



Search Assist Qld

Search Agents

SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 49 ON SP264157**

DOMAIN AT BOONDALL CTS 46075

VENDOR/S

NIRMALA KRISHNAMURTHY HARI KRISHNAMURTHY

LOTS IN A COMMUNITY TITLES SCHEME

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

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

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

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

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

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

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

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

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

At the date of this Disclosure Statement CMS **Dealing No. 715820084** was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:
Seller is not aware of any intention of the Body Corporate to lodge a new CMS.

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

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

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

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

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

Search of the Body Corporate has revealed:

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

MATTERS AFFECTING THE PROPERTY (Clause 7.4)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. The Seller warrants that:

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

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

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

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

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

CM dated 22nd July 2024

AGM dated 15th August 2024

AGM dated 22nd August 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

21.08.24 Insurance Valuation - Recommended to be updated 5 yearly

23.03.23 Switchboard inspection - Recommended to be carried out 2 yearly

06.05.21 Safety Audit - Recommended to be be updated annually

21.08.24 Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)

04.04.18 Termite Inspection - Recommended to be updated annually.

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

Nothing sighted in records provided

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: 15 June 2026 Order No 9533

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

Signature of Witness Name Dated

ACKNOWLEDGEMENT

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

Signature of Buyer Signature of Buyer Dated

Signature of Witness Name Dated

DISCLAIMER

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

In some cases, Managing Agents hold "work in progress" files which may not be produced. In most cases, records are stored electronically. In these instances, the Body Corporate Search team prepare a separate "Search file" specifically loaded for the inspection and it is 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. Please copy and paste the following link into your Browser:

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

www.searchassist.com.au/resources/

DOMAIN AT BOONDALL CTS 46075

COMMITTEE MEETING MINUTES - 22/07/2024

Date Monday, 22 July 2024
Time 5:00pm (Brisbane time)
Location Online – Via Microsoft Teams

Attendees

Philip Walsh	Chairperson/Secretary
Johnathan Crone	Treasurer
Kevin Hui	Committee member
Ting (Tina) Shu	Building Manager
Stacey O'Flynn	BCsystems

MINUTES:

1. Confirmation of minutes

1.1. 10/08/2023 – Committee meeting

Resolved that the minutes of the previous meeting, be confirmed as accurate records.

2 Yes 0 No 1 Abstain
CARRIED

2. Caretaker report

The caretaker presented a verbal report, and the following was discussed:

2.1. Upcoming works

The caretaker noted that the termite inspections, and gutter cleaning will be due in the coming months and will provide quotes for the committee for consideration.

The retaining wall on the boundary of lot 12 and the external parklands may require replacement due to rotting timber, the caretaker will obtain quotes, and a budget allocation will be allowed for in the sinking fund.

Bollard lights along the roadway may require replacement due to the deterioration of the bulbs. The caretaker will obtain quotes for consideration.

2.2. NBN upgrade

The caretaker requested the committee to consider putting a motion forward at the AGM to upgrade the NBN, at a cost of \$275.00 per lot. The committee noted that upgrading sooner does have disadvantages as it costs whereas waiting until it is carried out when due, will be at NBN's cost.

The strata manager noted that the costs are not a sinking fund expense as it is an improvement, not maintenance and so a special levy is required, and that the body corporate should budget more than \$275.00 per lot in case further unforeseen works are required.

The committee may propose a motion at the AGM to gauge owner support of the proposal and expense.

2.3. Balcony decking

The caretaker noted various units where the decking on the balconies requires repainting. It was noted that repairs to the decking are the owner's responsibility as this is within the boundary of the lot, however the body corporate can attend to this when the entire building is repainted.

In the meantime, the caretaker will note those who may need repair and communicate to those owners.

2.4. Tree trimming

The caretaker and strata manager will advise owners when common property tree lopping is due, should they wish to engage the same contractor to carry out works within the lot at their cost.

3. New business

This section includes any new items since the last meeting, including items raised in correspondence.

3.1. Ratify – Antenna Lot 26/27

Resolved that the engagement of Jims Antennas for \$495.00 incl. GST to replace the antenna to Lots 26 & 27.

3 Yes 0 No 0 Abstain
CARRIED

3.2. Ratify – Gym Equipment

Resolved that the engagement of Australian Fitness Servicing for \$6,997.00 to supply and install a new bike to the gym.

3 Yes 0 No 0 Abstain
CARRIED

3.3. Lot improvement general – Lot 42

Resolved that the body corporate ratify the approval granted to the following lot based on the details and conditions outlined below:

Lot number	42
Lot owner	Leisa O'Neill
Details	Install window non-reflective tint to the windows of the lot.
Conditions	<ul style="list-style-type: none">a) This approval, and its conditions and obligations, automatically transfer and bind on any subsequent or alternate owner/s of the lot;a) All work must be completed to a high professional standard, and the committee reserves the right to direct the lot owner to improve the standard of the work if the standard is not commensurate with the general building standard;b) If the body corporate reasonably requires that the installation be temporarily removed or relocated in order for the body corporate to carry out any of its statutory functions (e.g. to maintain the common property), the cost of the removal and reinstatement of the installation must be met by the lot owner;c) The lot owner must maintain the installation and related infrastructure in good condition;d) Any certificates or other approval documents relating to this work (e.g. fire penetration certificate, electrical certificate) must be promptly arranged by

	<p>the lot owner and a copy provided to the committee within 14 days after the document is issued, and no later than 60 days after the work is completed;</p> <p>e) Any damage caused to the common property during or as a result of the installation shall be repaired by the body corporate's own contractors, and the lot owner will be liable to reimburse the full cost to the body corporate;</p> <p>f) The body corporate may not provide or extend building or liability insurance to the installation or related infrastructure. Insurance of the improvement is the ongoing responsibility of the lot owner.</p>
--	---

**3 Yes 0 No 0 Abstain
CARRIED**

3.4. Lot 9 – Water Damage from Lot 8.

The strata manager tabled correspondence from the Owner of Lot 9 regarding damages within the lot due to a leak through the dividing wall of Lot 8 & 9, caused by internal plumbing (burst pipe in laundry) of Lot 8. The repairs to lot 9 have been completed.

Where a leak occurs within a lot caused by internal plumbing that is not common property, the owner of that plumbing is responsible to repair the leak, and any resultant damage to their lot or common property. If an insurance claim is lodged for resultant damage, the owner is also responsible for payment of the excess.

As the water damage excess on the body corporate's insurance is \$10,000.00, the internal repairs to lot 9 were not claimable as it did not exceed the insurance excess and as such the Owner of Lot 9 is seeking recourse for the damage to their property because of this leak.

Resolved that the body corporate issue a notice to the Owner of Lot 8 advising responsibilities of the rectification costs of Lot 9 and that the body corporate can lodge an application for adjudication for compensation due to the leak through the common dividing wall of the lots, and that the body corporate keep informed, the Owner of Lot 9.

**3 Yes 0 No 0 Abstain
CARRIED**

3.5. Contract Renewal – Metered Energy

The embedded network between Domain at Boondall and Metered Energy is due for renewal and the contractor proposes to install new smart meters on the condition the body corporate agrees to renew for a further 10 years to enable them to recoup the costs of the install.

The committee will review the agreement and put forward questions including renewed rates and solar feed-in tariffs as well as the process for Energex approval, prior to further consideration.

4. Insurance renewal

Resolved that the body corporate renew the insurance policy for a further 12 months in accordance with the policy documents circulated to the committee, and that one of the insurers below be approved:

	Insurer	Total premium (including taxes)	✓
A	IIS (LLOYDS)	\$38,799.00	
B	CHU (QBE) - Renewal	\$43,016.00	✓
C	SUU (CGU)	\$65,148.00	

**3 Yes 0 No 0 Abstain
CARRIED- Option B due to excess being lower and less conditions on claims compared to option A**

5. Compliance

5.1. Sinking fund forecast

Resolved that the body corporate engage a suitably qualified contractor to inspect the property, and provide a sinking fund forecast report in accordance with the details below:

	Contractor	Cost (including GST)	✓
A	QBM	\$889.00	✓
B	GQS	\$978.00	

3 Yes 0 No 0 Abstain
CARRIED

5.2. Insurance valuation

Resolved that the body corporate engage a suitably qualified contractor to inspect the property, and provide an insurance valuation for replacement cost in accordance with the details below:

	Contractor	Cost (including GST)	✓
A	QBM	\$889.00	✓
B	GQS	\$888.00	

And further that once the insurance valuation is received, the body corporate instructs BCsystems to:

- If the valuation amount is higher than the current insured value – increase the amount of insurance to match the valuation and arrange payment of the increased premium; OR
- If the valuation amount is lower than the current insured value – reduce the amount of insurance to match the valuation and request a partial premium refund from the insurer.

3 Yes 0 No 0 Abstain
CARRIED

6. Financial

This section deals with the financial matters for the body corporate including financial statements, levies, investment and other financial matters.

6.1. Financial statements

Resolved that the body corporate accept the financial statements for the previous financial year (attached), and present the statement of accounts to owners at the AGM.

3 Yes 0 No 0 Abstain
CARRIED

6.2. Auditor

Resolved that the committee include the following auditor on the AGM agenda:

Auditor
M Y Accounting Solutions Pty Ltd

3 Yes 0 No 0 Abstain
CARRIED

6.3. Term deposit

The strata manager noted there is currently a term deposit of over \$84,000.00 which will mature in late July, and will roll over for a further 6 months.

6.4. Levy arrears – Managed by BCsystems

Resolved that there are no significant levy arrears which require debt collection or other action at this time, and that BCsystems continue to proactively monitor any overdue levy arrears on behalf of the committee.

3 Yes 0 No 0 Abstain
CARRIED

6.5. Budgets for next financial year

Resolved that the committee approve the budgets for the current financial year as set out in the table below, and include the budget for approval at the AGM:

Fund type	Budget	To be levied
Administrative	\$135,000.00 Inc GST	Refer to levy table
Sinking	\$40,000.00 Inc GST	Refer to levy table
Insurance	\$34,430.00 Inc GST	Refer to levy table

Levy table: Quarterly

Levy period		Administrative fund	Sinking fund	Insurance levy
Start	End	(Contribution schedule)	(Contribution schedule)	(Interest schedule)
31/05/2024	30/08/2024	\$ 69.730	\$ 18.112	\$ 1.042
31/08/2024	30/11/2024	\$ 69.730	\$ 18.112	\$ 1.042
01/12/2024	28/02/2025	\$ 60.078	\$ 20.350	\$ 1.128
01/03/2025	31/05/2025	\$ 60.078	\$ 20.350	\$ 1.128
TOTAL ANNUAL		\$ 259.615	\$ 76.923	\$ 4.339
01/06/2025	31/08/2025	\$ 60.078	\$ 20.350	\$ 1.128
01/09/2025	30/11/2025	\$ 60.078	\$ 20.350	\$ 1.128

3 Yes 0 No 0 Abstain
CARRIED

7. Annual general meeting

Resolved that the body corporate call and hold its annual general meeting (AGM) as set out below:

Date	Thursday, 15 August 2024
Time	4:00pm
Location	Online voting & Microsoft Teams

And further that in the case of an adjourned meeting, the reconvened meeting will be held at BCsystems – L1, 621 Wynnum Road Morningside, and the body corporate manager is authorised to chair the reconvened meeting.

7.1. Motions:

Title	Submitter	Resolution
Confirmation of minutes	Statutory	Ordinary
Confirmation of statement of accounts	Statutory	Ordinary
Audit	Statutory	Special
Appointment of auditor	Statutory	Ordinary
Administrative fund budget and contributions	Statutory	Ordinary

Sinking fund budget and contributions	Statutory	Ordinary
Insurance	Statutory	Ordinary
Insurance contributions	Statutory	Ordinary
Garden and grounds keeping	Owner Lot 38	Ordinary
NBN Upgrade (SUBMITTED LATE)	Owner Lot 1	Ordinary

**3 Yes 0 No 0 Abstain
CARRIED**

7.2. Nominations

Committee nominations:

Position	Eligibility	Nominator	Payment
Chairperson			
Johnathan Crone	Owner Lot 29	Self-nominated	Nil
Philip Walsh	Owner Lot 28	Self-nominated	Nil
Secretary			
Johnathan Crone	Owner Lot 29	Self-nominated	Nil
Treasurer			
Johnathan Crone	Owner Lot 29	Self-nominated	Nil
Committee member			
Kevin Hui	Owner Lot 47	Self-nominated	Nil
Johnathan Crone	Owner Lot 29	Self-nominated	Nil
Emma Walsh	Owner Lot 31	Self-nominated	Nil
Madison Gray	Owner Lot 9	Self-nominated	Nil
Philip Walsh	Owner Lot 28	Self-nominated	Nil

Nominations for any vacant positions will be called at the AGM.

**3 Yes 0 No 0 Abstain
CARRIED**

Meeting closed: 5:50pm

Secretary
C/- BCsystems
PO Box 743, Morningside Qld 4170
info@bcsystems.com.au

MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "DOMAIN AT BOONDALL" CTS 46075 HELD AT BCSYSTEMS & MICROSOFT TEAMS, LEVEL 1, 621 WYNNUM ROAD, MORNINGSID, QLD, 4170 ON 15 AUGUST 2024 AT 04:00 PM

Lots represented for normal motions

Lot	Voter	Capacity
Lot 1	Ting Shu	Owner present (pre-voted)
Lot 9	Madison Gray	Electronic vote
Lot 28	Philip P Walsh	Electronic vote
Lot 29	Johnathan Crone	Owner present (pre-voted)
Lot 31	Emma Caroline Walsh	Owner present (pre-voted)
Lot 38	Gabrielle Fisher-Smith	Electronic vote
Lot 41	Thomas John Leckey	Electronic vote
Lot 47	Kevin Hui	Electronic vote

By Invitation

Stacey O'Flynn Body Corporate Manager

Chairperson

Ting Shu chaired the meeting.

Quorum

The Chairperson declared that there was not a quorum within 30 minutes of the time scheduled to start the meeting and therefore the meeting must be adjourned.

**MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR
"DOMAIN AT BOONDALL" CTS 46075 HELD AT BCSYSTEMS & MICROSOFT TEAMS, LEVEL 1, 621
WYNNUM ROAD, MORNINGSID, QLD, 4170 ON 22 AUGUST 2024 AT 04:00 PM**

Lots represented for normal motions

Lot	Voter	Capacity
Lot 1	Ting Shu	Electronic Vote
Lot 9	Madison Gray	Electronic Vote
Lot 28	Philip P Walsh	Electronic Vote
Lot 29	Johnathan Crone	Electronic Vote
Lot 31	Emma Caroline Walsh	Electronic Vote
Lot 38	Gabrielle Fisher-Smith	Electronic Vote
Lot 41	Thomas John Leckey	Electronic Vote
Lot 42	Leisa O'Neill	Electronic Vote
Lot 47	Kevin Hui	Electronic Vote

Stacey O'Flynn Body Corporate Manager

Chairperson

Stacey O'Flynn - Strata Manager - BCsystems chaired the meeting.

Quorum

The Chairperson declared a quorum present and opened the meeting at 04:30PM.

BUSINESS OF THE MEETING

1. Confirmation of minutes

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the minutes of the previous general meeting held on 8th of September 2023 be confirmed.

Motion CARRIED. YES 8 NO 0 ABSTAIN 1 INVALID 0

2. Confirmation of statement of accounts

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the body corporate's statement of accounts for the financial year ending 31st of May 2024 (previous financial year) be approved.

Motion CARRIED. YES 9 NO 0 ABSTAIN 0 INVALID 0

3. Audit

Statutory Motion Submitted by the Committee
Special Resolution

That the body corporate's statement of accounts for the financial year ending 31st of May 2025 (current financial year) not be audited.

Note: If you want the accounts to be audited, vote 'no'; if you do not want the accounts to be audited, vote 'yes'.

Motion DEFEATED. YES 3 NO 5 ABSTAIN 1 INVALID 0

4. Appointment of auditor

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the independent and properly qualified auditor, M Y Accounting Solutions Pty Ltd be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of May 2025, in the event that an audit is required.

Motion CARRIED. YES 6 NO 1 ABSTAIN 2 INVALID 0

5. Administrative fund budget and contributions

Statutory Motion Submitted by the Committee
Ordinary Resolution

That the administrative fund budget for the financial year ending 31st of May 2025 totalling \$135,000.32 be approved and that the administrative fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2024	31/08/2024	01/06/2024	\$69.730
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$69.730

To be Issued	01/12/2024	28/02/2025	01/12/2024	\$60.078
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$60.078
Total				\$259.615

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$60.078
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$60.078
Total				\$120.156

**Contribution schedule lot entitlement*

Motion CARRIED. YES 6 NO 2 ABSTAIN 1 INVALID 0

6. Sinking fund budget and contributions

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of May 2025 totalling \$40,000.48 be approved and that the sinking fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2024	31/08/2024	01/06/2024	\$18.112
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$18.112
To be Issued	01/12/2024	28/02/2025	01/12/2024	\$20.350
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$20.350
Total				\$76.923

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$20.350
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$20.350
Total				\$40.700

**Contribution schedule lot entitlement*

Motion CARRIED. YES 6 NO 2 ABSTAIN 1 INVALID 0

7. Insurance

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the insurances set out below be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006109770	CHU Underwriting Agencies P/L	31 Jul 2024	BUILDING	\$21,047,103.00
			FLOOD	INCLUDED
			FLOATING FLOORS	INCLUDED
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS LIABI	\$1,000,000.00
			COMMON AREA CONTENTS	\$210,471.00
			LOSS OF RENT	\$3,157,065.00
			FIDELITY GUARANTEE	\$100,000.00
			CATASTROPHE	\$6,314,130.00
			GOV AUDIT COSTS	\$25,000.00
			LOT OWNERS FIXTURES	\$250,000.00
			APPEAL EXPENSES	\$100,000.00
			LEGAL DEFENCE EXP	\$50,000.00
VOLUNTARY WORKERS	\$200,000.00 / \$2,000.00			
TOTAL PREMIUM: \$35,368.17				

Excess Details	Excess Amount
Water Damage	\$10,000.00
All other claims (Inc. Earthquake)	\$1,000.00
Legal Defence Expenses	\$1,000.00

Notes:

The policy information above is a summary only. A copy of the policy schedule is attached to this agenda.

The most recent insurance valuation was carried out on 05 Sep 2019 and the full replacement value stated in the valuation report was \$18,343,886.00.

And further that the committee of the body corporate be authorised to obtain quotations and renew the insurances upon their expiry with the most suitable insurance quotation.

Motion CARRIED. YES 6 NO 1 ABSTAIN 2 INVALID 0

8. Insurance contributions

*Submitted by the Committee
Ordinary Resolution*

That the insurance contribution for the financial year ending 31st of May 2025 totalling \$34,430.00 be approved and that the insurance contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2024	31/08/2024	01/06/2024	\$1.042
Already Issued	01/09/2024	30/11/2024	01/09/2024	\$1.042
To be Issued	01/12/2024	28/02/2025	01/12/2024	\$1.128
To be Issued	01/03/2025	31/05/2025	01/03/2025	\$1.128
Total				\$4.339

**Interest schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2025	31/08/2025	01/06/2025	\$1.128
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$1.128
Total				\$2.256

**Interest schedule lot entitlement*

Motion CARRIED. YES 6 NO 1 ABSTAIN 2 INVALID 0

9. NBN Upgrade - expressions of interest

Submitted by the Committee

Ordinary Resolution

There has been a request to upgrade to NBN FTTP (fibre to the premises). The body corporate has to upgrade all lots, it cannot be done individually by residents. The quote from NBN is \$275.00 per lot (\$14,300) however this is an estimate. As this is an improvement and not maintenance, a special levy must be raised. This levy can be one-off, or quarterly, provided the funds are recovered to off-set to the sinking fund balance.

This following motion is a gauge of owner support to determine whether to proceed with the upgrade or not.

Resolved that the body corporate authorise the Committee to take steps to investigate the installation of and install NBN FTTP and that if approved, a special levy of \$275.00 per lot be raised to cover the costs.

Motion CARRIED. YES 6 NO 3 ABSTAIN 0 INVALID 0

10. Garden and grounds keeping

Submitted by Owner Lot 38

Ordinary Resolution

The body corp re-establish common area gardens with native plants and trees. Fresh soil/ river pebbles for more athletically pleasing areas especially to assist with sales of units. The back portion of the block to be weeded, existing trees and plants to have clear access around, with a focus on the southern fence line and along the creek. Planting of more native trees along the creek to hold water in the soil, reduce flooding and encourage native wildlife.

Motion CARRIED. YES 6 NO 1 ABSTAIN 2 INVALID 0

11. Parking problem

Submitted by Owner Lot 9

Ordinary Resolution

Something needs to be actively done on a regular basis about the parking in the complex. There are clear no parking signs in front of each house yet at any given time, there are multiple cars parked in these zones, over driveways and in front of the gym. It makes driving around the complex difficult and makes the complex look cheap and unkept. It's also extremely unsafe with the kids who ride

around on their bikes as you can't always see where they are.
With Tina being our onsite manager - who I assume we pay to do this role, there is really no reason that it can't be brought under control.
There are parks out the back and front of the complex and as apart of the ownership/lease of these homes- everyone is made aware of the clear no parking areas.
It's been proven time and time again that Tina asking once or twice not to park in the no parking zones doesn't work- it lasts for a couple days then they are back. There needs to be constant reminders , breach of contracts issued and towing as a last resort if this isn't followed.
I would appreciate if something actively can happen. I take a lot of pride in my home therefor follow the rules of the complex. It's only fair everyone does the same.

Motion CARRIED. YES 5 NO 1 ABSTAIN 3 INVALID 0

COMMITTEE ELECTION

Chairperson

Johnathan Crone	2 votes
Philip Walsh	6 votes

Philip Walsh has been elected as Chairperson

Secretary

Johnathan Crone

Johnathan Crone has been elected unopposed as Secretary.

Treasurer

Johnathan Crone

Johnathan Crone has been elected unopposed as Treasurer.

Ordinary Member

Madison Gray
Kevin Hui
Emma Walsh

Madison Gray, Kevin Hui, Emma Walsh have been elected to the committee.

CLOSURE OF MEETING

There being no further business, the chairperson closed the meeting at 4:35pm

All correspondence to be addressed to the Secretary:

C/- BCsystems
PO Box 743, Morningside QLD 4170
E: info@bcsystems.com.au
F: (07) 3899 0225

**MINUTES OF THE ADJOURNED ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR
"DOMAIN AT BOONDALL" CTS 46075 HELD VIA MICROSOFT TEAMS ON 22 AUGUST 2025 AT
03:30 PM**

Lots represented for normal motions

Lot	Voter	Capacity
Lot 1	Ting Shu	Owner present (pre-voted)
Lot 2	Matthew Stephens	Electronic vote
Lot 4	Anthony priest	Electronic vote
Lot 14	Andrew Stevenson	Electronic vote
Lot 16	Aaron Mathieson	Electronic vote
Lot 21	Veena Kini	Electronic vote
Lot 24	Gavin Williams	Electronic vote
Lot 28	Philip Patrick Walsh	Electronic vote
Lot 29	Johnathan Crone	Electronic vote
Lot 31	Emma Walsh	Electronic vote
Lot 32	Richard Palfreyman	Electronic vote
Lot 36	Cherie Tuckwell	Electronic vote
Lot 37	Aaron Capararo	Electronic vote
Lot 38	Gabrielle Fisher-Smith	Electronic vote
Lot 42	Leisa O'Neill	Electronic vote
Lot 43	Kristen Threadgold	Electronic vote
Lot 46	Anton Prem Victoria	Electronic vote
Lot 48	Ellen Zelcer	Electronic vote

Note: The voting papers listed above are for the normal motions only. Secret ballot papers are not shown on this list but are included in the secret vote count.

By Invitation

Stacey O'Flynn Body Corporate Manager

Chairperson

Stacey O'Flynn chaired the meeting.

Quorum

The Chairperson declared that there was not a quorum within 30 minutes of the time scheduled to start the meeting and therefore the meeting must be adjourned.

BUSINESS OF THE MEETING

1. Confirmation of minutes

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the minutes of the previous general meeting held on 22nd of August 2024 be confirmed.

Motion CARRIED.

YES 15 NO 0 ABSTAIN 2 INVALID 1

2. Confirmation of statement of accounts

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the body corporate's statement of accounts for the financial year ending 31st of May 2025 (previous financial year) be approved.

Motion CARRIED.

YES 16 NO 0 ABSTAIN 1 INVALID 1

3. Audit

*Statutory Motion Submitted by the Committee
Special Resolution*

That the body corporate's statement of accounts for the financial year ending 31st of May 2026 (current financial year) not be audited.

Note: If you want the accounts to be audited, vote 'no'; if you do not want the accounts to be audited, vote 'yes'.

Motion CARRIED.

YES 11 NO 4 ABSTAIN 2 INVALID 1

4. Appointment of auditor

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the independent and properly qualified auditor, Sciacca's Accountants & Advisors be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of May 2026, in the event that an audit is required.

Motion lapsed as Audit was CARRIED

5. Administrative fund budget and contributions

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the administrative fund budget for the financial year ending 31st of May 2026 totalling \$137,999.68 be approved and that the administrative fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2025	31/08/2025	01/06/2025	\$60.078
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$60.078
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$72.614

To be Issued	01/03/2026	31/05/2026	01/03/2026	\$72.614
Total				\$265.384

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$72.614
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$72.614
Total				\$145.228

**Contribution schedule lot entitlement*

Motion CARRIED.

YES 14 NO 1 ABSTAIN 2 INVALID 1

6. Sinking fund budget and contributions

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of May 2026 totalling \$44,999.76 be approved and that the sinking fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2025	31/08/2025	01/06/2025	\$20.350
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$20.350
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$22.919
To be Issued	01/03/2026	31/05/2026	01/03/2026	\$22.919
Total				\$86.538

**Contribution schedule lot entitlement*

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$22.919
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$22.919
Total				\$45.838

**Contribution schedule lot entitlement*

Motion CARRIED.

YES 14 NO 1 ABSTAIN 2 INVALID 1

7. Insurance

*Statutory Motion Submitted by the Committee
Ordinary Resolution*

That the insurances set out below be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006109770	CHU UNDERWRITING	31 Jul 2026	BUILDING	\$26,292,380.00
			FLOOD	INCLUDED
			FLOATING FLOORS	INCLUDED
			PUBLIC LIABILITY	\$20,000,000.00
			OFFICE BEARERS LIABI	\$1,000,000.00
			COMMON AREA CONTENTS	\$220,995.00
			LOSS OF RENT	\$3,943,857.00
			FIDELITY GUARANTEE	\$100,000.00
			CATASTROPHE	\$7,887,714.00
			GOV AUDIT COSTS	\$25,000.00
			LOT OWNERS FIXTURES	\$250,000.00
			APPEAL EXPENSES	\$100,000.00
			LEGAL DEFENCE EXP	\$50,000.00
VOLUNTARY WORKERS	\$200,000.00 / \$2,000.00			
TOTAL PREMIUM: \$44,685.07				

Excess Details	Excess Amount
All other claims (Inc. Earthquake)	\$2,000.00
Water Damage	\$10,000.00
Government Audit Costs, Appeal Expenses and Legal Defence Expenses	\$1,000.00

Notes:

The policy information above is a summary only. A copy of the certificate of currency is attached to this agenda.

The most recent insurance valuation was carried out on 21 Aug 2024 and the full replacement value stated in the valuation report was \$25,040,362.11.

And further that the committee of the body corporate be authorised to obtain quotations and renew the insurances upon their expiry with the most suitable insurance quotation.

Motion CARRIED.

YES 15 NO 1 ABSTAIN 1 INVALID 1

8. Insurance contributions

*Submitted by the Committee
Ordinary Resolution*

That the insurance contribution for the financial year ending 31st of May 2026 totalling \$41,458.00 be approved and that the insurance contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/06/2025	31/08/2025	01/06/2025	\$1.128
To be Issued	01/09/2025	30/11/2025	01/09/2025	\$1.128
To be Issued	01/12/2025	28/02/2026	01/12/2025	\$1.484
To be Issued	01/03/2026	31/05/2026	01/03/2026	\$1.484
Total				\$5.225

*Interest schedule lot entitlement

And further that, the committee be authorised to issue interim levies for the following financial year as follows:

Interim Periods

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/06/2026	31/08/2026	01/06/2026	\$1.484
To be Issued	01/09/2026	30/11/2026	01/09/2026	\$1.484
Total				\$2.969

*Interest schedule lot entitlement

Motion CARRIED.

YES 14 NO 1 ABSTAIN 2 INVALID 1

9. Body corporate management agreement

Submitted by the Committee

Ordinary Resolution Without use of Proxies

That the body corporate engage BCsystems (Body Corporate Systems Pty Ltd) as the body corporate manager to provide administrative, financial and secretarial services with the terms being those detailed in the Administration Agreement circulated with this agenda for a period of three (3) years, commencing on 1st of September 2025, for the secretarial fee of \$185.00 plus GST per lot per annum, plus disbursements, and that any one (1) or two (2) members of the committee be authorised to execute the Administration Agreement.

Motion CARRIED.

YES 14 NO 1 ABSTAIN 2 INVALID 1

10. Garden and grounds keeping

Submitted by Owner of Lot 38

Ordinary Resolution

A motion for revitalising the common areas - reestablishing the soils, pebbles and planting native vegetation in the common areas - was passed and never completed.

Quotes have been obtained since for landscaping, however, no landscaping is required only replanting and spreading of top soils /mulch.

This motion is now to vote on the spend of approximately \$1500 to put towards the common area gardens. This will cover the costs of plants, soils, rock and mulch and receipts will be provided back to the body corporate committee.

The work to order, spread and replant will be done under a voluntary working bee of the residents in the complex.

General upkeep of the common areas will still be the responsibility of body corporate, this motion poses no change to that scope.

With recent sales this will add aesthetic value to properties.

Motion CARRIED.

YES 16 NO 0 ABSTAIN 1 INVALID 1

11. Metered Energy Renewal

Submitted by the Committee

Ordinary Resolution Without use of Proxies

THAT the Body Corporate:

1. Enters into an Embedded Utilities Service Agreement with Metered Energy Holdings as circulated with the meeting material;
2. For a period of 10 years;

3. Commencing on 1 September 2025 and ending 31 August 2035

Motion CARRIED.

YES 14 NO 1 ABSTAIN 2 INVALID 1

12. Variation to the Management Agreement and the Letting Authorisation Agreement - BY SECRET BALLOT

Submitted by Owner of Lot 1

Ordinary Resolution Without use of Proxies

That the Body Corporate by ordinary resolution, secret ballot and acknowledging the circulation with this motion of the BCCM Form 20 without the use of proxies consent to a variation of the Management Agreement and Letting Authorisation Agreement both dated 26 September 2014 (the **Agreements**) between the Body Corporate and Squires Family Holdings Pty Ltd ACN 600 167 020 ATF The Squires Family Trust as assigned to T & C Property Management Pty Ltd ACN 624 039 443 as trustee for Shu & Xu Family Trust as set out in the Deed of Variation to create a further option term of 5 years commencing on 26 September 2044 and expiring on 25 September 2049 in the Agreements and enter into the Deed of Variation attached to this agenda (with such changes as may be required by a party or their advisors and then agreed to by the other parties).

Motion CARRIED.

YES 14 NO 2 ABSTAIN 1 INVALID 1

COMMITTEE ELECTION

Secretary

Johnathan Crone

Johnathan Crone has been elected unopposed as Secretary.

Treasurer

Johnathan Crone

Johnathan Crone has been elected unopposed as Treasurer.

Ordinary Member

Vivienne Gough

Elected, reason: Elected Unopposed

Emma Walsh

Elected, reason: Elected Unopposed

Vivienne Gough, Emma Walsh have been elected to the committee.

Chairperson

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

CLOSURE OF MEETING

The chairperson closed the meeting at 03:33 PM.

All correspondence to be addressed to the Secretary:

BCsystems, PO Box 743, Morningside QLD 4170 | info@bcsystems.com.au

SINKING FUND FORECAST



PROPERTY DETAILS

DOMAIN AT BOONDALL CTS 46075
80 GROTH ROAD
BOONDALL, QLD, 4034,QLD

Report Date: 21-AUG-2024

1300 880 466
inspections@qbm.com.au
qbm.com.au



22 August 2024

Dear Committee Members,

This report is the result of an Inspection conducted at your complex to identify the likely ongoing maintenance and capital improvement costs expected over the period covered by the Sinking Fund.

The budget estimates provided in this forecast, are accurate at today's date only, and increased by the listed rate of inflation, due to:

- changes in construction costs,
- legislative requirements,
- Industry conditions, and
- design changes to name a few.

Thus, it is critical that this forecast is updated regularly (yearly), and we recommend that a complete reassessment of the forecast be conducted at least each **3 years**.

This is NOT a building condition report. QBM can provide a building condition report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

This is NOT a maintenance assessment report. QBM can provide a building maintenance report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

QBM has requested that any works by the Body Corporate be supplied so that these may be included into the Sinking Fund. Failure on behalf of the Body Corporate to provide any and all planned works is not the responsibility of QBM.

This report has been compiled by a building professional and is the opinion and recommendations of this trained professional.

The recommendations are given after serious consideration to the possibility of deterioration of the building and surrounds as a result of non-maintenance.

Should the committee choose not to follow these recommendations, then the committee must take full responsibility for deterioration of the complex that may occur from the lack of maintenance.

The building professionals at QBM are available to discuss any queries you may have with this inspection and report, or if you require clarification of any items, please call us on 1300 880 466.

Thank you for the opportunity to assist you in keeping your complex well maintained and the Sinking Fund with adequate funds for future planned and unforeseen expenses.

Yours Sincerely,



Donna Balmer
Managing Director

PROPERTY AND INSPECTIONS DETAILS

Scheme Name:	Domain at Boondall CTS 46075
Address of Property:	80 Groth Road
	BOONDALL, QLD, 4034
Building Description:	2 Level Residential Unit complex – residential constructed of Brick walls and Tiled roof.
Report prepared by:	Donald Pitt
Lift on Site:	0
Swimming Pool on Site:	0
Number of Lots:	52
Number of Lot Entitlements:	520
Plan Format	Building Format Plan
Rate of Inflation utilised:	4.10%
Recommended Review:	2027

PLANNED WORKS

A full listing of planned upgrade works is identified within this report.

AREAS NOT ACCESSED

Areas in "in accessible" areas have not been included in this report. This includes any areas that cannot be seen from a visual inspection not requiring demolition work. Such areas include behind fixed wall and ceiling sheeting, under floor coverings, behind door jambs and architraves.

This is NOT a building condition report. QBM can provide a building condition report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

This is NOT a maintenance assessment report. QBM can provide a building maintenance report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

QBM has requested that any works by the Body Corporate be supplied so that these may be included into the Sinking Fund. Failure on behalf of the Body Corporate to provide any and all planned works is not the responsibility of QBM.

Contingencies are disallowed as per "The Duporth Riverside" case 2017 and that unexpected/unforeseen expenses are catered in the BCCM Act via a special levy. QBM have not made any allowance for Contingencies.

This report is NOT a Safety Inspection. As such it specifically DOES NOT cover the identification of any items affecting the safety of occupants, visitors and contractors who maybe onsite.

This report is to be considered to be a "Once Off" and only relevant at the time of inspection. QBM specifically brings to your attention that this report is NOT to be considered as being relevant for any time after the inspection date. As conditions change and the possibility of items that are now considered to be "safe" and defect free, will deteriorate over time. Thus, the need to undertake ongoing safety inspections to keep this complex in a condition free from defects and safety issues.

This report specifically DOES NOT cover any inspection for the identification of Asbestos, nor and safety issues associated with Asbestos.

This report specifically DOES NOT cover any inspection for the identification of Combustible Cladding, nor does it include any reference to Fire or Combustible Cladding Legislation, or consideration of any materials that may or may not be combustible.

This report specifically DOES NOT cover any inspection for the identification of and/or issues with Fire Prevention, Fire Systems, Fire Safety, or Fire Compliance of any type.

This report specifically DOES NOT cover any considerations as to the usage of the complex/building/common areas, facilities or equipment by persons who are under the influence of alcohol or drugs or any type including prescription drugs. Under the influence shall mean any measure above 0.

INTRODUCTION

Under instructions from the committee of this complex, we set out in this report our recommendations for the Sinking Fund for the common areas of the complex.

The purpose of this report is to provide an independent analysis of the requirements for expenditure and contributions towards the Sinking Fund of the complex. This report is NOT a condition assessment or a report to identify any maintenance issues with the complex.

This report identifies and evaluates the funding requirements for items requiring capital expenditure as detected by site inspection, or by reference to plans and specifications, or by making reference to an assessment of the life expectancy of items within the complex.

Life expectancies and planned years to replacement used in this report are intended as a guide only for the purposes of determining a reasonable budget allowance for each year covered by this report. The allowances given for replacement costs are NOT fixed quotes and should only be used for budgeting purposes.

QBM has requested information about the state of repair of the building and complex and has requested all information as to planned works or repairs required to the complex prior to completing this report. Where this information has not been supplied, it has not been included in this report.

The Committee should review the following:

- Seek information from members of the Committee regarding the current state of the building
- Ascertain the future time objectives for appearance items such as painting of common areas, and repairs of common property, which may impact upon the stated years in this forecast and may affect the immediate cash flow requirements.
- If the Committee owns any landscaping equipment such as mowers, etc. that has not been supplied to QBM in a detailed list with full costs and purchase dates, then such items will not be included in this forecast. If after the report has been completed, and changes are required due to information not being supplied to QBM then additional costs will be charged.

This Sinking Fund forecast should be reviewed on a yearly basis to update any changes caused by abnormal expenditure, inflation rates, building industry changes such as “Boom times”, building material costs and availability and the current condition of the building.

A full and detailed review with a new Sinking Fund Forecast prepared should be completed on a maximum of a 3-yearly basis. However, this will not pick up changes to industry conditions that greatly affect all cost estimates. Thus, the need for yearly reviews.

Items of a recurrent nature covered by the Administration Fund have not been included in this report.

No allowance has been made for upgrades or improvements unless specifically requested.

SCOPE OF REPORT

This Sinking Fund report assesses the funding requirements of the common property areas of the complex over time to enable restoration to original standard. It has been assumed that the property will be correctly maintained to maximize the life of items within the complex.

This is NOT a building condition report. QBM can provide a building condition report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

This is NOT a maintenance assessment report. QBM can provide a building maintenance report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.

QBM has requested that any works by the Body Corporate be supplied so that these may be included into the Sinking Fund. Failure on behalf of the Body Corporate to provide any and all planned works is not the responsibility of QBM.

GST should be added to the contributions when levying Lot owners.

It is critical that a full site inspection is conducted at least each 3 years to update the Forecast so that major projected costs are accounted over the longest possible time frame to avoid unexpected and unbudgeted expenditure.

Fire Regulations (Building Format Plans only)

Due to amended Fire Regulations, it is now compulsory to upgrade/ develop Fire and Evacuation Plans and Diagrams and conduct full training of occupants of the building. Re-assessment of these plans and training is required each year. It is also a requirement that a certification of all fire installations is sent to the local office of the Fire and Rescue Service. The first compliance date is 1 July 2009 and then each year thereafter.

THE PROPERTY

This report has been completed for the Strata property, and only the Strata property, as listed on the front cover of this report. Any mention of any property other than the property listed on the front cover of this report, has not been inspected and must be construed as NOT forming any part of this report, nor the inspection conducted for this report.

This report, or any part of this report, must not be supplied to any other property owner or Body Corporate without the express permission by QBM in writing.

THE CLIENT

The Client for the inspection conducted for this report, and this report itself, is the Body Corporate, and only the Body Corporate as listed on the order received requesting this report only, and the Body Corporate, and only the Body Corporate as listed on the invoice accompanying this report.

This report has been completed for the Body Corporate for the Strata property, and only the Strata property, as listed on the front cover of this report. Any mention of any Body Corporate or property other than the Body Corporate for the property listed on the front cover of this report, has not been inspected and must be construed as NOT forming any part of this report nor the inspection conducted or this report.

This report, or any part of this report, must not be supplied to any other Body Corporate or property owner without the express permission by QBM in writing.

LEGISLATIVE REQUIREMENTS

This report is prepared to meet the requirements of the Queensland Strata Legislating. Namely:

Body corporate maintenance

The body corporate is usually responsible for maintaining:

- roads, gardens and lawns on common property
- facilities on common property (like swimming pools and barbeques)
- [utility infrastructure](#) (like equipment, pipes and wiring) that is on common property, or in a boundary structure, or services more than 1 lot.

Dividing fences

Questions about fences that divide properties may come under the [Neighbourhood Disputes \(Dividing Fences and Trees\) Act 2011](#) (previously known as the dividing fences legislation).

For information about this legislation see:

- [neighbourhood dispute resolution](#)
- [Queensland Civil and Administrative Tribunal](#).

Section 311 of the [Body Corporate and Community Management Act 1997](#) says that responsibility for a:

- fence between a lot and the common property is shared equally between the lot owner and the body corporate
- fence between 2 lots is shared equally between the lot owners
- boundary fence between a lot and an adjoining property is shared equally between the body corporate and the adjoining property owner because the fence is in essence the boundary of the scheme.

EXECUTIVE SUMMARY

Scheme Name:	Domain at Boondall CTS 46075
Address of Property:	80 Groth Road BOONDALL, QLD, 4034
Inspection by:	Ken Hough
Report prepared by:	Donald Pitt
Report Assumptions:	
Number of Lots:	52
Number of Lot Entitlements:	520
Plan Format	Building Format Plan
Rate of Inflation utilised in calculations for expenditures. Note: Increases in levies may increase greater than the inflation rate due to planned works:	
	4.1%
Investment interest rate utilised for calculations	0.5%
Taxation rate utilised for calculations:	30.0%
Current Sinking Fund Balance	\$270,964.55
Report Projection Term	15
Balance Start Date	1/06/2024

The below balances are calculated to ensure the Sinking Fund has sufficient funds for all future expenditure and does not hold too much to be a burden upon lot owners.

End of FY	Current balance of account	Current contributions plus Increase	Expenditure and budget allowances for current year *	Bank Interest Received on year end Balance	Adjusted SF balance after expenditure and budgeting allowances
2025	\$270,965.00	\$40,000.00	\$10,000.00	\$0.00	\$300,965.00
2026	\$300,965.00	\$47,200.00	\$311,000.00	\$0.00	\$37,165.00
2027	\$37,165.00	\$55,696.00	\$6,000.00	\$0.00	\$86,861.00
2028	\$86,861.00	\$65,721.00	\$7,000.00	\$0.00	\$145,582.00
2029	\$145,582.00	\$77,551.00	\$101,772.00	\$0.00	\$121,361.00
2030	\$121,361.00	\$91,510.00	\$145,024.00	\$0.00	\$67,847.00
2031	\$67,847.00	\$107,982.00	\$60,000.00	\$0.00	\$115,829.00
2032	\$115,829.00	\$127,419.00	\$11,000.00	\$0.00	\$232,248.00
2033	\$232,248.00	\$150,354.00	\$52,000.00	\$0.00	\$330,602.00
2034	\$330,602.00	\$177,418.00	\$17,449.00	\$0.00	\$490,571.00
2035	\$490,571.00	\$209,353.00	\$287,794.00	\$0.00	\$412,130.00
2036	\$412,130.00	\$247,037.00	\$15,000.00	\$0.00	\$644,167.00
2037	\$644,167.00	\$291,504.00	\$434,899.00	\$0.00	\$500,772.00
2038	\$500,772.00	\$343,975.00	\$766,000.00	\$0.00	\$78,747.00
2039	\$78,747.00	\$343,975.00	\$118,000.00	\$0.00	\$304,722.00

CONTRIBUTIONS AND EXPENDITURE**Contribution Summary for****Domain at Boondall CTS 46075**

Year	End FY	Current contributions plus Increase	Expenses	SF Balance
1	2025	\$40,000	\$10,000	\$300,965
2	2026	\$47,200	\$311,000	\$37,165
3	2027	\$55,696	\$6,000	\$86,861
4	2028	\$65,721	\$7,000	\$145,582
5	2029	\$77,551	\$101,772	\$121,361
6	2030	\$91,510	\$145,024	\$67,847
7	2031	\$107,982	\$60,000	\$115,829
8	2032	\$127,419	\$11,000	\$232,248
9	2033	\$150,354	\$52,000	\$330,602
10	2034	\$177,418	\$17,449	\$490,571
11	2035	\$209,353	\$287,794	\$412,130
12	2036	\$247,037	\$15,000	\$644,167
13	2037	\$291,504	\$434,899	\$500,772
14	2038	\$343,975	\$766,000	\$78,747
15	2039	\$343,975	\$118,000	\$304,722

Contributions for next 15 years**Contributions Summary for****Domain at Boondall CTS 46075**

Year	End FY	Total Contribution including increases	Contribution per Lot Entitlement	Quarterly Contribution
1	2025	\$40,000.00	\$76.92	\$19.23
2	2026	\$47,200.00	\$90.77	\$22.69
3	2027	\$55,696.00	\$107.11	\$26.78
4	2028	\$65,721.00	\$126.39	\$31.60
5	2029	\$77,551.00	\$149.14	\$37.29
6	2030	\$91,510.00	\$175.98	\$44.00
7	2031	\$107,982.00	\$207.66	\$51.92
8	2032	\$127,419.00	\$245.04	\$61.26
9	2033	\$150,354.00	\$289.14	\$72.29
10	2034	\$177,418.00	\$341.19	\$85.30
11	2035	\$209,353.00	\$402.60	\$100.65
12	2036	\$247,037.00	\$475.07	\$118.77
13	2037	\$291,504.00	\$560.58	\$140.15
14	2038	\$343,975.00	\$661.49	\$165.37
15	2039	\$343,975.00	\$661.49	\$165.37

ANTICIPATED EXPENDITURE FOR NEXT 15 YEARS

The following pages list the anticipated yearly expenditures to complete maintenance / upgrade works. The time frames are proposed only, and the prices are NOT fixed quotes. The exact timing of maintenance works may vary depending upon specific requirements of the committee. The actual prices paid for completion of works will depend upon the specification of works, the extent of works, and the quotes received from contractors. These estimates should be viewed as budget estimates only.

Painting: The estimates including for painting include two coats of trade quality acrylic paint and any associated scaffolding. ONLY COMMON AREAS ARE INCLUDED

Roofing: Allowances have been included for regular repairs to extend the life of the existing roofing. ONLY COMMON AREAS ARE INCLUDED.

This report is NOT a condition assessment or a report to identify any maintenance issues with the complex.

Note: No allowance has been made for any works required under the “Combustible Cladding Legislation” if any are required.

Where works are listed in this table, but no amounts have been entered, this means that the works have been identified but not due in the term of this Sinking Fund Forecast. The items have been left in this table to provide the Committee confidence that all future works have been identified

Categories	Description of works to be undertaken	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$4,000	\$5,000	\$6,000	\$7,000	\$8,000	\$9,000	\$10,000	\$11,000	\$12,000	\$13,000	\$14,000	\$15,000	\$16,000	\$17,000	\$18,000
Doors and gates	Allowance for repairs / replacement of Roll-a-Door / Shutter / Tilt-a-Door as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.						\$5,000					\$10,000				
Electrical	Allowance to repair / replace/ install lighting and CCTV cameras to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.						\$26,696							\$37,442		
Fencing	Maintenance to fencing as required.						\$60,000					\$199,941				
Floor coverings	Allowance for replacement of floor coverings - Budget Allowance.						\$12,328									
Landscaping	Repairs and upgrade to landscaping and gardens including removal of dead plants, replacing plants, trimming, weeding and installing new mulch.						\$12,000					\$50,000				
Painting	Complete re-painting of complex due each 10 - 12 years, including full scaffolding costs. - Budget Allowance.		\$306,000												\$689,000	
Road Ways & Site Works	Allowance for repair to driveway, kerbing and paths throughout the complex as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.						\$43,256							\$194,653		
Roofing	Allowance for general repairs to roof, guttering and downpipes as required to main building/s. - Budget Allowance.						\$20,000								\$60,000	
Stairs, balconies and handrails	Allowance for repairs to handrails and fixings - Budget Allowance.													\$34,372		
	Allowance to replace / upgrade handrails - Budget Allowance.															
	Undertake maintenance to timber floors to walkways and balconies. - Budget Allowance.						\$20,000									\$100,000
Air-conditioning	Repair / Replace Split System air conditioners up to 20kw to common areas. - Budget allowance. - Budget Allowance.										\$4,449					

Categories	Description of works to be undertaken	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Electrical	Allowance to upgrade electrical wiring and switchboards to common property. - Budget Allowance.															
Gym / Games areas	Replace Gym equipment. Allowance. - Budget Allowance.											\$13,853				
Plumbing	Allowance for repairs to plumbing and sewerage systems.					\$18,145				\$23,784				\$31,176		
	Allowance for repairs to stormwater and other common property plumbing systems.					\$12,371				\$16,216				\$21,256		
Retaining walls	Contributions towards on going repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.							\$50,000						\$100,000		
	Contributions towards on going repairs and long term replacement of timber retaining walls. - lot 12. - Budget estimate.	\$6,000														
Windows	Allowance for upgrades/ maintenance of windows. This is an allowance and is designed to be held in reserve if works are not required in any particular year. - Budget Allowance.															
Total Expected Expenditure		\$10,000	\$311,000	\$6,000	\$7,000	\$101,772	\$145,024	\$60,000	\$11,000	\$52,000	\$17,449	\$287,794	\$15,000	\$434,899	\$766,000	\$118,000

DETAILED LISTING OF WORKS

DETAILED LISTING OF WORKS

Categories	Description of work to be undertaken	Estimate of Costs	End FY
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$4,000	2025
Retaining walls	Contributions towards on going repairs and long term replacement of timber retaining walls. - lot 12. - Budget estimate.	\$6,000	2025
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$5,000	2026
Painting	Complete re-painting of complex due each 10 - 12 years, including full scaffolding costs. - Budget Allowance.	\$306,000	2026
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$6,000	2027
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$7,000	2028
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$8,000	2029
Plumbing	Allowance for repairs to plumbing and sewerage systems.	\$18,145	2029
Plumbing	Allowance for repairs to stormwater and other common property plumbing systems.	\$12,371	2029
Road Ways & Site Works	Allowance for repair to driveway, kerbing and paths throughout the complex as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$43,256	2029
Stairs, balconies and handrails	Undertake maintenance to timber floors to walkways and balconies. - Budget Allowance.	\$20,000	2029
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$9,000	2030
Doors and gates	Allowance for repairs / replacement of Roll-a-Door / Shutter / Tilt-a-Door as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$5,000	2030
Electrical	Allowance to repair / replace/ install lighting and CCTV cameras to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$26,696	2030
Fencing	Maintenance to fencing as required.	\$60,000	2030
Floor coverings	Allowance for replacement of floor coverings - Budget Allowance.	\$12,328	2030
Landscaping	Repairs and upgrade to landscaping and gardens including removal of dead plants, replacing plants, trimming, weeding and installing new mulch.	\$12,000	2030
Roofing	Allowance for general repairs to roof, guttering and downpipes as required to main building/s. - Budget Allowance.	\$20,000	2030
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$10,000	2031
Retaining walls	Contributions towards on going repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$50,000	2031
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$11,000	2032
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$12,000	2033
Plumbing	Allowance for repairs to plumbing and sewerage systems.	\$23,784	2033
Plumbing	Allowance for repairs to stormwater and other common property plumbing systems.	\$16,216	2033
Air-conditioning	Repair / Replace Split System air conditioners up to 20kw to common areas. - Budget allowance. - Budget Allowance.	\$4,449	2034
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$13,000	2034
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$14,000	2035
Doors and gates	Allowance for repairs / replacement of Roll-a-Door / Shutter / Tilt-a-Door as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$10,000	2035
Fencing	Maintenance to fencing as required.	\$199,941	2035
Gym / Games areas	Replace Gym equipment. Allowance. - Budget Allowance.	\$13,853	2035
Landscaping	Repairs and upgrade to landscaping and gardens including removal of dead plants, replacing plants, trimming, weeding and installing new mulch.	\$50,000	2035
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$15,000	2036
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$16,000	2037
Electrical	Allowance to repair / replace/ install lighting and CCTV cameras to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$37,442	2037
Plumbing	Allowance for repairs to plumbing and sewerage systems.	\$31,176	2037
Plumbing	Allowance for repairs to stormwater and other common property plumbing systems.	\$21,256	2037
Retaining walls	Contributions towards on going repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$100,000	2037
Road Ways & Site Works	Allowance for repair to driveway, kerbing and paths throughout the complex as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	\$194,653	2037
Stairs, balconies and handrails	Allowance for repairs to handrails and fixings - Budget Allowance.	\$34,372	2037
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$17,000	2038
Painting	Complete re-painting of complex due each 10 - 12 years, including full scaffolding costs. - Budget Allowance.	\$689,000	2038
Roofing	Allowance for general repairs to roof, guttering and downpipes as required to main building/s. - Budget Allowance.	\$60,000	2038
Building	Repairs and maintenance to the common areas to cover minor maintenance and safety issues. - Budget Allowance.	\$18,000	2039
Stairs, balconies and handrails	Undertake maintenance to timber floors to walkways and balconies. - Budget Allowance.	\$100,000	2039

SCOPE OF INSPECTION

This is a Sinking Fund Forecast and NOT a building inspection report.

CONDITIONS

Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. This is NOT a building condition report. QBM can provide a building condition report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.
3. This is NOT a maintenance assessment report. QBM can provide a building maintenance report at additional cost. However, QBM would include all identified items into the Sinking Fund at no additional charge.
4. QBM has requested that any works by the Body Corporate be supplied so that these may be included into the Sinking Fund. Failure on behalf of the Body Corporate to provide any and all planned works is not the responsibility of QBM. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
5. This Report does not and cannot make comment upon defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
6. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
7. This report is based upon and conditional upon the information provided by the person, employees or agents of the person requesting this report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.
8. QBM shall not be liable for missing information due to the concealment and/or apparent concealment of defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner.
9. Due to prevailing and seasonal weather conditions this Standard Property Report is subject to and conditional upon the following:
 - a) The instance of and causes of rising damp may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'rising damp'.
 - b) The instance of and causes of water leaks in roofs, walls, floors, windows and/or doors may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'water leaks'.

LIMITATIONS

Limitations of the Report

This forecast should be updated regularly.

This is NOT a building inspection report. This is not a Building Code or By-Law compliance inspection report.

No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos, or lead paint. We have however, if necessary recommended when and if specialist inspections services are required. QBM offers a complete inspection and reporting service covering all items, including, asbestos, lead paint, mould, Health and Safety, structural defects, and Building Act Compliance, which can be obtained by contacting us.

The report is a professional opinion based on a visual inspection of the accessible features of the property. Without dismantling the buildings or its systems, there are limitations to such an inspection. Throughout any inspection, references are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing or holding the property, however, we cannot eliminate it completely.

Cost Estimates

The estimates included for this valuation, have been obtained by utilising the rates developed by the leading firms of CoreLogic. They are not intended to be fixed price estimates but only a close estimation of the costs that would be expected for such works at this particular time. These may be impacted upon by various factors, such as the number of items to be completed at one time, the state of the industry at a particular time and/or the detail required by the property owner/manager.

Important Disclaimers

Disclaimer of Liability: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Disclaimer of Liability to the Third Parties:-This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

Dated: 22 August 2024

This report has been compiled by

Quality Building Management (Brisbane) Pty Ltd
PO Box 1006, Capalaba, QLD, 4157
inspections@qbm.com.au
1300 880 466



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006109770
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/07/2025 to 31/07/2026 at 4:00pm
The Insured	BODY CORPORATE FOR DOMAIN AT BOONDALL COMMUNITY TITLE SCHEME 46075
Situation	80 GROTH ROAD BOONDALL QLD 4034

Policies Selected

Policy 1 – Insured Property

Building: \$26,292,380
Common Area Contents: \$220,995
Loss of Rent & Temporary Accommodation (total payable): \$3,943,857

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

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

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$7,887,714
Extended Cover - Loss of Rent & Temporary Accommodation: \$1,183,157
Escalation in Cost of Temporary Accommodation: \$394,385
Cost of Removal, Storage and Evacuation: \$394,385

Policy 8 – Government Audit Costs and Legal Expenses

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



Policy 9 – Lot owners’ fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

Date Printed

17/07/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Property Fact Pack

u49/80-92 Groth Road
Boondall QLD 4034



YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

At a glance

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



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

15th of June, 2026

ADDRESS

u49/80-92 GROTH ROAD

LOT PLAN

49/SP264157

COUNCIL

Brisbane

ZONING

- Ec Emerging Community

SCHOOL CATCHMENTS

- Boondall SS
- Sandgate District SHS

CLOSEST CITY

Brisbane - 12km

Zoning

What zone is my property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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





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

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

Questions to ask

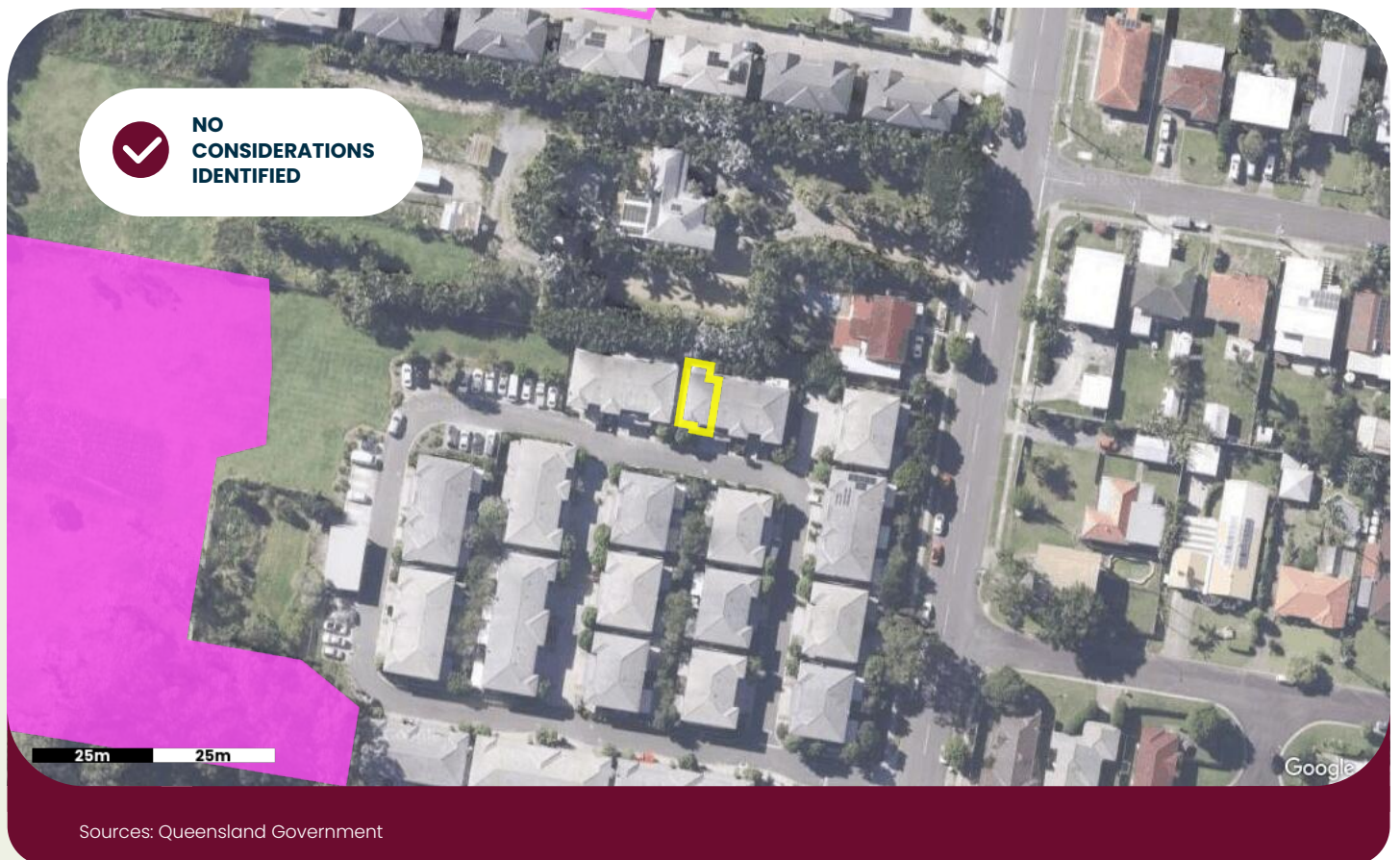
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Ec Emerging Community
-  Em Environmental Management
-  Ldr Low Density Residential

Easements

What access rights exist over the property?



THINGS TO KNOW

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

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


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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Easement Or Covenant

Flood Risk

Is the property in a potential flood area?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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






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

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

Questions to ask

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

LEGEND

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

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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





PROPERTY DUE DILIGENCE REPORT | u49/80-92 GROTH ROAD

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

Questions to ask

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

LEGEND

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

Flood History

Has the property been impacted by historic flood events?



Sources: Brisbane City Council

THINGS TO KNOW

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



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

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

Questions to ask:

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

LEGEND

-  Selected Property
-  Flood Event - Feb 2022

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Brisbane City Council

THINGS TO KNOW

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






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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Planning Area 3 - Moderate Risk
-  Overland Flow Flood Planning Area
-  Planning Area 4 - Low Risk
-  Planning Area 5 - Very Low Risk

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

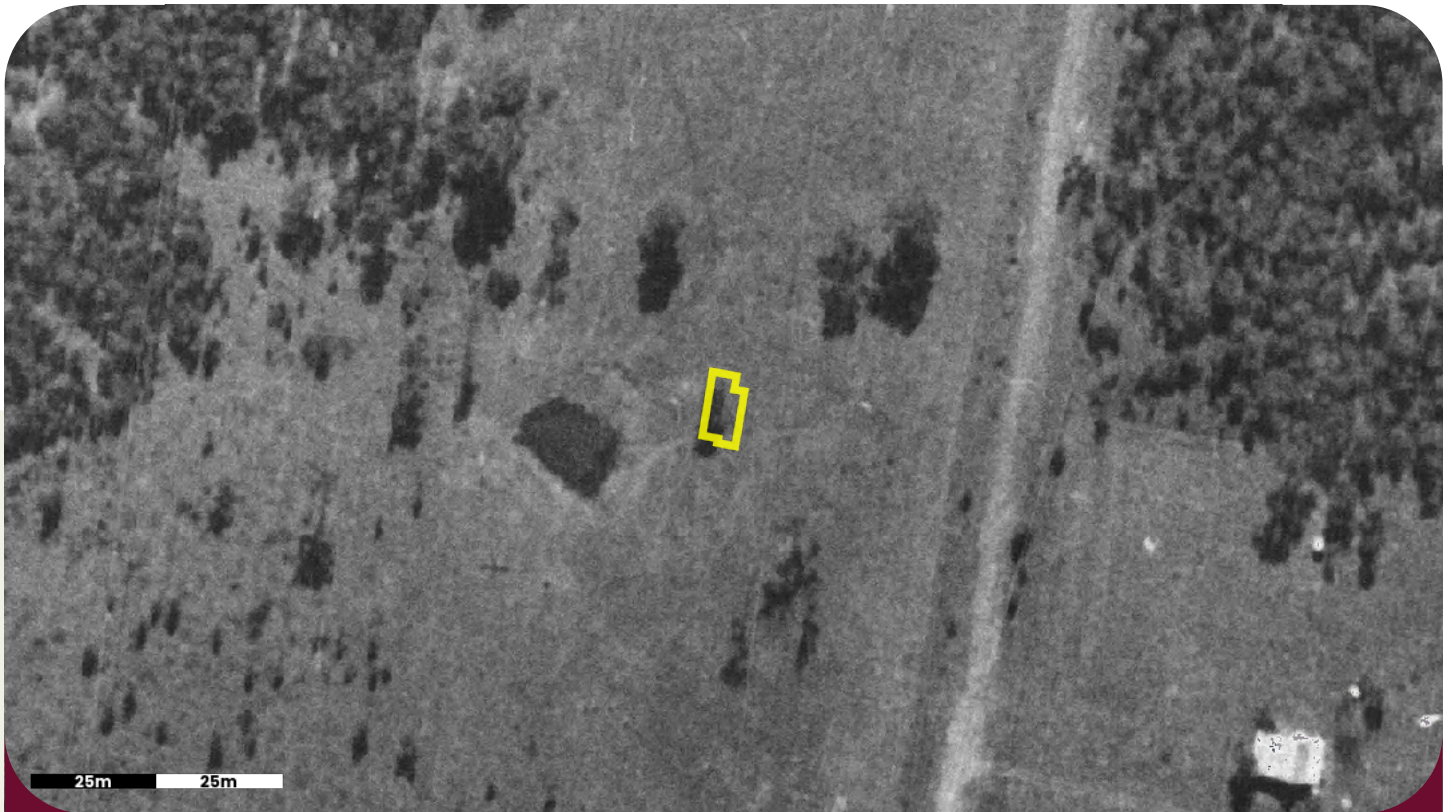
- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

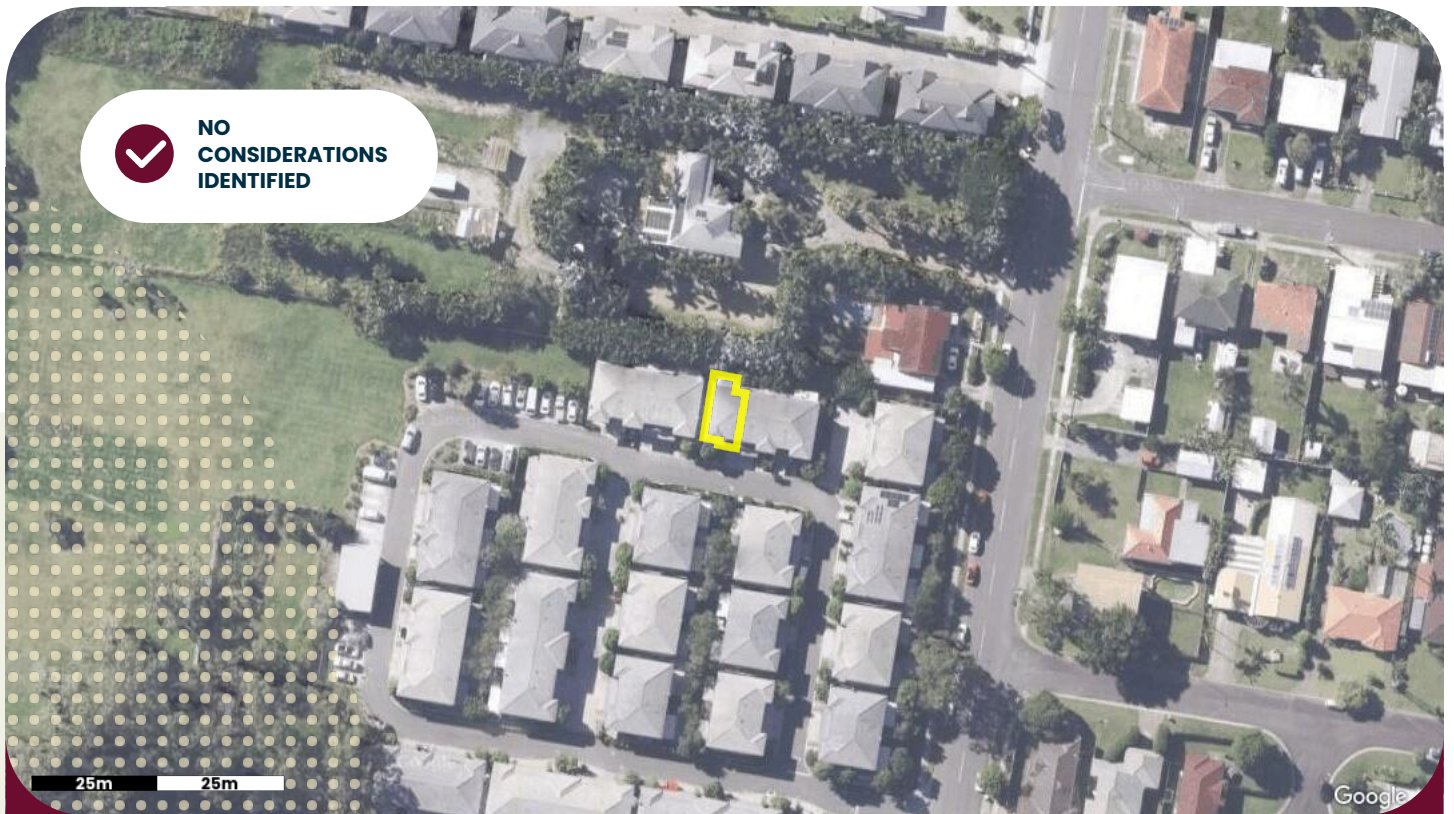
- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

-  Selected Property
-  Significant Native Vegetation - Nall
-  Significant Urban Vegetation - Nall
-  Waterway And Wetland Vegetation - Nall
-  Waterway Corridor

Bushfire Risk

Is the property in a potential bushfire area?



Sources: Queensland Fire And Emergency Services

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
-  Potential Impact Bushfire Buffer Area

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

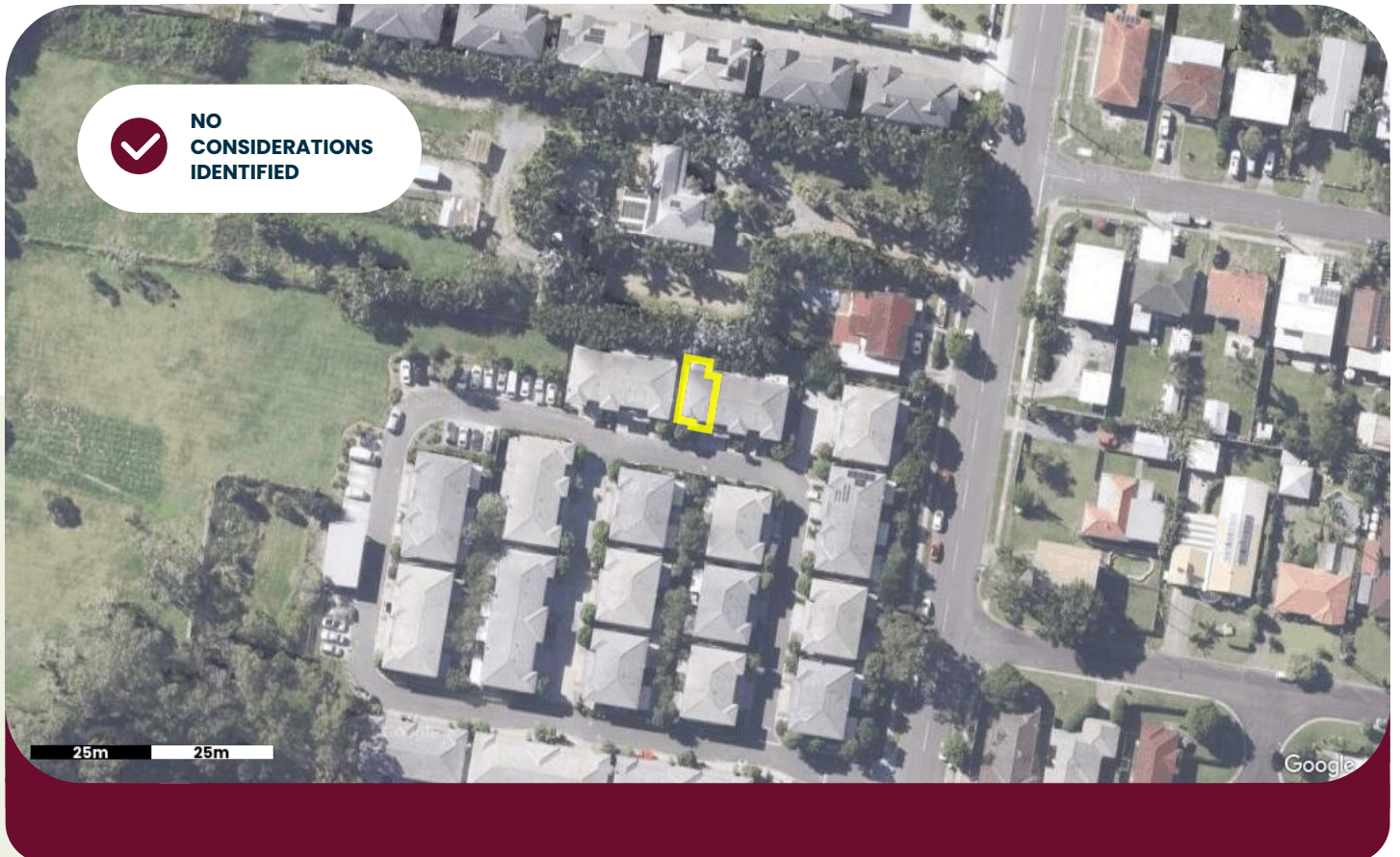
 Selected Property

Property Est. Fall: ~0m



Noise

Is the property in a potential noise area?



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

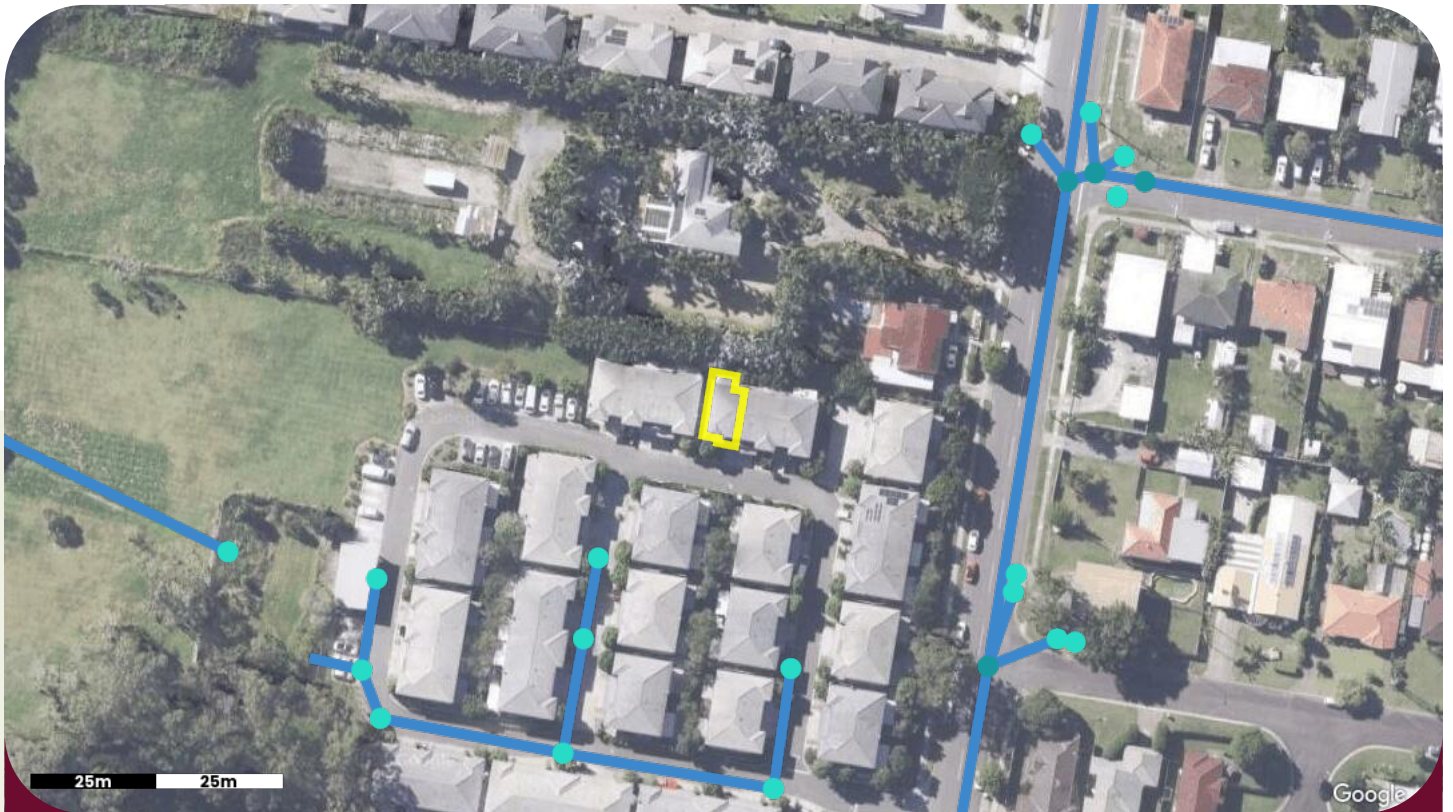
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

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 (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

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

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



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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Nbn Fixed Line

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



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

Area: ~84m², Perimeter: ~41m

LEGEND

 Selected Property

DISCLAIMER

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

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

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

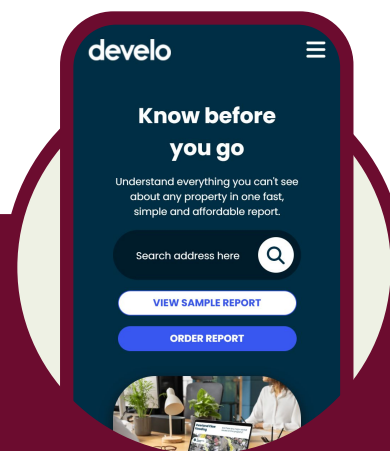
To the maximum extent permitted by law, Develo Pty Ltd disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is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

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

YOUR DIGITAL COPY



20f46f



Ordering your property report has never been easier.

develo.com.au

FOLLOW US

   @developropertyreports

develo