the following manner:-

Period	Due Date	Amount per CSLE
1st Quarter (interim)	Issued	\$82.40
2nd Quarter	January 01, 2027	\$82.40
3rd Quarter	April 01, 2027	\$82.40
4th Quarter	July 01, 2027	\$82.40

and further that an interim levy for the first quarter of the 2026-27 financial year be issued at the rate of \$92.00 per Contribution Schedule Lot Entitlement (CSLE) and be due and payable on October 1, 2026.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

8. Insurance Ordinary Resolution **CARRIED**
Proposed by the Committee, Statutory Motion Yes 27 No 0 Abstain 1

That the Insurance set out below be confirmed as adequate cover:

INSURER:	Chubb Insurance Australia Ltd
POLICY:	93214039
EXPIRY:	November 9, 2026
PREMIUM:	\$152,277.50
BROKER:	Honan Insurance Group Pty Ltd
COMMISSION:	\$5,990.00
INTERMEDIARY:	DCS Management Pty Ltd
COMMISSION:	\$5,990.00
INSURED PROPERTY (building)	\$114,048,113
LEGAL LIABILITY	\$20,000,000
EXCESS:	
All Other Excess	\$5,000.00
Legal Defence Expenses	\$5,000.00
Earthquake	\$20,000.00
Water damage	\$50,000.00

The current Valuation dated June 27, 2023 recommended an insurance cover on the improvements and ancillary works in the event of total loss, to comply with the Act of \$103,445,000 (One hundred and three million, four hundred and forty-five thousand dollars).

POST AGM NOTES: Owners are advised of the following:

- *Floating timber floors have been excluded from the Body Corporate insurance policy and owners should ensure that they are covered under their contents and/or landlord insurance policies for damage to floating timber floors.*
 - *It is recommended that all flexi-hoses (for example, underneath sinks and connected to washing machines) are regularly inspected and replaced at least every five years to mitigate against water damage losses, in particular noting the \$50,000.00 water damage excess imposed by the insurer.*
-

9. Lift Maintenance Agreement Ordinary Resolution **CARRIED**
Proposed by the Committee, no proxies Yes 23 No 1 Abstain 1

That Elevators Pty Ltd be reappointed to complete the lift maintenance at the annual cost of \$36,000.00 (excluding GST) as per the attached Kone Care Maintenance Contract for an initial period of 5 years beginning on January 1, 2026.

10. Pool Springs Ordinary Resolution **CARRIED**
Proposed by the Committee Yes 26 No 0 Abstain 1

That the quote dated 27 Nov 2025 from Engineering Dynamics to repair and replace pool springs as per the quoted scope of works option 1 and option 3 at the combined cost of \$132,270.00 (excluding GST) be approved and further that the payment be made from accumulated sinking fund monies.

11. Pool Weir Ordinary Resolution **CARRIED**
Proposed by the Committee Yes 23 No 3 Abstain 1

That quote number 10022632 from Edge Concepts (Qld) Pty Ltd to supply and install a 43 lineal metre glass weir edge as per the quoted scope of works at the total cost of \$57,783.00 (excluding GST) be approved and further that the payment be made by accumulated sinking fund monies.

MINUTES OF ANNUAL GENERAL MEETING FOR LUCENT CTS 50645

ELECTION OF OFFICE BEARERS:

The following nominees were declared elected at the meeting:

POSITION	NOMINATOR	UNIT / LOT	NOMINEE	UNIT / LOT
Chairperson	Magdalena Schoeman	402	Magdalena Schoeman	402
Secretary	Mikhail Pankov	502	Mikhail Pankov	502
Treasurer	Margaret Comino	1306	Margaret Comino	1306
Ordinary member	Deborah Jackson	307	Deborah Jackson	307
	Jillian John	1213	Jillian John	1213
	Vesa Saario	907	Vesa Saario	907
	Gavin Ward	1409	Gavin Ward	1409
Caretaker (non-voting)	Lisa Cavallucci, Dani Paltridge and Li Chin of Lucent Management trading as Cavale			
Body Corporate Manager (non-voting)	Jordan Meares of DCS Management Pty Ltd			

RECORD OF OPEN BALLOT VOTES RECEIVED:

POSITION	NOMINATOR	UNIT / LOT	NOMINEE	UNIT / LOT	VOTE
Chairperson	Mikhail and Chantal Pankov	502	Mikhail Pankov	502	5
	Magdalena Schoeman	402	Magdalena Schoeman	402	15
Treasurer	Margaret Comino	1306	Margaret Comino	1306	Declared elected
	Mikhail and Chantal Pankov	502	Mikhail Pankov	502	Nomination withdrawn

CONTACT DETAILS

The Secretary for Lucent CTS 50645

C/- DCS Management Pty Ltd

PO Box 253, Clontarf Qld 4019

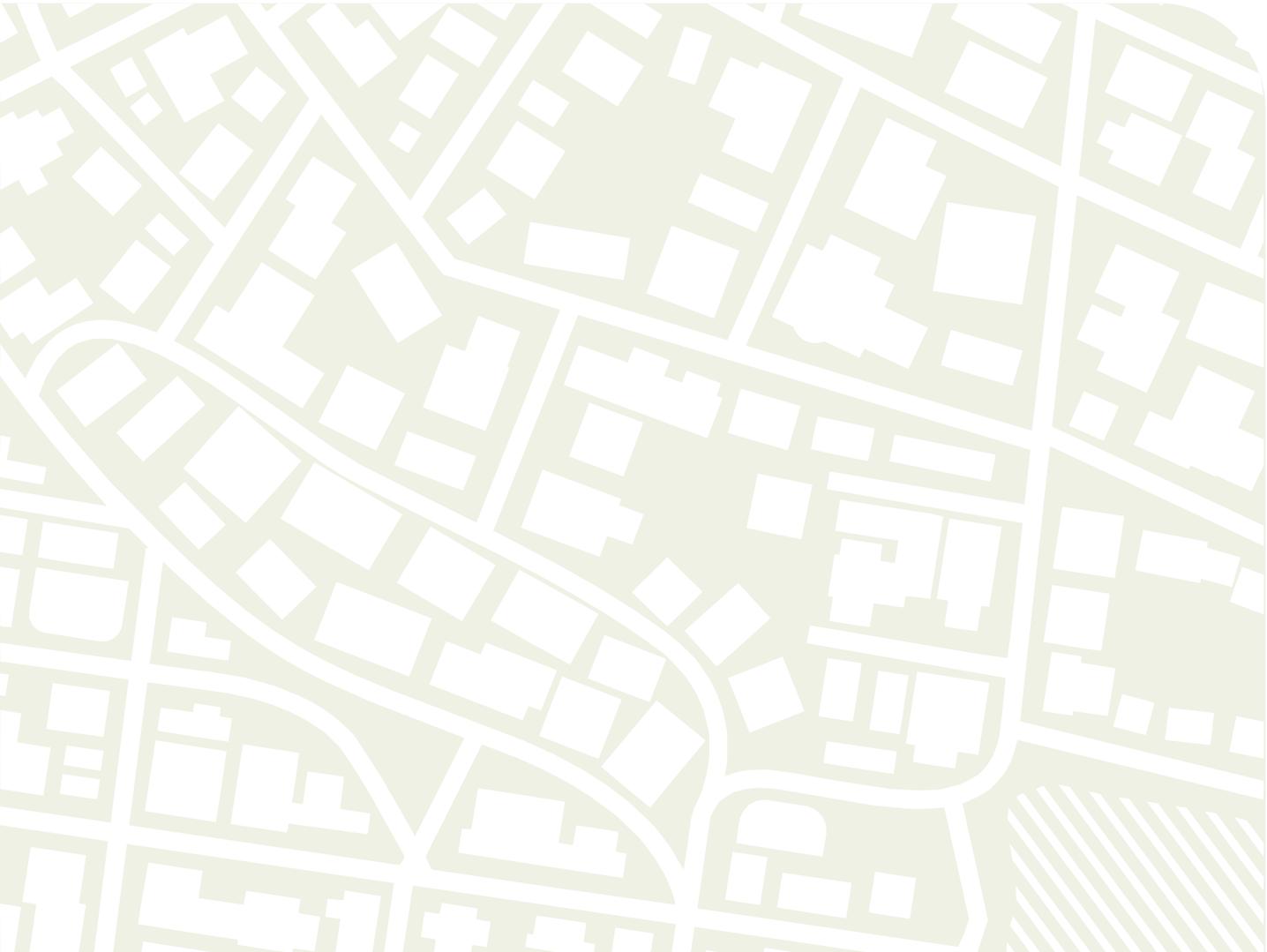
admin@dcsmanagement.au

Property Fact Pack

18 Longland Street
Newstead QLD 4006



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



CONSIDERATIONS IDENTIFIED



Character



CONSIDERATIONS IDENTIFIED



Vegetation



NO CONSIDERATIONS IDENTIFIED



Bushfire Risk



NO CONSIDERATIONS IDENTIFIED



Noise



NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT

5th of March, 2026

ADDRESS

18 LONGLAND STREET

LOT PLAN

101/SP295794

COUNCIL

Brisbane

ZONING

- Mu1 Mixed Use (Inner City)

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

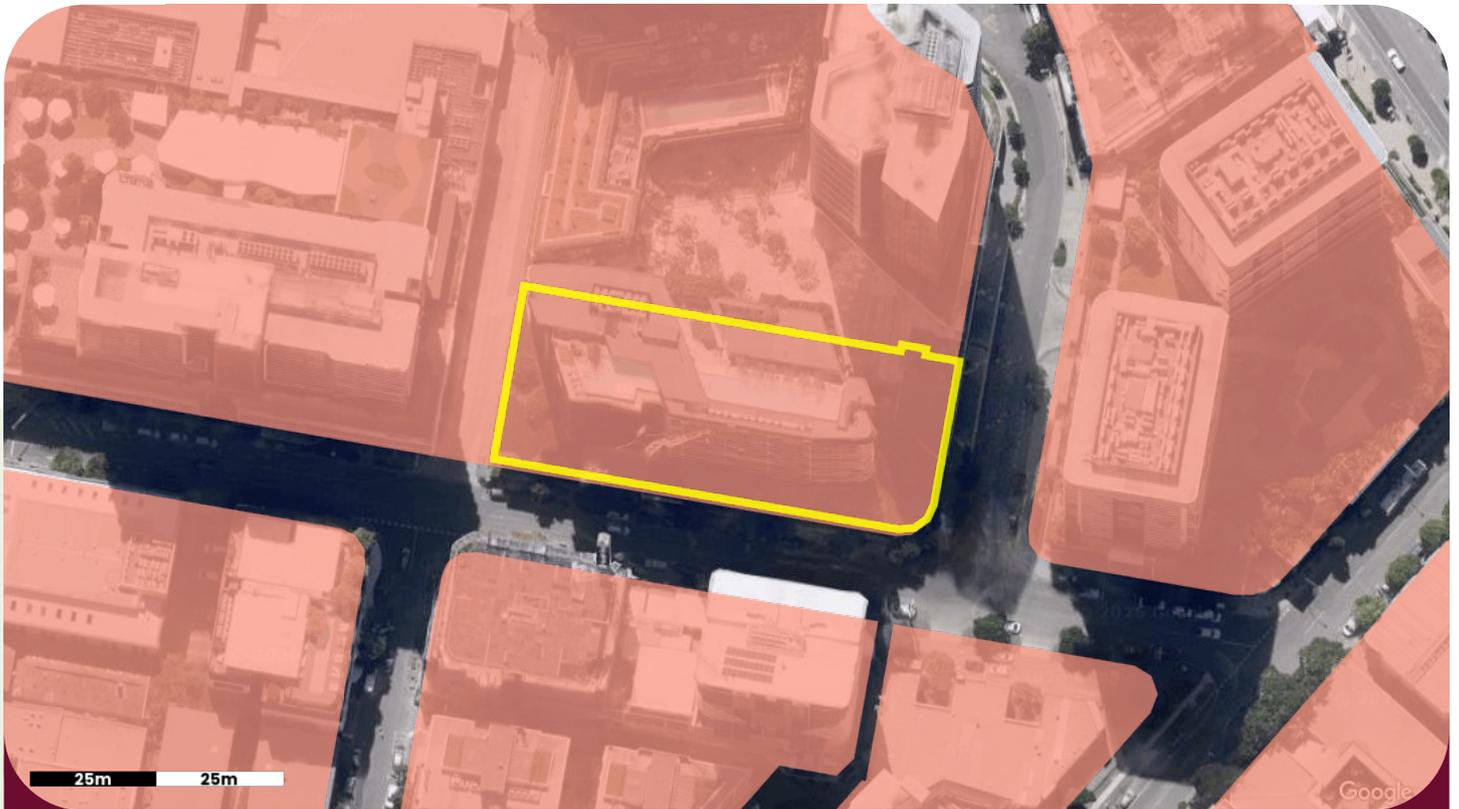
- New Farm SS
- Fortitude Valley State Secondary College

CLOSEST CITY

Brisbane - 2km

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
- Mu1 Mixed Use (Inner City)

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

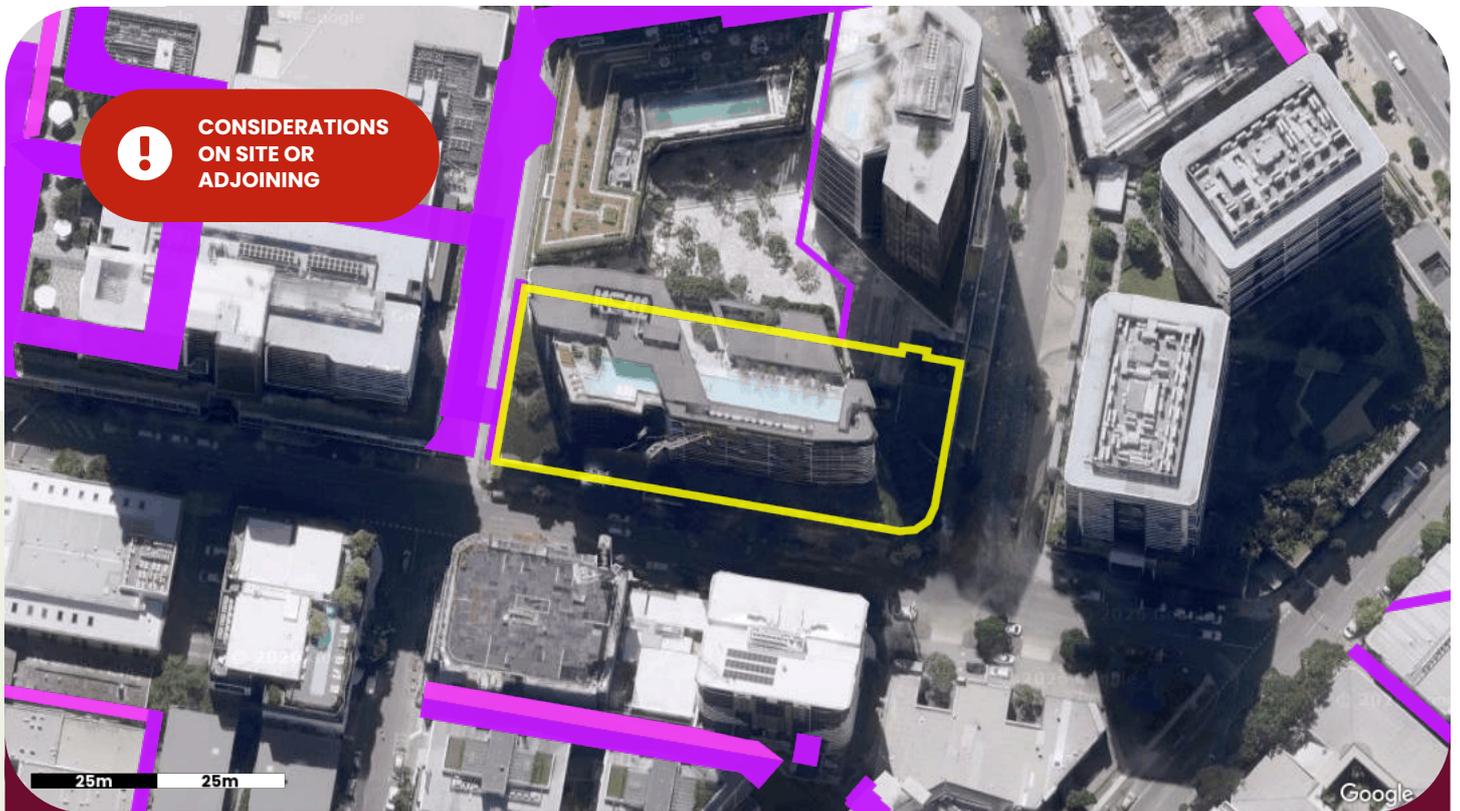
- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

-  Selected Property
-  Commercial Road Npp-002
-  Newstead And Teneriffe Waterfront Neighbourhood Plan
-  Riverpark Npp-003

Easements

What access rights exist over the property?



Sources: Queensland Government, Qldspatial

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
- Easements

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

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

Questions to ask

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

LEGEND

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

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.

LEGEND

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

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?

Flood History

Has the property been impacted by historic flood events?



Sources: [Spatial-data.brisbane.qld.gov.au](https://spatial-data.brisbane.qld.gov.au), Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask:

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

LEGEND

- Selected Property
- Flood Event - Feb 2022
- Flood Event - Jan 2011
- Flood Event - 1974

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Brisbane City Council

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.

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

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. 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. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  High Storm-Tide Inundation Area
-  Medium Storm-Tide Inundation Area
-  Erosion Prone Area - Coastal Erosion Sub-Category

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

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

State Flood Planning

What State overlays impact development of this property?



Sources: Queensland Department Of Environment And Science

THINGS TO KNOW

State Government Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater or coastal inundation. These overlays are prepared by the State, to provide a broad understanding of flood behavior across large areas and are often used to guide regional planning, infrastructure design and land use strategies.

The State may undertake flood studies in certain areas to determine potential impacts across large catchments for a range of purposes. This information is generally broad in nature and should be interpreted with caution when considering flood impacts at an individual property level. The existence of a State flood study over a property does not always indicate flood risk for that property, especially for urban residential properties. If available, **local Council flood models should be referred to for more accurate, site specific assessment in residential areas.**

Relevant State flood models have been included in Develo reports as they provide useful coverage for rural and regional areas, where local government data may not be available. Some State Government flooding data is statutory for developers and, if the development is of a sufficient scale, applications may need to be referred to the relevant authority for assessment.

Note: Flood Planning overlays are based on modelling assumptions and are general in nature. They do not guarantee property immunity from flooding or account for site-specific conditions. Newly subdivided lots may already have addressed flood risks in their design, which may render broad State mapping irrelevant.

Questions to ask

- What restrictions apply when developing in State t identified flood areas?
- Does my development need to be referred to the State for assessment?

LEGEND

-  Selected Property
-  State Coastal – High Storm Tide Inundation Area
-  State Coastal – Moderate Storm Tide Inundation Area

Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

Questions to ask

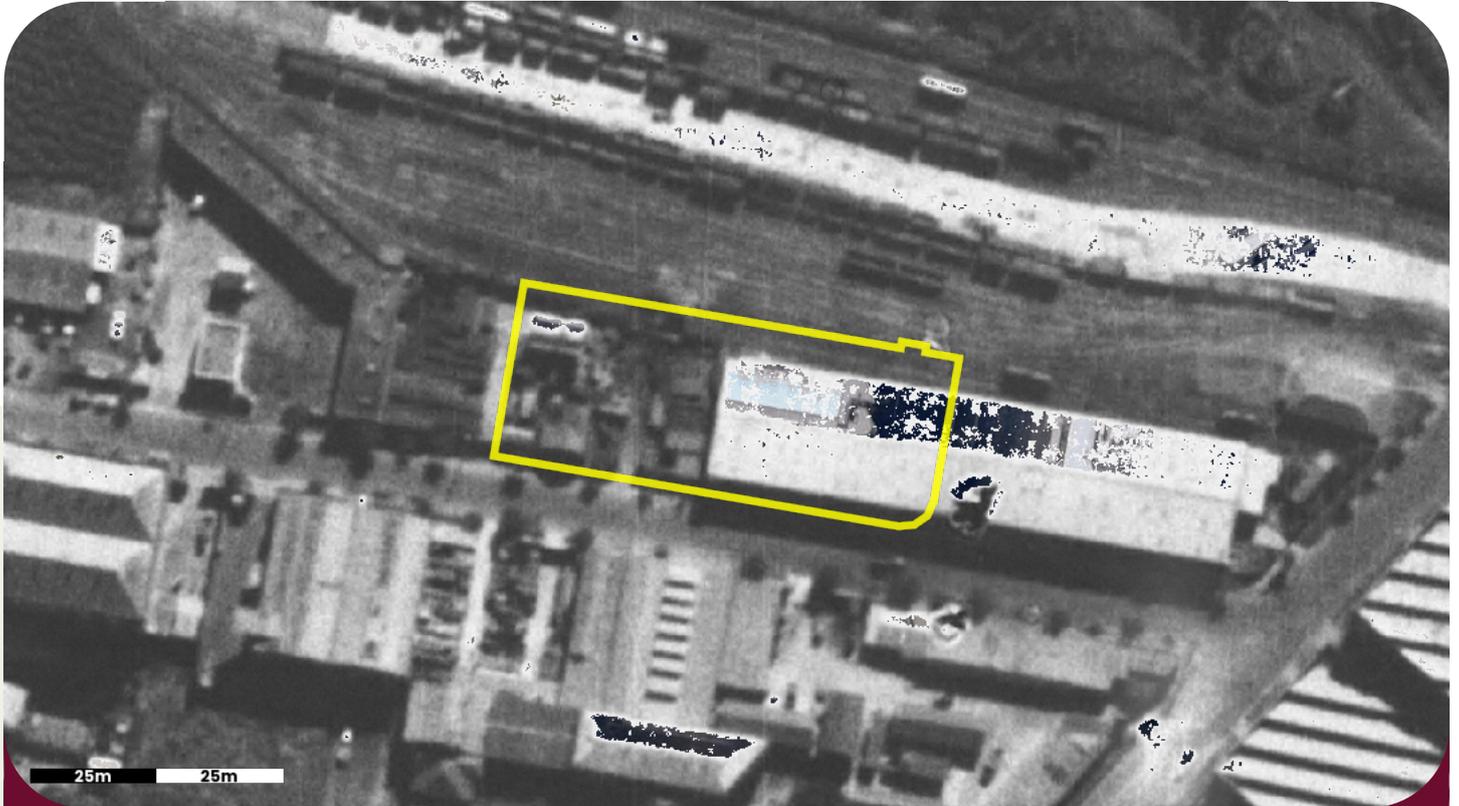
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Local Heritage Place, Structure Or Landscaping
-  Property Adjoins A Heritage Place, Structure Or Landscaping

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

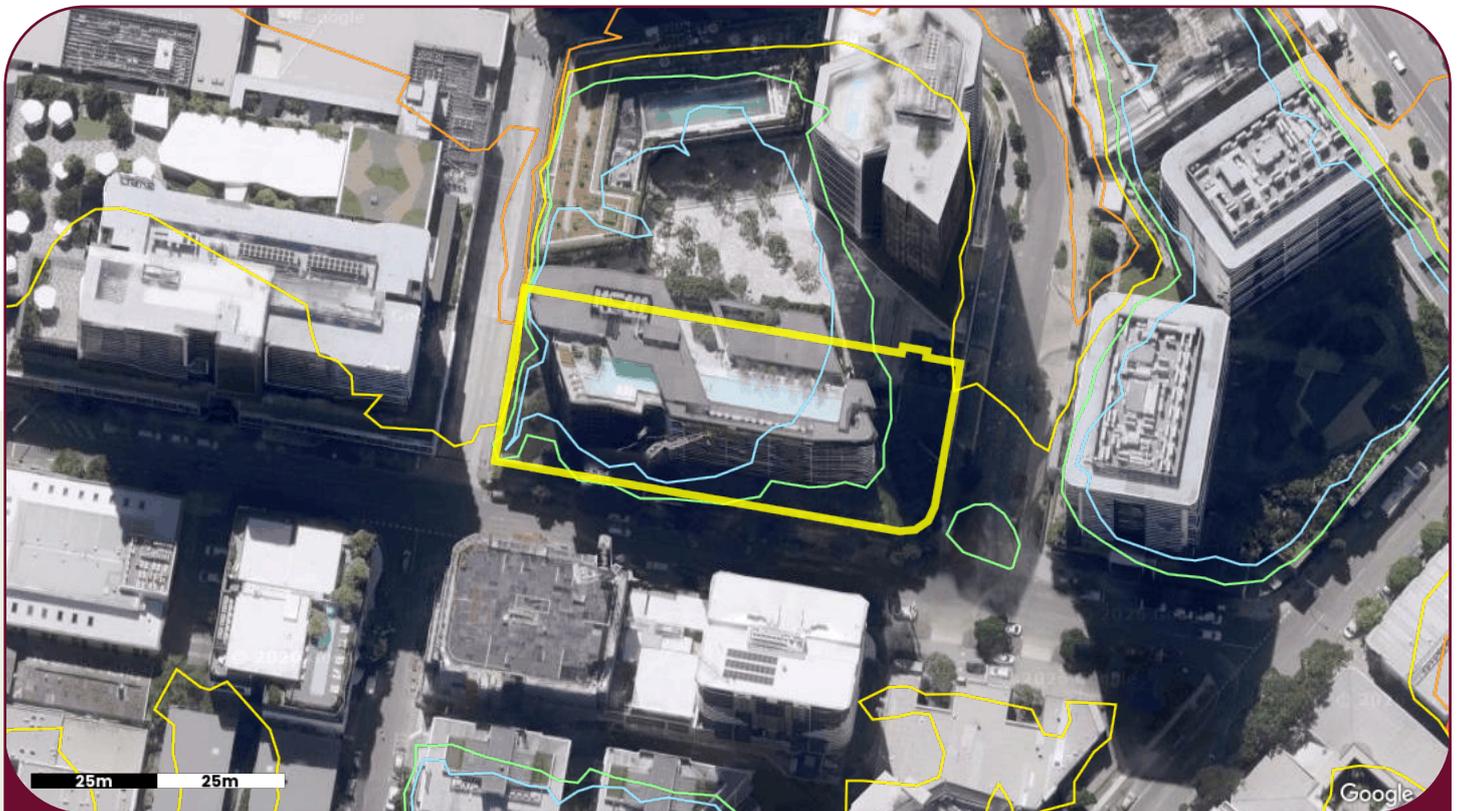
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

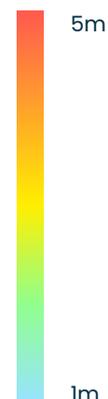
Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~2m
- Property High: ~3m
- Property Low: ~1m



Noise

Is the property in a potential noise area?



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

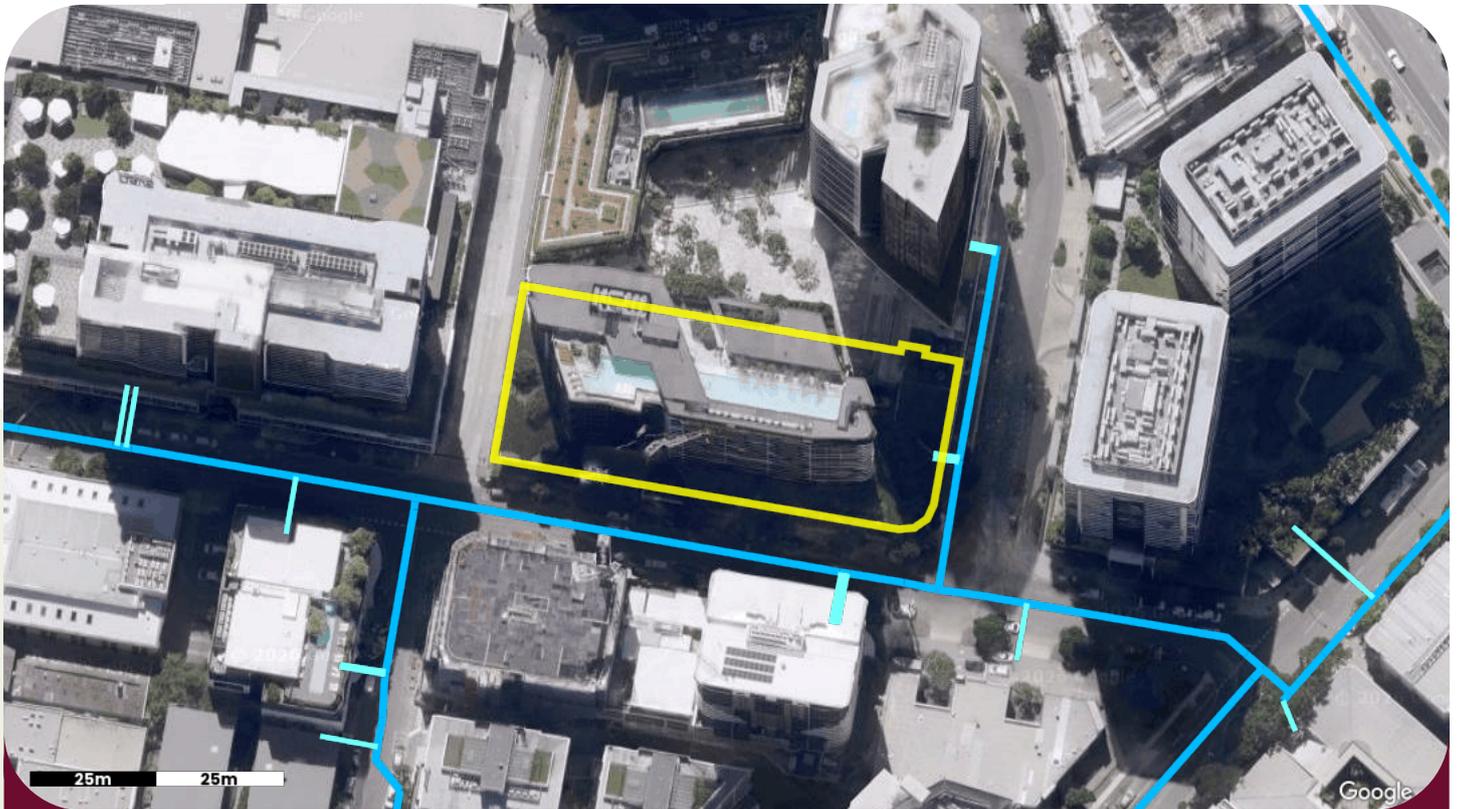
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

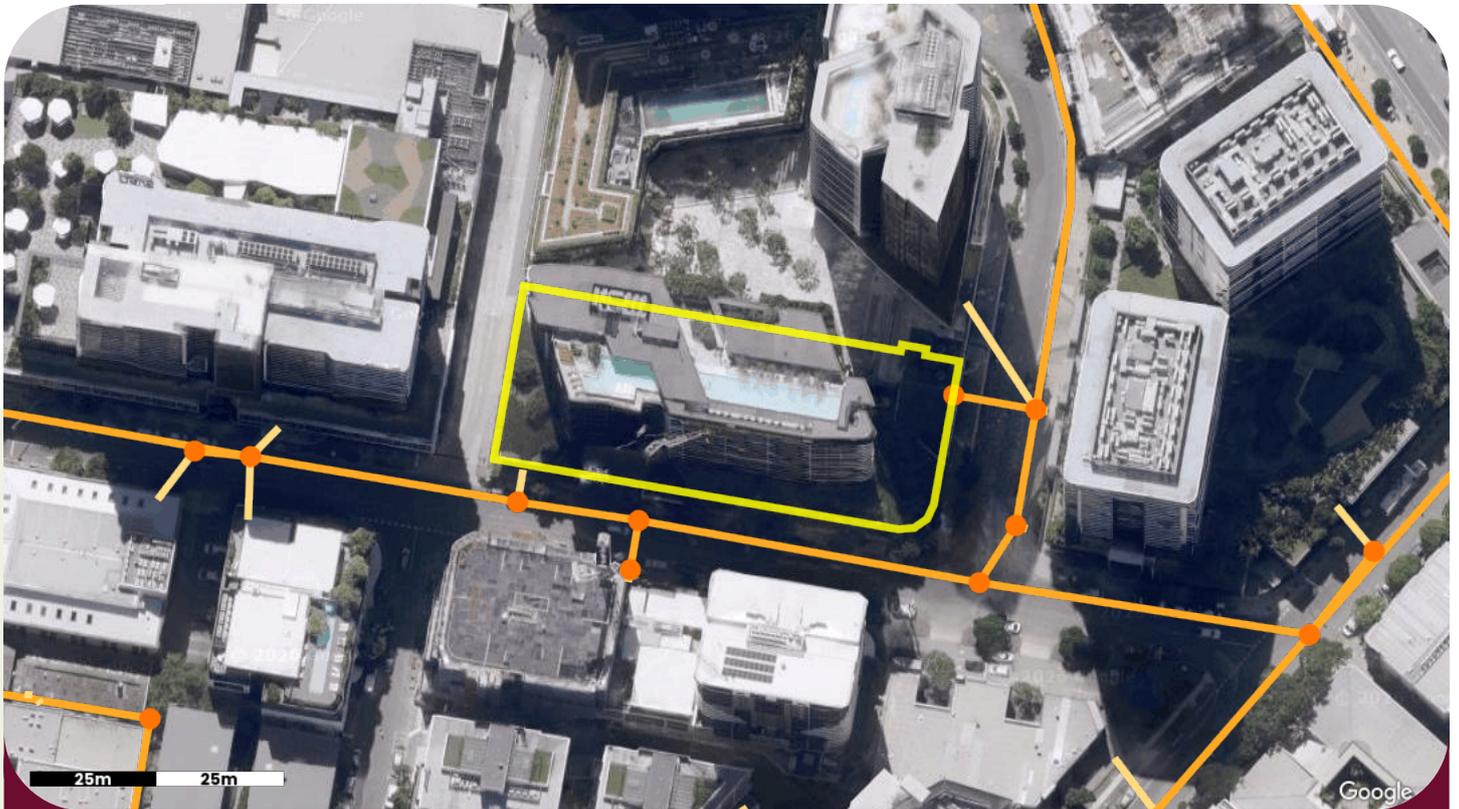
- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

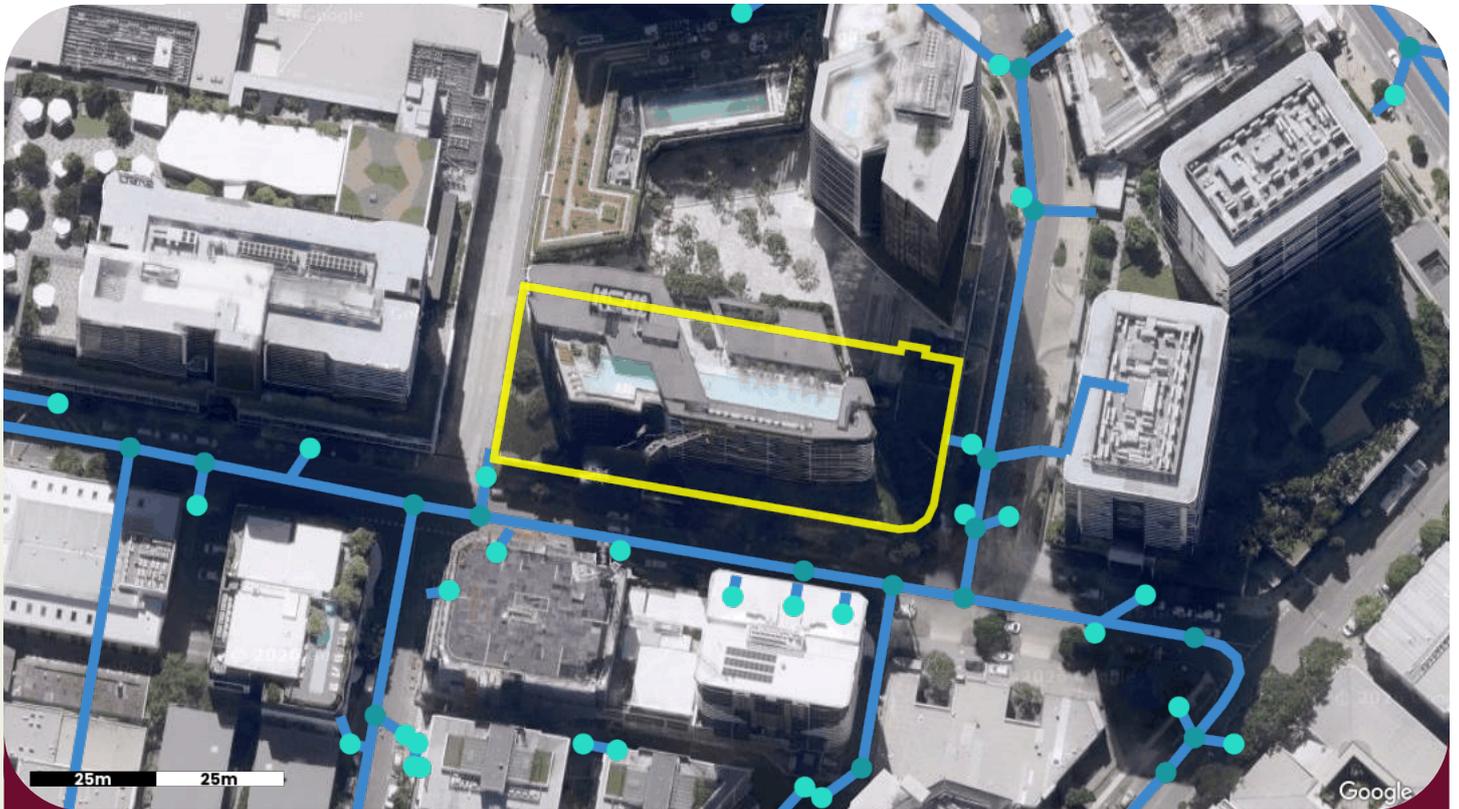
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

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

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

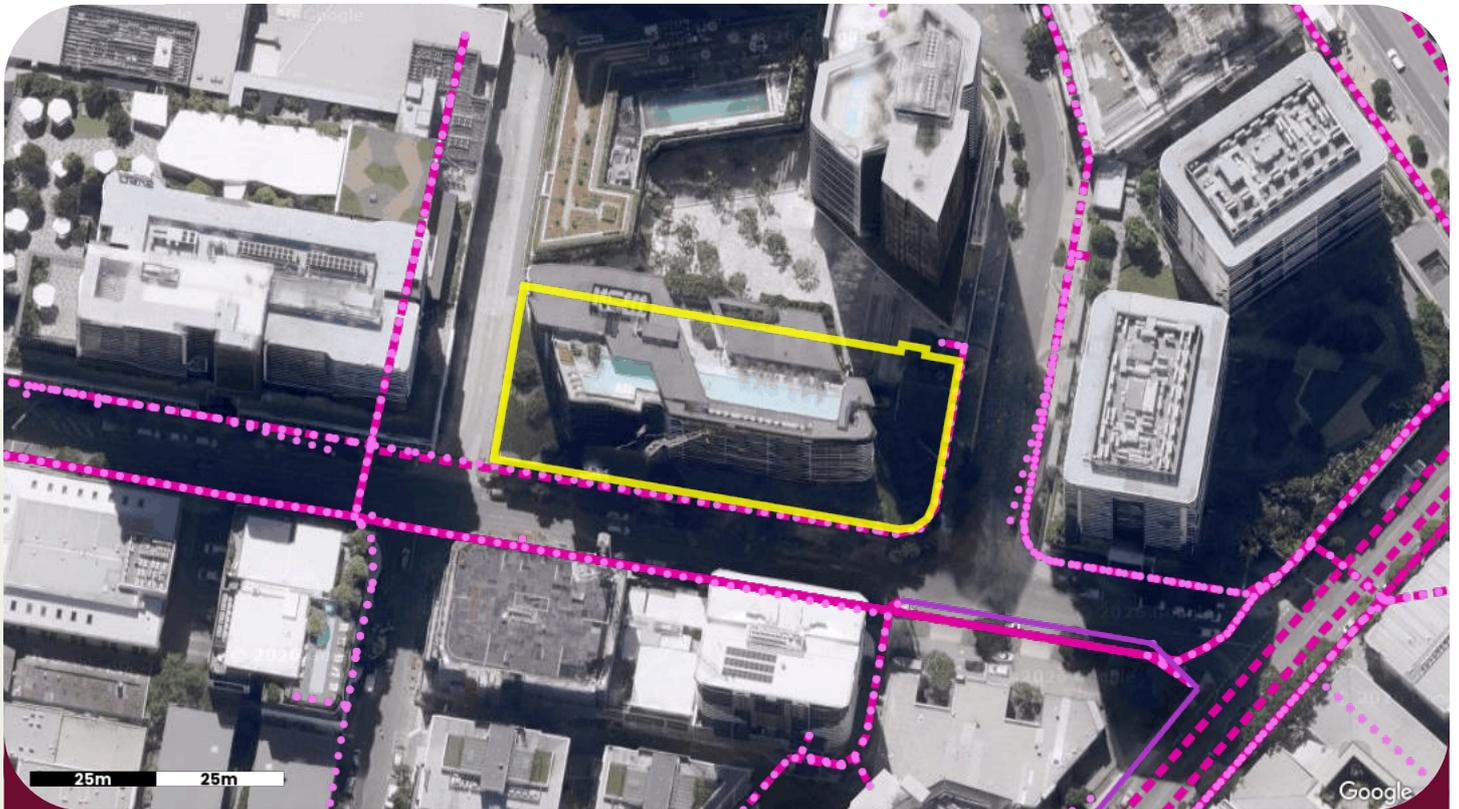
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

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

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW

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

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

Questions to ask

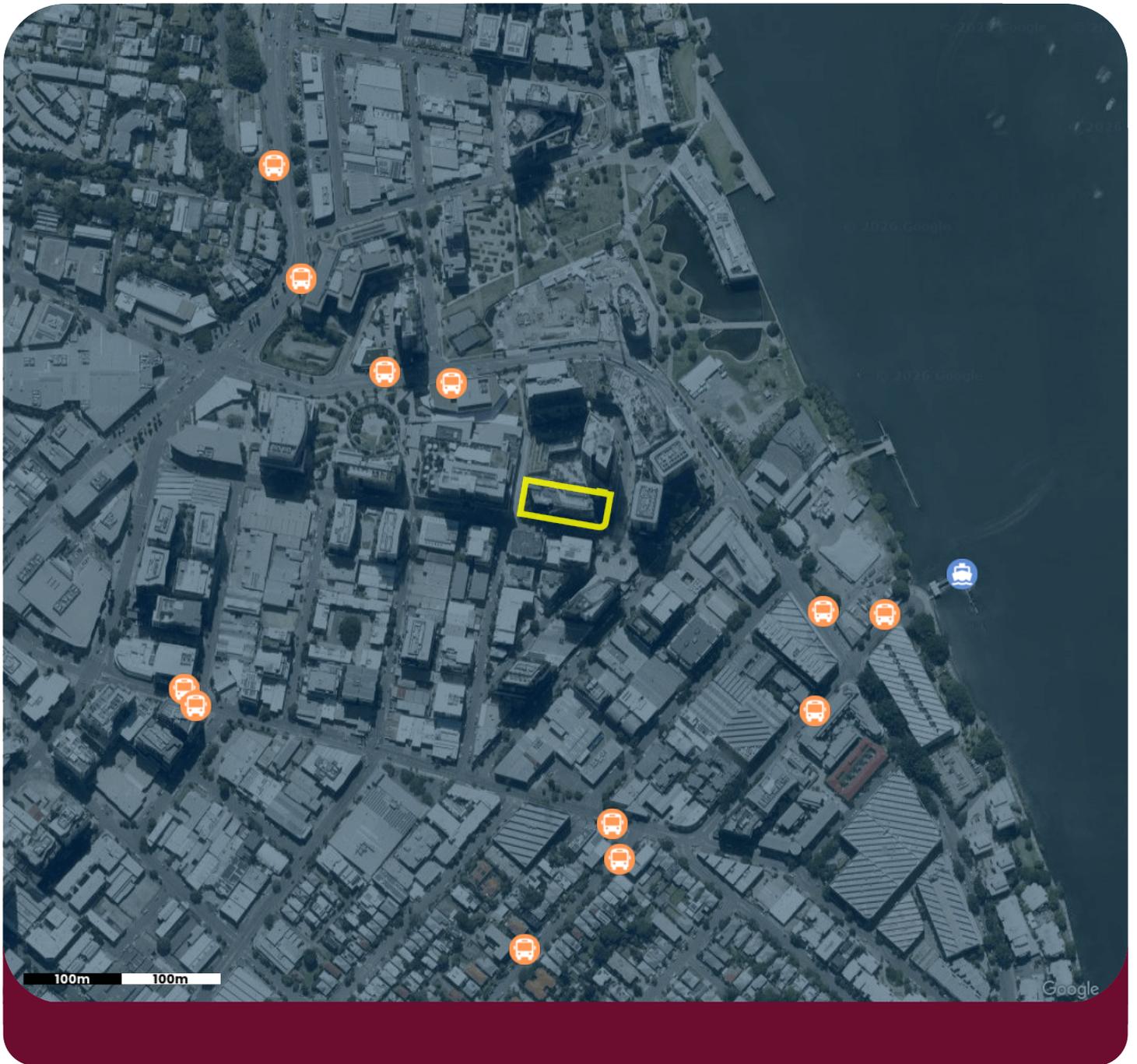
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

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

Public Transport

Is there any public transport stops nearby?



LEGEND

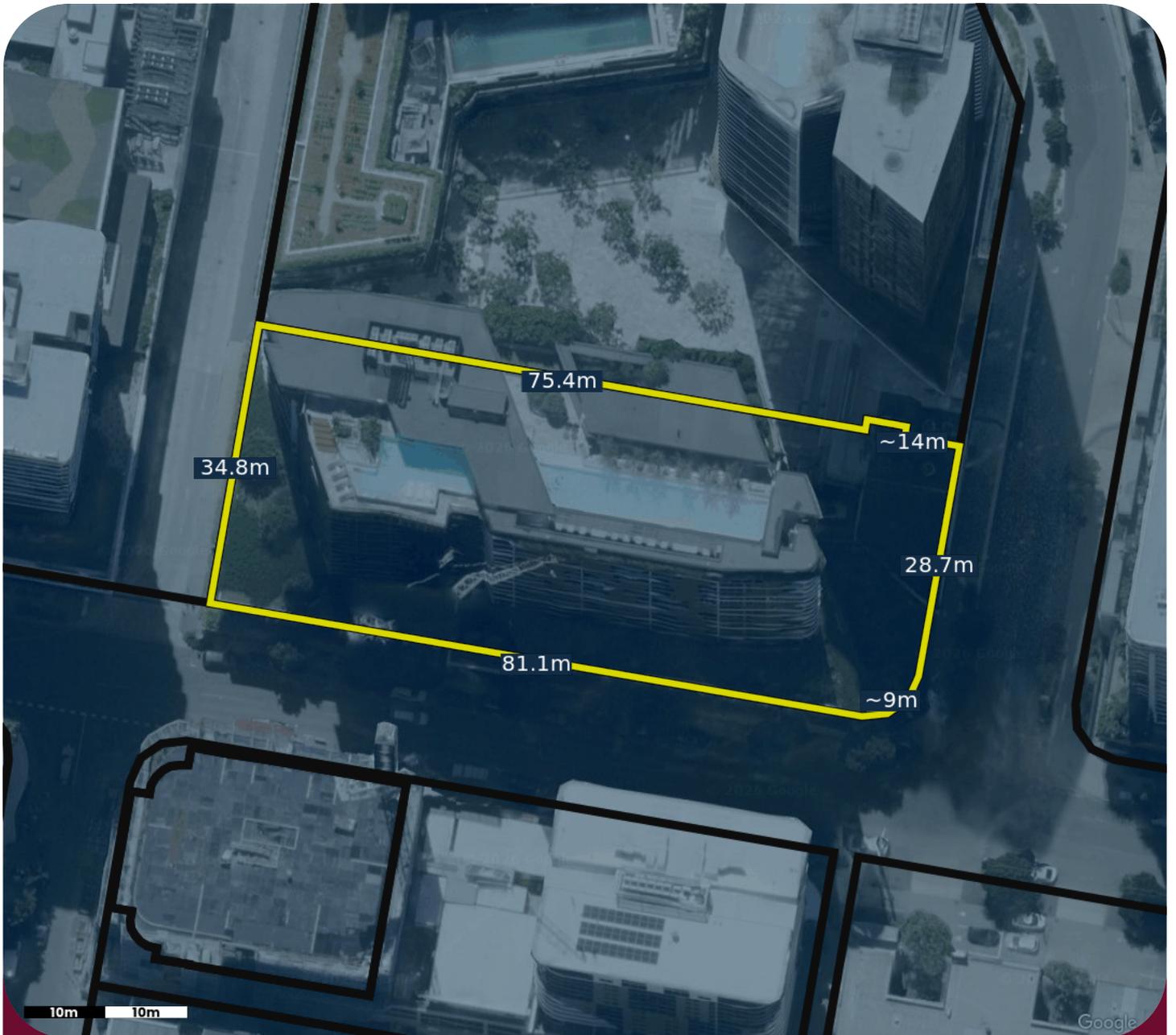
 Selected Property

 Ferry Terminal

 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: ~3,031m², Perimeter: ~243m

LEGEND

 Selected Property

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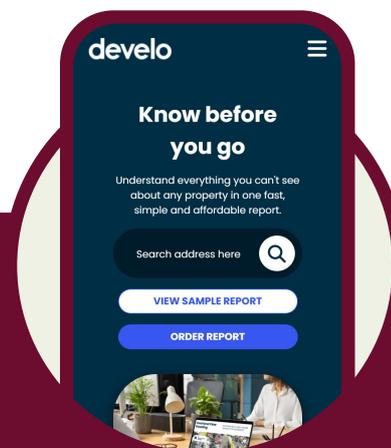


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