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SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 15 ON SP203077**

BOONDALL GLADES CTS 38749

VENDOR/S **SHARLA BLOOMFIELD**

LOTS IN A COMMUNITY TITLES SCHEME

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

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

To the Sellers knowledge,

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

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

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

To the Seller's knowledge,

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

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

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

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

At the date of this Disclosure Statement CMS **Dealing No. 711795738** 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.

KNOWN DISPUTES

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

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

MATTERS AFFECTING THE PROPERTY (Clause 7.4)

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

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

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

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

(d) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the property; Any current Applications or Orders made under the Neighbourhood Dispute (Dividing Fences and Trees) Act 2011 against the property, Disclosure is made by the Seller in the Seller's Disclosure Form 2 subheading "**Trees**".

(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) Disclosure is made by the Seller in the Seller's Disclosure Form 2 sub-heading "**Contamination and environmental protection**" as to whether there are 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*

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

AGM dated 18th September 2024

AGM dated 10th September 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
02.10.25	Safety Audit - Recommended to be updated annually
01.02.25	Fire Appliance Inspections - Recommended to be carried out 6 monthly.
02.06.20	Fire Safety Audit - Recommended to be updated annually.
09.11.21	Insurance Valuation - Recommended to be updated 5 yearly
18.09.18	Safety Audit - Recommended to be updated annually
25.10.21	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)
31.07.24	Termite Inspection - Recommended to be updated annually.

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

Balcony Inspection report dated 27th July 2023

Building Defect Register dated 17th October 2014

Dilapidation report dated 16th February 2019

Structural Engineering report dated 3rd September 2014

Annual Maintenance report dated 2nd October 2025

Roof repair report dated 18th February 2023

STATE HERITAGE REGISTER - Is the Property Heritage Listed

A search of the State Heritage Listings Register has revealed:

This property is not listed on the State Heritage Register.

SEARCH OF RECORDS - Additional notes:

Not applicable

Warning to Seller: The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. If you are aware of any matters not disclosed above, please advise Search Assist urgently so we can reinvestigate the records.

In accordance with the Terms of the Contract Clause 8.3(2) Seller's Obligations after Contract Date - Should you receive any notice, order or proceedings that affects the Property or requires work or expenditure on the property, you must give a copy of any such document to the Buyer without delay. This includes notices of any Committee Meetings or General Meetings issued by the Body Corporate Managers. Failure to provide a copy of any Notices, Orders or proceedings to the buyer will put you in breach of the Contract under this Clause.

In the event that your property has not been placed under Contract within 90 days of the date of this Implied Warranty Statement, we strongly recommend that you obtain an Updated Disclosure Statement. This can be ordered through our website.

This Report was prepared on: 8 May 2026

Order No: 9450

Sharla Bloomfield

Sharla Bloomfield

8/5/2026 | 3:28 PM AEST

*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:

www.searchassist.com.au/resources/



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006139504
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/01/2026 to 01/01/2027 at 4:00pm
The Insured	BODY CORPORATE FOR BODY CORPORATE BOONDALL GLADES CTS. 38749 COMMUNITY
TITLE SCHEME 38749	
Situation	2316 SANDGATE ROAD BOONDALL QLD 4034

Sections

Section 1 – Insured Property

Building: \$20,489,480
Common Area Contents: \$204,894
Loss of Rent & Temporary Accommodation (total payable): \$3,073,422
Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: \$3,073,422
Extended Cover - Loss of Rent & Temporary Accommodation: \$461,013
Escalation in Cost of Temporary Accommodation: \$153,671
Cost of Removal, Storage and Evacuation: \$153,671
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: \$20,000,000

Section 3 – Voluntary Workers

Death: \$300,000
Total Disablement: \$3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: \$250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Section 6 – 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



Flood Cover is excluded.

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Date Printed

23/12/2025

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 QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



Sinking Fund Forecast

Boondall Glades

2316 Sandgate Road

Boondall QLD 4034

Community Title Scheme 38749



Report details

Inspection date:	25/10/2021
Inspector:	Michael Valdivia

NEW SOUTH WALES

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

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

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



28/10/2021

The Body Corporate
Boondall Glades
2316 Sandgate Road
Boondall QLD 4034

Dear Committee Members,

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

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in the short term to cover its forecast sinking fund expenses. We recommend that the levies initially be set at the level shown in this report. Once the short-term expenses have been paid for, we recommend that this report be updated to confirm that the levies can be reduced to the level shown in this report.

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

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$211.20
Total Unit Entitlements	360
Total Sinking Fund Levy	\$76,032.00

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

Report Index	Page No.
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15 Year Cash Flow Tracking & Graph with Old Levies	4
Report Detail	Section 2
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If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

NEW SOUTH WALES

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

QUEENSLAND

9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA

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

Building Details & Report Inputs Supplied information

Building Name	Boondall Glades
Building Address	2316 Sandgate Road Boondall QLD 4034
Community Title Scheme No.	38749
Plan Type	Building Format Plan
Registered Plan Date/Year of Construction	2008
Number of Unit Entitlements	360
Number of Units	36
Estimated Sinking Fund Balance	\$2,103
Starting date of Financial Year for Report	1/07/2022
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$165.00

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	1.70%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 15	3.00%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 1 - 3	1.28%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Sinking Fund balances over \$10,000 - Years 4 - 15	2.25%
Contingency Allowance - For minor and/or unforeseen expenses	12%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the forecasts	15 years

15 Year Levy Table

Year	Year To dd/mm/yyyy	Total Contribution		Contribution per Lot Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	30/06/2023	76,032.00	6,912.00	211.20	19.20	52.80	4.80
2	30/06/2024	85,536.00	7,776.00	237.60	21.60	59.40	5.40
3	30/06/2025	88,102.08	8,009.28	244.73	22.25	61.18	5.56
4	30/06/2026	90,745.14	8,249.56	252.07	22.92	63.02	5.73
5	30/06/2027	72,596.11	6,599.65	201.66	18.33	50.42	4.58
6	30/06/2028	74,773.99	6,797.64	207.71	18.88	51.93	4.72
7	30/06/2029	77,017.20	7,001.56	213.94	19.45	53.49	4.86
8	30/06/2030	79,327.72	7,211.61	220.35	20.03	55.09	5.01
9	30/06/2031	81,707.55	7,427.96	226.97	20.63	56.74	5.16
10	30/06/2032	84,158.78	7,650.80	233.77	21.25	58.44	5.31
11	30/06/2033	86,683.54	7,880.32	240.79	21.89	60.20	5.47
12	30/06/2034	89,284.05	8,116.73	248.01	22.55	62.00	5.64
13	30/06/2035	91,962.57	8,360.23	255.45	23.22	63.86	5.81
14	30/06/2036	94,721.45	8,611.04	263.12	23.92	65.78	5.98
15	30/06/2037	97,563.09	8,869.37	271.01	24.64	67.75	6.16

15 Year Cash Flow Tracking Sheet

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

Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	30/06/2023	2,103.00	69,120.00	412.86	8,816.36	62,819.50
2	30/06/2024	62,819.50	77,760.00	1,256.18	7,120.91	134,714.77
3	30/06/2025	134,714.77	80,092.80	2,236.94	0.00	217,044.51
4	30/06/2026	217,044.51	82,495.58	2,864.48	261,964.55	40,440.02
5	30/06/2027	40,440.02	65,996.46	1,652.36	0.00	108,088.84
6	30/06/2028	108,088.84	67,976.35	3,069.67	11,294.55	167,840.31
7	30/06/2029	167,840.31	70,015.64	4,473.89	8,017.27	234,312.57
8	30/06/2030	234,312.57	72,116.11	6,072.44	969.09	311,532.03
9	30/06/2031	311,532.03	74,279.59	7,147.69	61,993.64	330,965.67
10	30/06/2032	330,965.67	76,507.98	8,294.40	1,159.09	414,608.96
11	30/06/2033	414,608.96	78,803.22	10,081.95	11,848.18	491,645.95
12	30/06/2034	491,645.95	81,167.32	11,867.50	9,570.00	575,110.77
13	30/06/2035	575,110.77	83,602.34	13,880.52	0.00	672,593.63
14	30/06/2036	672,593.63	86,110.41	9,242.05	609,781.82	158,164.27
15	30/06/2037	158,164.27	88,693.72	4,556.50	0.00	251,414.49

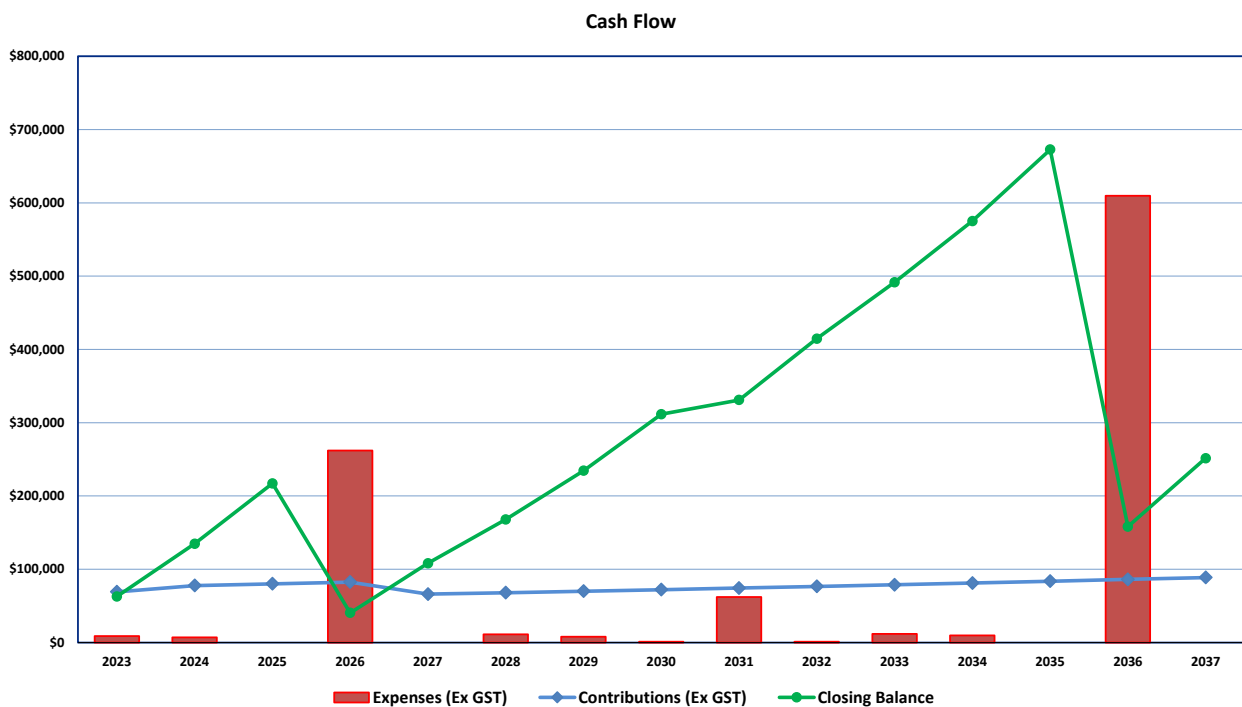
15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



What will happen if you stay with your current levy amount?

The table and graph below use the same information as on the previous page except they show the cash flow for the scheme if you do not vary your current levy amount.

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow for the entirety of the forecast. In summary:

Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	30/06/2023	2,103.00	55,620.00	326.46	8,816.36	49,233.10
2	30/06/2024	49,233.10	57,288.60	951.26	7,120.91	100,352.05
3	30/06/2025	100,352.05	59,007.26	1,662.15	0.00	161,021.46
4	30/06/2026	161,021.46	60,777.48	0.00	261,964.55	-40,165.61
5	30/06/2027	-40,165.61	62,600.80	-199.47	0.00	22,235.72
6	30/06/2028	22,235.72	64,478.82	1,098.63	11,294.55	76,518.62
7	30/06/2029	76,518.62	66,413.18	2,378.62	8,017.27	137,293.15
8	30/06/2030	137,293.15	68,405.58	3,847.76	969.09	208,577.40
9	30/06/2031	208,577.40	70,457.75	4,788.21	61,993.64	221,829.72
10	30/06/2032	221,829.72	72,571.48	5,794.56	1,159.09	299,036.67
11	30/06/2033	299,036.67	74,748.62	7,435.96	11,848.18	369,373.07
12	30/06/2034	369,373.07	76,991.08	9,069.38	9,570.00	445,863.53
13	30/06/2035	445,863.53	79,300.81	10,924.06	0.00	536,088.40
14	30/06/2036	536,088.40	81,679.83	0.00	609,781.82	7,986.41
15	30/06/2037	7,986.41	84,130.22	1,126.16	0.00	93,242.79

15 Year Cash Flow Graph

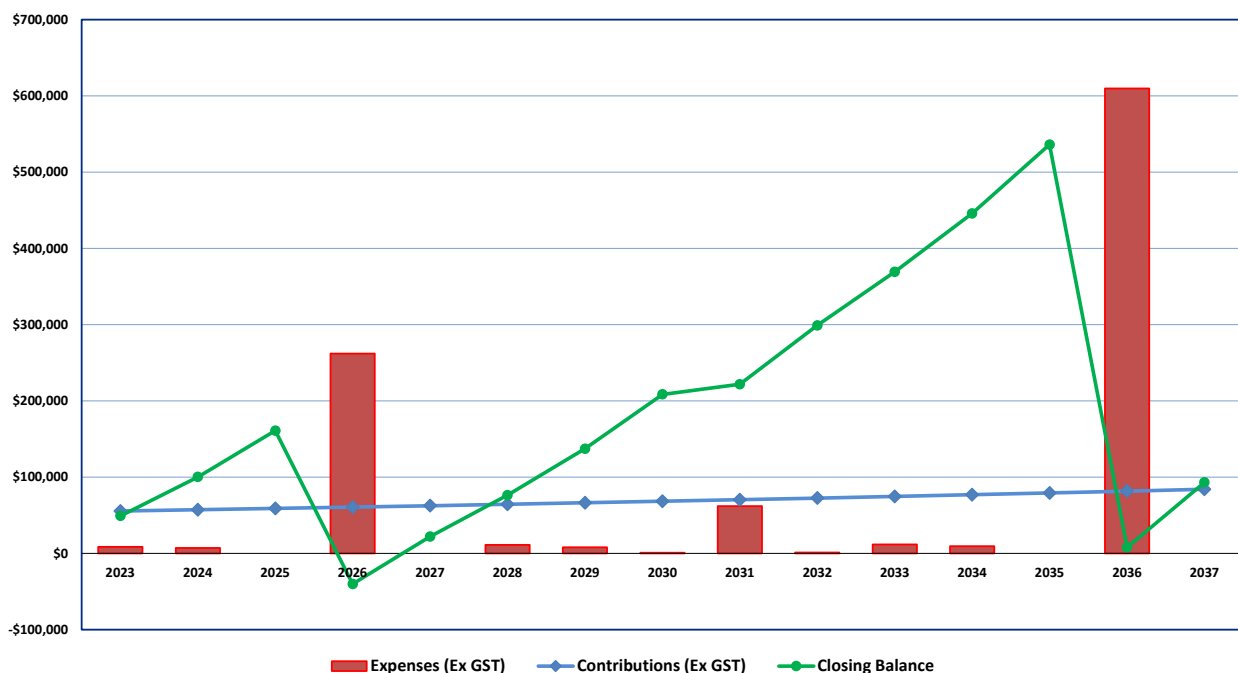
The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.

Cash Flow - Projection at Current Rate



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.

‘Year 1’ to ‘Year 15’ - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

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

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)	
1. PRELIMINARIES																	
Work at heights access and site setup	69,840	-	-	-	76,316	-	-	-	-	-	-	-	-	-	-	102,562	-
Sub Total (Incl. GST)		0	0	0	76,316	0	0	0	0	0	0	0	0	0	0	102,562	0
2. ROOFING																	
Repaint metal barge capping	4,039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,931	-
Repair metal barge capping (total: 612 lm)	374	-	-	-	409	-	-	-	-	-	-	-	-	-	-	549	-
Repaint PVC downpipes	2,981	-	-	-	3,257	-	-	-	-	-	-	-	-	-	-	4,378	-
Repair PVC downpipes (total: 432 lm)	746	-	-	-	815	-	-	-	-	-	-	-	-	-	-	1,096	-
Repaint fibre reinforced cement eaves lining	5,476	-	-	-	5,984	-	-	-	-	-	-	-	-	-	-	8,042	-
Repair fibre reinforced cement eaves lining (total: 468 lm)	1,042	-	-	-	1,139	-	-	-	-	-	-	-	-	-	-	1,530	-
Repaint metal fascia	4,352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,391	-
Repair metal fascia (total: 468 lm)	498	-	-	-	544	-	-	-	-	-	-	-	-	-	-	731	-
Repaint eaves guttering	2,176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,196	-
Repair eaves guttering (total: 234 lm)	926	-	-	-	1,012	-	-	-	-	-	-	-	-	-	-	1,360	-
Repaint metal roofing	132,422	-	-	-	-	-	-	-	-	-	-	-	-	-	-	194,466	-
Repair metal roofing (total: 4356 m2)	19,080	-	-	-	20,849	-	-	-	-	-	-	-	-	-	-	28,020	-
Replace metal roofing	207,781	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	34,009	0	0	0	0	0	0	0	0	0	0	255,690	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
3. BUILDING EXTERIOR																
Repaint metal balustrades	9,396	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,798
Repair metal balustrades (total: 216 lm)	7,600	-	-	-	8,305	-	-	-	-	-	-	-	-	-	-	11,161
Replace metal balustrades	82,080	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint fibre reinforced cement ceilings	9,719	-	-	-	10,620	-	-	-	-	-	-	-	-	-	-	14,273
Repair fibre reinforced cement ceilings (total: 668 m2)	684	-	-	-	747	-	-	-	-	-	-	-	-	-	-	1,004
Repaint timber doors	2,203	-	-	-	2,407	-	-	-	-	-	-	-	-	-	-	3,235
Replace timber doors (total: 36)	872	-	-	-	-	-	-	-	-	-	1,138	-	-	-	-	-
Repaint metal sun screens	4,473	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,569
Repair metal sun screens (total: 252 m2)	2,017	-	-	-	2,204	-	-	-	-	-	-	-	-	-	-	2,962
Replace metal sun screens	50,818	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint fibre reinforced cement walls	97,427	-	-	-	106,461	-	-	-	-	-	-	-	-	-	-	143,075
Repair fibre reinforced cement wall sheeting (total: 6696 m2)	6,840	-	-	-	7,474	-	-	-	-	-	-	-	-	-	-	10,045
Repaint metal framed windows	4,694	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,893
Repair metal framed windows (total: 288 m2)	3,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,727
Sub Total (Incl. GST)		0	0	0	138,218	0	0	0	0	0	1,138	0	0	0	218,742	0
4. EXTERNAL WALKWAYS																
Repaint metal pedestrian gates	142	-	-	-	-	-	-	-	-	-	-	-	-	-	-	209
Repair metal pedestrian gates	196	-	202	-	-	-	-	-	-	-	-	-	271	-	-	-
Replace metal pedestrian gates	1,960	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace mailboxes	2,405	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair concrete walkway surfaces (total: 112 m2)	276	276	-	-	-	-	320	-	-	-	-	371	-	-	-	-
Sub Total (Incl. GST)		276	202	0	0	0	320	0	0	0	0	371	271	0	209	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)	
5. DRIVEWAY																	
Repaint metal bollards	121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	178	-
Replace metal bollards (total: 13)	910	-	-	-	-	-	1,055	-	-	-	-	-	-	-	-	-	-
Replace metal drainage grates (total: 9)	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair bitumen driveway surfaces (total: 1481 m2)	2,100	-	-	-	2,295	-	-	-	-	2,660	-	-	-	-	-	3,084	-
Replace bitumen driveway surface seal coat	44,430	-	-	-	-	-	-	-	-	56,283	-	-	-	-	-	-	-
Repair concrete driveway surfaces (total: 969 m2)	1,380	1,380	-	-	-	-	1,600	-	-	-	-	1,855	-	-	-	-	-
Repaint highlighting	297	-	-	-	325	-	-	-	-	376	-	-	-	-	-	436	-
Repaint line marking	1,238	-	-	-	1,353	-	-	-	-	1,568	-	-	-	-	-	1,818	-
Repaint sectional overhead doors - standard	2,839	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,169	-
Replace sectional overhead doors - standard	66,785	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint sectional overhead doors - double	3,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,595	-
Replace sectional overhead doors - double	71,230	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		1,380	0	0	3,973	0	2,655	0	0	60,887	0	1,855	0	0	15,280	0	
6. FENCING AND WALLS																	
Repair timber paling fences (total: 699 lm)	6,580	6,580	-	-	-	-	7,628	-	-	-	-	8,843	-	-	-	-	-
Replace timber paling fences	65,706	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair timber paling fences (50% shared cost) (total: 94 lm)	423	423	-	-	-	-	490	-	-	-	-	568	-	-	-	-	-
Replace timber paling fences (50% shared cost)	4,418	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair noise barriers (total: 214 m2)	6,594	-	6,792	-	-	-	-	7,874	-	-	-	-	9,128	-	-	-	-
Repair concrete retaining walls (total: 16 m2)	774	-	-	-	-	-	-	-	952	-	-	-	-	-	-	-	-
Replace concrete retaining walls	6,192	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		7,003	6,792	0	0	0	8,118	7,874	952	0	0	9,411	9,128	0	0	0	0
7. ELECTRICAL																	
Replace electrical switchboards	17,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace security surveillance cameras	2,130	-	-	-	2,328	-	-	-	-	-	-	-	-	-	-	3,128	-
Replace digital video recorder - DVR (up to 4 channel)	1,140	-	-	-	1,246	-	-	-	-	-	-	-	-	-	-	1,674	-
Replace security surveillance monitors	1,095	-	-	-	1,197	-	-	-	-	-	-	-	-	-	-	1,608	-
Sub Total (Incl. GST)		0	0	0	4,771	0	0	0	0	0	0	0	0	0	0	6,410	0

Expenditure Item	Current Cost	Year 1 (2023)	Year 2 (2024)	Year 3 (2025)	Year 4 (2026)	Year 5 (2027)	Year 6 (2028)	Year 7 (2029)	Year 8 (2030)	Year 9 (2031)	Year 10 (2032)	Year 11 (2033)	Year 12 (2034)	Year 13 (2035)	Year 14 (2036)	Year 15 (2037)
8. FIRE																
Replace fire hydrants	7,470	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total (Incl. GST)		8,659	6,994	0	257,287	0	11,093	7,874	952	60,887	1,138	11,637	9,399	0	598,893	0
Contingency Allowance (Incl. GST)		1,039	839	0	30,874	0	1,331	945	114	7,306	137	1,396	1,128	0	71,867	0
Grand Total Expenses (Incl. Contingency Allowance and GST)		9,698	7,833	0	288,161	0	12,424	8,819	1,066	68,193	1,275	13,033	10,527	0	670,760	0



Building Data List from the Property Inspection for Boondall Glades

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

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the quantity of that item in scope

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

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

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

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

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

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


Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. PRELIMINARIES							
Work at heights access and site setup	6984	m2	10.00	69,840.00	4	10	Access
2. ROOFING							
Repaint metal barge capping	612	lm	6.60	4,039.00	14	10	Ongoing painting program
Repair metal barge capping (total: 612 lm)	15	lm	24.90	374.00	4	10	Repair as required
Repaint PVC downpipes	432	lm	6.90	2,981.00	4	10	Ongoing painting program
Repair PVC downpipes (total: 432 lm)	20	lm	37.30	746.00	4	10	Repair as required
Repaint fibre reinforced cement eaves lining	468	lm	11.70	5,476.00	4	10	Ongoing painting program
Repair fibre reinforced cement eaves lining (total: 468 lm)	20	lm	52.10	1,042.00	4	10	Repair as required
Repaint metal fascia	468	lm	9.30	4,352.00	14	10	Ongoing painting program
Repair metal fascia (total: 468 lm)	20	lm	24.90	498.00	4	10	Repair as required
Repaint eaves guttering	234	lm	9.30	2,176.00	14	10	Ongoing painting program
Repair eaves guttering (total: 234 lm)	20	lm	46.30	926.00	4	10	Repair as required
Repaint metal roofing	4356	m2	30.40	132,422.00	14	10	Ongoing painting program
Repair metal roofing (total: 4356 m2)	400	m2	47.70	19,080.00	4	10	Repair as required
Replace metal roofing	4356	m2	47.70	207,781.00	54	60	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
3. BUILDING EXTERIOR							
Repaint metal balustrades	216	lm	43.50	9,396.00	14	10	Ongoing painting program
Repair metal balustrades (total: 216 lm)	20	lm	380.00	7,600.00	4	10	Repair as required
Replace metal balustrades	216	lm	380.00	82,080.00	34	40	Replace as required
Repaint fibre reinforced cement ceilings	668	m2	14.55	9,719.00	4	10	Ongoing painting program
Repair fibre reinforced cement ceilings (total: 668 m2)	15	m2	45.60	684.00	4	10	Repair as required
Repaint timber doors	36	ea.	61.20	2,203.00	4	10	Ongoing painting program
Replace timber doors (total: 36)	4	ea.	218.00	872.00	10	20	Replace as required
Repaint metal sun screens	252	m2	17.75	4,473.00	14	10	Ongoing painting program
Repair metal sun screens (total: 252 m2)	10	m2	201.66	2,017.00	4	10	Repair as required
Replace metal sun screens	252	m2	201.66	50,818.00	34	40	Replace as required
Repaint fibre reinforced cement walls	6696	m2	14.55	97,427.00	4	10	Ongoing painting program
Repair fibre reinforced cement wall sheeting (total: 6696 m2)	150	m2	45.60	6,840.00	4	10	Repair as required
Repaint metal framed windows	288	m2	16.30	4,694.00	14	10	Ongoing painting program
Repair metal framed windows (total: 288 m2)	15	m2	260.00	3,900.00	14	20	Repair as required
4. EXTERNAL WALKWAYS							
Repaint metal pedestrian gates	8	lm	17.75	142.00	14	10	Ongoing painting program
Repair metal pedestrian gates	2	ea.	98.00	196.00	2	10	Repair as required
Replace metal pedestrian gates	2	ea.	980.00	1,960.00	32	40	Replace as required
Replace mailboxes	37	ea.	65.00	2,405.00	18	30	Replace as required
Repair concrete walkway surfaces (total: 112 m2)	5	m2	55.20	276.00	1	5	Repair as required
5. DRIVEWAY							
Repaint metal bollards	13	ea.	9.30	121.00	14	10	Ongoing painting program
Replace metal bollards (total: 13)	2	ea.	455.00	910.00	6	10	Replace as required
Replace metal drainage grates (total: 9)	2	ea.	250.00	500.00	16	30	Replace as required
Repair bitumen driveway surfaces (total: 1481 m2)	70	m2	30.00	2,100.00	4	5	Repair as required
Replace bitumen driveway surface seal coat	1481	m2	30.00	44,430.00	9	20	Replace as required
Repair concrete driveway surfaces (total: 969 m2)	25	m2	55.20	1,380.00	1	5	Repair as required
Repaint highlighting	18	lm	16.50	297.00	4	5	Ongoing painting program
Repaint line marking	75	lm	16.50	1,238.00	4	5	Ongoing painting program
Repaint sectional overhead doors - standard	19	ea.	149.40	2,839.00	14	10	Ongoing painting program
Replace sectional overhead doors - standard	19	ea.	3,515.00	66,785.00	32	40	Replace as required
Repaint sectional overhead doors - double	17	ea.	224.10	3,810.00	14	10	Ongoing painting program
Replace sectional overhead doors - double	17	ea.	4,190.00	71,230.00	32	40	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
6. FENCING AND WALLS							
Repair timber paling fences (total: 699 lm)	70	lm	94.00	6,580.00	1	5	Repair as required
Replace timber paling fences	699	lm	94.00	65,706.00	16	40	Replace as required
Repair timber paling fences (50% shared cost) (total: 94 lm)	9	lm	47.00	423.00	1	5	Repair as required
Replace timber paling fences (50% shared cost)	94	lm	47.00	4,418.00	26	40	Replace as required
Repair noise barriers (total: 214 m2)	21	m2	314.00	6,594.00	2	5	Repair as required
Repair concrete retaining walls (total: 16 m2)	2	m2	387.00	774.00	8	10	Repair as required
Replace concrete retaining walls	16	m2	387.00	6,192.00	48	60	Replace as required
7. ELECTRICAL							
Replace electrical switchboards	36	Per unit	475.00	17,100.00	27	40	Replace as required
Replace security surveillance cameras	3	ea.	710.00	2,130.00	4	10	Replace as required
Replace digital video recorder - DVR (up to 4 channel)	1	ea.	1,140.00	1,140.00	4	10	Replace as required
Replace security surveillance monitors	1	ea.	1,095.00	1,095.00	4	10	Replace as required
8. FIRE							
Replace fire hydrants	6	ea.	1,245.00	7,470.00	17	30	Replace as required

Building Photo Section

Item Group	Photo
Roofing	 <p>25/10/2021</p>
Building Exterior	 <p>25/10/2021</p>  <p>25/10/2021</p>

Item Group	Photo
External Walkways	 <p>The 'Photo' column contains four photographs documenting external walkways and utility infrastructure. The top photo shows a concrete walkway next to a wooden fence with a '10' speed limit sign and a row of mailboxes. The second photo shows a similar walkway with a red 'EMERGENCY INFORMATION' sign and a green trash bin. The third photo shows a long, narrow concrete walkway flanked by hedges, with two utility covers. The bottom photo shows a concrete walkway next to a wall with a utility cover and a plant. Each photo has a date stamp '25/10/2021' in the bottom right corner.</p>

Item Group	Photo
Driveway	 <p>The first photograph shows a long, straight asphalt driveway between two rows of modern, light-colored residential buildings. A circular manhole cover is visible in the foreground. The date '25/10/2021' is printed in the bottom right corner.</p> <p>The second photograph shows a concrete driveway area with a small lawn and some shrubs in front of a residential building. The date '25/10/2021' is printed in the bottom right corner.</p> <p>The third photograph shows a concrete driveway area next to a residential building with a white garage door. There are some plants and a trash bin nearby. The date '25/10/2021' is printed in the bottom right corner.</p>

Item Group	Photo
Fencing And Walls	 <p>The 'Photo' column contains four images, each with a date stamp '25/10/2021' in the bottom right corner. The first image shows a narrow concrete path flanked by a weathered wooden fence on the left and a taller, greyish-green wall on the right, leading to a black metal gate. The second image is a close-up of the wooden fence's base, showing a concrete footing and a layer of dry leaves. The third image shows a long, straight section of the weathered wooden fence with trees in the background. The fourth image shows the fence bordering a green lawn, with a large tree and a building visible in the background.</p>

Item Group	Photo
Electrical	 <p>The first photograph shows a modern, two-story house with a carport. A silver car is parked in the carport. A green utility pole stands in the foreground. The date '25/10/2021' is visible in the bottom right corner.</p> <p>The second photograph shows a wooden fence with a white electrical meter mounted on a post. A green lawn and trees are in the background. The date '25/10/2021' is visible in the bottom right corner.</p> <p>The third photograph is a close-up of the white electrical meter mounted on a wooden post, next to a green hedge. The date '25/10/2021' is visible in the bottom right corner.</p>
Fire	 <p>The photograph shows a red fire hydrant with a red valve handle, situated on a grassy area next to a green utility pole. A white garage door is visible in the background. The date '25/10/2021' is visible in the bottom right corner.</p>

Inspector's Report for Boondall Glades

1. **INFLATION** - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which frequently become necessary as the property ages, but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **TREES** - Trees should be kept below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways and walkways to prevent structural damage. Removal of trees may be required in some cases.
4. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
5. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
6. **PAINTED METAL** - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
7. **POWDER COAT REPAINT** - Powder coated surfaces have a lengthy maintenance-free period when new. After this period, these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will require special preparation for repainting.
8. **POWDER COAT WARRANTY** - Powder coated surfaces may be subject to a manufacturer's warranty. Therefore, the manufacturer's cleaning and maintenance recommendations should be followed.
9. **ELEVATING WORKING PLATFORMS** - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
10. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
11. **METAL ROOFS** - Metal roofs may have a service life of 60 years or more with proper care and maintenance.

Report Notes

Sinking Fund Forecast (QLD)

This forecast satisfies the current requirements of Section 323D of the Body Corporate and Community Management Act 1997 and Section 139 of the Body Corporate and Community Management (Standard Module) Regulation 2008. The Regulation states:-

323 Sinking Fund Budgets

- (1) *For the current financial year, the body corporate for a community titles scheme may, by ordinary resolution, adopt a sinking fund budget –*
 - (a) *If the budget allows for raising a reasonable capital amount to provide for necessary and reasonable spending from the sinking fund for the financial year; and*
 - (b) *Even if the budget does not include the anticipated major expenditure amount or part of the amount.*
- (2) *The body corporate for a community titles scheme may, by ordinary resolution, adjust the sinking fund budget for the current financial year to remove or reduce the anticipated major expenditure amount, or part of the amount, included in the budget.*
- (3) *If a body corporate adjusts a sinking fund budget under subsection (2) –*
 - (a) *The body corporate must refund to an owner of a lot the proportion of a contribution or contribution instalment paid by the owner that is not required for the budget because the anticipated major expenditure amount is removed or reduced; and*
 - (b) *An owner of a lot entitled to a refund under paragraph (a) is not required to make a written request or provide evidence of payment for the refund to be made.*

139 Budgets

- (1) *The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -*
 - (a) *the administrative fund budget*
 - (b) *the sinking fund budget*
- (3) *The sinking fund budget must-*
 - (a) *allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenses over at least the next nine years after the financial year, having regard to-*
 - (i) *anticipated expenditure of a capital or non-recurrent nature; and*
 - (ii) *the periodic replacement of items of a major capital nature; and*
 - (iii) *other expenditure that should reasonably be met from capital, and*
 - (b) *fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph(a).*

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

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

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

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

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

Safety - The inspection does not cover safety issues.

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

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

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

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

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

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

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

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

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

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



A.B.N 70010452212

P: (07)33660600

E: reception@adbodycorporate.com.au

26 Brookes Street, Bowen Hills, QLD, 4006

MINUTES OF THE ANNUAL GENERAL MEETING BOONDALL GLADES CTS 38749

DATE & TIME Wednesday, 18 September 2024 at 12:00 PM

LOCATION Online Meeting, via StrataVote Anywhere, QLD, 4000

ATTENDANCE

In Attendance

Luke Davy	Lot 10	Electronic vote
Raul Diaz	Lot 12	Electronic vote
Sharla Bloomfield	Lot 15	Electronic vote
Mitchell Everlyn	Lot 16	Electronic vote
Peter Ring	Lot 17	Electronic vote
Robert Klanke	Lot 19	Electronic vote
Paul Devlin	Lot 21	Owner present (pre-voted)
Sarah Plumley	Lot 23	Paper vote
Raul Ovelar	Lot 28	Electronic vote
Andrew Collcutt	Lot 29	Electronic vote
Michael Schulz	Lot 30	Electronic vote
Ryley & Venetia Reynolds	Lot 31	Electronic vote
Jeremy Robinson	Lot 32	Electronic vote
Chiah Min Lim	Lot 34	Owner present (pre-voted)
Dermot Prior	Lot 36	Electronic vote

Apologies

Raul Ovelar (Lot 28)

Chairperson

In the absence of the Chairperson, Rose Jocumsen (AD Body Corporate) chaired the meeting.

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

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the minutes of the last General Meeting of the Body Corporate, held on 20th of September 2023, as previously circulated, be confirmed.

Yes: 15

No: 0

Abs: 0

Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Audited Annual Financial Statements for the financial year ending 30th of June 2024 as attached to the agenda be accepted.

Yes: 14 No: 0 Abs: 1 Inv: 0

3. NO AUDIT - SPECIAL RESOLUTION

Motion DEFEATED.

Lost that the Body Corporate's Statement of Accounts for the financial year ending 30th of June 2025 **NOT** be audited.

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

Yes: 7 No: 5 Abs: 3 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants to audit the Body Corporate Statement of accounts for the financial year ending 30th of June 2025, at a cost of \$775.50 including GST (31-40 lots).

Yes: 10 No: 1 Abs: 4 Inv: 0

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the administrative fund budget for the financial year ending 30th of June 2025, which totals \$156,600.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$435.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Jul 2024	31 Oct 2024	01 Jul 2024	\$55,800.00	\$155.00
To be Issued	01 Nov 2024	28 Feb 2025	01 Nov 2024	\$50,400.00	\$140.00
To be Issued	01 Mar 2025	30 Jun 2025	01 Mar 2025	\$50,400.00	\$140.00
Total				\$156,600.00	\$435.00

Discount (if applicable): 20%

Total Contribution Entitlements: **360**

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

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
To be Issued	01 Jul 2025	31 Oct 2025	01 Jul 2025	\$52,200.00	\$145.00
Total				\$52,200.00	\$145.00

Yes: 13 No: 0 Abs: 2 Inv: 0

6. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the sinking fund budget for the financial year ending 30th of June 2025, which totals \$70,200.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$195.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Jul 2024	31 Oct 2024	01 Jul 2024	\$23,400.00	\$65.00
To be Issued	01 Nov 2024	28 Feb 2025	01 Nov 2024	\$23,400.00	\$65.00
To be Issued	01 Mar 2025	30 Jun 2025	01 Mar 2025	\$23,400.00	\$65.00
Total				\$70,200.00	\$195.00

Discount (if applicable): 20%

Total lot entitlements – **360**

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

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
To be Issued	01 Jul 2025	31 Oct 2025	01 Jul 2025	\$23,400.00	\$65.00
Total				\$23,400.00	\$65.00

Yes: 12 No: 0 Abs: 3 Inv: 0

7. INSURANCE - ORDINARY RESOLUTION

Motion CARRIED.

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

Last Insurance Valuation Report- 9.11.2021

Last Sinking Fund Forecast- 25.11.2021

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006049553	CHU Underwriting Agencies	01 Jan 2025	BUILDING	\$16,619,085.00
			PUBLIC LIABILITY	\$10,000,000.00
			COMMON CONTENTS	\$166,191.00
			OFFICE BEARERS	\$1,000,000.00
			LOT OWNER'S FIXTURES	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$2,492,863.00
			GOV'T. AUDIT COSTS	\$25,000.00
			APPEAL EXPENSES	\$100,000.00
			BUILDING CATASTROPHE	\$2,492,863.00
			LEGAL EXPENSES	\$50,000.00
TOTAL PREMIUM: \$30,681.33				

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

Yes: 14 No: 0 Abs: 1 Inv: 0

8. ANNUAL REPORTING PACKAGE 3 - SAFETY / MAINTENANCE - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Body Corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to prepare the relevant reports incorporated in Package 3, being an Annual Safety Assessment and an Annual Maintenance Report for the discounted price of \$1,470.00 including GST (being a 5% discount).

Yes: 14 No: 0 Abs: 1 Inv: 0

9. RATIFY QUOTE FOR PEST CONTROL / TERMITE INSPECTION- INTERNAL UNITS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate ratifies the quote from Bluechip Termite and Pest Control, to carry out pest control and termite inspection to internal units with funds to be met from the administration fund, at a cost of \$3,240.00 (Inc GST).

Yes: 14 No: 1 Abs: 0 Inv: 0

10. RATIFY QUOTE FOR PEST CONTROL / TERMITE INSPECTION- COMMON AREAS - ORDINARY RESOLUTION
Motion CARRIED.

Resolved that the body corporate ratifies the quote from Bluechip Termite & Pest Control to carry out pest control and termite inspection to common property with funds to be met from the administration fund at a cost of \$525.00 (Inc GST).

Yes: 14 No: 1 Abs: 0 Inv: 0

11. RATIFY INVOICE - RECLEAN EXTERIOR PROPERTY WASHING #13320 - ORDINARY RESOLUTION
Motion CARRIED.

THAT the Body Corporate approves to ratify invoice from Reclean Exterior Property Washing for Unit Block Washing (8 separate buildings) at the cost of \$4,496.00 (Inc GST), paid from the sinking fund.

Yes: 14 No: 1 Abs: 0 Inv: 0

12. RATIFY INVOICE- RECLEAN EXTERIOR PROPERTY WASHING # 13318 - ORDINARY RESOLUTION
Motion CARRIED.

THAT the Body Corporate approves to ratify quotation and invoice from Reclean Exterior Property Washing for Unit Block Washing (12 separate buildings) at the cost of \$6,580.20 (Inc GST) paid from the sinking fund.

Yes: 14 No: 1 Abs: 0 Inv: 0

13. ROOF REPAIRS - UNITS 13, 16, 35 - ORDINARY RESOLUTION

Motion CARRIED.

That the body corporate ratifies a quote totalling \$5,170.00 Inc. GST received from Stella Roofing for repairs at units 13, 16 & 35 as per scope of outlined works. The cost of the completed works will be charged to the Sinking Fund upon approval by the body corporate committee.

Yes: 13 No: 0 Abs: 2 Inv: 0

ELECTION OF COMMITTEE

Election of Chairperson

Raul Ovelar has been elected unopposed as Chairperson.

Election of Secretary

Jeremy Robinson has been elected unopposed as Secretary.

Election of Treasurer

Mitchell Everlyn has been elected unopposed as Treasurer.

Election of Ordinary Member

Luke Anthony Davy, Paul Bernard Devlin, Cory Frankin have been elected to the committee.

There being no further business, the Chairperson closed the meeting at 12:30 PM.

Body Corporate for BOONDALL GLADES CTS 38749

The Secretary

26 Brookes Street, Bowen Hills, QLD, 4006



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E: reception@adbodycorporate.com.au

26 Brookes Street, Bowen Hills, QLD, 4006

MINUTES OF THE ANNUAL GENERAL MEETING

BOONDALL GLADES CTS 38749

DATE & TIME Wednesday, 10 September 2025 at 12:00 PM

LOCATION Online Meeting, via StrataVote Anywhere, QLD, 4000

ATTENDANCE

In Attendance

Arina Powell	Lot 3	Electronic vote
Juanita Mary Hunt	Lot 4	Electronic vote
Trent Millar	Lot 7	Electronic vote
David James Holden	Lot 8	Electronic vote
Luke Davy	Lot 10	Electronic vote
Jacobus Van Hoof	Lot 11	Electronic vote
Trent Broadhurst	Lot 12	Owner present
Rowan Klingberg	Lot 13	Electronic vote
Tasneem Akbar	Lot 14	Electronic vote
Sharla Bloomfield.	Lot 15	Electronic vote
Mitchell Everlyn	Lot 16	Electronic vote
Gay Ring	Lot 17	Electronic vote
Michael Baird	Lot 18	Electronic vote
Paul Devlin	Lot 21	Electronic vote
Michelle Sander	Lot 22	Owner present (pre-voted)
Julie Baird	Lot 24	Electronic vote
Bronwyn Dawson	Lot 26	Electronic vote
Raul Ovelar	Lot 28	Owner present
Andrew Collcutt	Lot 29	Electronic vote
Michael Schulz	Lot 30	Electronic vote
Stacey Croft	Lot 31	Electronic vote
Jeremy Robinson	Lot 32	Electronic vote
Aidan Gascoigne	Lot 33	Electronic vote
Chiah Min Lim	Lot 34	Owner present (pre-voted)
Dermot Prior	Lot 36	Electronic vote

Also, In Attendance

Rose Jocumsen from AD Body Corporate Management Pty Ltd
Martin Walsh (Returning Officer)

Apologies

Jeremy Robinson

Chairperson

Raul Ovelar

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

1. CONFIRMATION OF MINUTES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the minutes of the last General Meeting of the Body Corporate, held on 18th of September 2024, as previously circulated, be confirmed.

Yes: 22 No: 0 Abs: 3 Inv: 0

2. FINANCIAL STATEMENTS - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Non-Audited Annual Financial Statements for the financial year ending 30th of June 2025 as attached to the agenda be accepted.

Yes: 22 No: 0 Abs: 3 Inv: 0

3. NO AUDIT - SPECIAL RESOLUTION

Motion DEFEATED.

Motion defeated that the Body Corporate's Statement of Accounts for the financial year ending 30th of June 2026 **NOT** be audited.

Note:

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

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

Yes: 14 No: 9 Abs: 2 Inv: 0

4. APPOINTMENT OF AN AUDITOR - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that on defeat of the previous motion, the Body Corporate appoint Ryan Harvie McEnery Chartered Accountants, or another suitably qualified auditor, to audit the Body Corporate Statement of accounts for the financial year ending 30th of June 2026, at a cost of \$844.00 including GST (31-40 lots).

Yes: 15 No: 5 Abs: 5 Inv: 0

5. ADMINISTRATION FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the administrative fund budget for the financial year ending 30th of June 2026, which totals \$156,600.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$435.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Jul 2025	31 Oct 2025	01 Jul 2025	\$52,200.00	\$145.00
To be Issued	01 Nov 2025	28 Feb 2026	01 Nov 2025	\$52,200.00	\$145.00
To be Issued	01 Mar 2026	30 Jun 2026	01 Mar 2026	\$52,200.00	\$145.00
Total				\$156,600.00	\$435.00

Discount (if applicable) - 20%

Total Contribution Entitlements - **360**

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

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
To be Issued	01 Jul 2026	31 Oct 2026	01 Jul 2026	\$52,200.00	\$145.00
Total				\$52,200.00	\$145.00

Yes: 21 No: 3 Abs: 1 Inv: 0

6. SINKING FUND BUDGET AND LEVIES - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the sinking fund budget for the financial year ending 30th of June 2026, which totals \$77,400.00 (excluding GST, if applicable), be adopted with each entitlement attracting a levy of \$215.00 per lot entitlement, to be levied as follows:

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Jul 2025	31 Oct 2025	01 Jul 2025	\$23,400.00	\$65.00
To be Issued	01 Nov 2025	28 Feb 2026	01 Nov 2025	\$27,000.00	\$75.00
To be Issued	01 Mar 2026	30 Jun 2026	01 Mar 2026	\$27,000.00	\$75.00
Total				\$77,400.00	\$215.00

Discount (if applicable) - 20%

Total Contribution Entitlements – **360**

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

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
To be Issued	01 Jul 2026	31 Oct 2026	01 Jul 2026	\$27,000.00	\$75.00
Total				\$27,000.00	\$75.00

Last Sinking Fund Forecast Report- 25.10.2021

Yes: 21 No: 3 Abs: 1 Inv: 0

7. SPECIAL SINKING FUND LEVY - ORDINARY RESOLUTION

Motion CARRIED.

THAT the body corporate approves a Special Sinking Fund Levy in the amount of \$17,280.00 for the purposes of raising funds for Strata Loan principal repayments and that the contributions are hereby determined at a rate of \$48.00 per lot entitlement to be issued by instalments as follows:

Levy Period	Amount Per Lot Entitlement	Due Date
01/10/2025- 31/10/2025	\$24.00	01/10/2025
01/11/2025- 30/11/2025	\$24.00	01/11/2025

Yes: 20 No: 4 Abs: 1 Inv: 0

8. INSURANCE - ORDINARY RESOLUTION

Motion CARRIED.

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

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HU0006139504	CHU Underwriting Agencies	01 Jul 2026	BUILDING	\$17,450,039.00
			PUBLIC LIABILITY	\$20,000,000.00
			COMMON CONTENTS	Insured
			OFFICE BEARERS	\$1,000,000.00
			LOT OWNER'S FIXTURES	\$250,000.00
			VOLUNTARY WORKERS	\$200,000.00 / \$2,000.00
			FIDELITY GUARANTEE	\$100,000.00
			LOSS OF RENT	\$2,617,505.00
			RENT/TEMP ACC EXT	\$392,625.00
			ESC COST TEMP ACC	\$130,875.00
			STORAGE & EVAC	\$130,875.00
			GOV'T. AUDIT COSTS	\$25,000.00
			APPEAL EXPENSES	\$100,000.00
			BUILDING CATASTROPHE	\$2,617,505.00
LEGAL EXPENSES	\$50,000.00			
TOTAL PREMIUM: \$15,408.29				

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

Yes: 25 No: 0 Abs: 0 Inv: 0

9. Variation of agreements - ordinary resolution without the use of proxies - secret ballot - BY SECRET BALLOT - ORDINARY RESOLUTION WITHOUT USE OF PROXIES

Motion CARRIED.

THAT the body corporate resolve, by ordinary resolution, secret ballot, without the use of proxies and acknowledging the circulation with this motion of the BCCM Form 20, to amend the caretaking agreement and letting agreement both dated 31 July 2008 between the body corporate and R & P Management Services Pty Ltd as trustee for The Busbridge Family Trust No.2 (now held by Right Property Solutions Pty Ltd ACN 621 829 383 as trustee for D'One Family Trust) by inserting an option to extend or renew the caretaking agreement and the letting agreement or the term of them for a further period of 5 years from 31 July 2043 to 30 July 2048

AND THAT the body corporate enter into a deed of variation of such caretaking and letting agreements on substantially the same terms and conditions as those in the deed of variation circulated with this motion and that any two members of the body corporate committee execute the said deed of variation on behalf of the body corporate.

A BCCM form 20 is attached to this motion as required by the Body Corporate and Community Management Act 1997.

Yes: 17 No: 6 Abs: 0 Inv: 0

10. INSURANCE VALUATION - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the body corporate approves Arcadia Building Reports Pty Ltd ("Arcadia") to carry out an independent valuation at a cost of \$1,218.00 stating the full replacement value of the scheme with costs to be met from the administrative fund; and further that upon receipt of the valuation, the body corporate approve any endorsement recommendations to ensure the body corporate is adequately insured.

Yes: 23 No: 1 Abs: 1 Inv: 0

11. GUTTER CLEANING - ORDINARY RESOLUTION

Motion CARRIED.

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

Building Manager to source 2 x quotes for committee's approval.

Yes: 25 No: 0 Abs: 0 Inv: 0

12. PEST CONTROL / TERMITE INSPECTION - ORDINARY RESOLUTION

Motion CARRIED.

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

Building Manager to obtain quotations for committee approval.

Yes: 23 No: 1 Abs: 1 Inv: 0

13. ANNUAL REPORTING PACKAGE 3 - SAFETY / MAINTENANCE - ORDINARY RESOLUTION

Motion CARRIED.

Resolved that the Body Corporate engage Arcadia Building Reports Pty Ltd ("Arcadia") to prepare the relevant reports incorporated in Package 3, being an Annual Safety Assessment and an Annual Maintenance Report for the discounted price of \$1,080.00 including GST (being a 5% discount).

Yes: 23 No: 1 Abs: 1 Inv: 0

ELECTION OF COMMITTEE

Election of Chairperson

Raul Ovelar has been elected unopposed as Chairperson.

Election of Secretary

Jeremy Robinson has been elected unopposed as Secretary.

Election of Treasurer

Mitchell Everlyn has been elected unopposed as Treasurer.

Election of Ordinary Member

Trent Broadhurst, Paul Devlin, Michelle Sander have been elected to the committee.

There being no further business, the Chairperson closed the meeting at 12:20 PM.

Body Corporate for BOONDALL GLADES CTS 38749

The Secretary

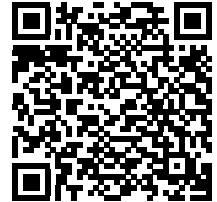
26 Brookes Street, Bowen Hills, QLD, 4006

Property Fact Pack

63 Sean Street
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	CONSIDERATIONS IDENTIFIED
	Flood Risk	CONSIDERATIONS IDENTIFIED
	Character	NO CONSIDERATIONS IDENTIFIED
	Vegetation	CONSIDERATIONS IDENTIFIED
	Environment	CONSIDERATIONS IDENTIFIED
	Bushfire Risk	NO CONSIDERATIONS IDENTIFIED
	Noise	CONSIDERATIONS IDENTIFIED

DATE OF REPORT

8th of May, 2026

ADDRESS

63 SEAN STREET

LOT PLAN

9999/SP203077

COUNCIL

Brisbane

ZONING

- Ldr Low Density Residential
- Sr2 Sport And Recreation (District)

UTILITIES

- Power
- Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Boondall SS
- Sandgate District SHS

CLOSEST CITY

Brisbane - 14km

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
- Ldr Low Density Residential
- Sr2 Sport And Recreation (District)

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

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

LEGEND

-  Selected Property
-  Bracken Ridge And District Neighbourhood Plan
-  Taigum Residential Npp-002

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
- 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 | 63 SEAN STREET

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 - High Impact
- 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: Queensland Government, 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
- Protected Vegetation - Rvm Cat B (Remnant Vegetation)
- Significant Native Vegetation - Nall
- Significant Urban Vegetation - Nall
- Waterway And Wetland Vegetation - Nall
- Essential Habitat
- Waterway Corridor

Environment

Are there any environmental values present on the property?



Sources: Queensland Government, Brisbane City Council

THINGS TO KNOW

Environmental values are areas identified by government authorities to help protect biodiversity through the planning system and environmental protection frameworks. These values may include:

- national parks and protected environmental areas
- protected species and their habitats
- important wetlands and waterways
- endangered or of concern regional ecosystems and riparian zones

If an environmental value is identified on your property, it's important to understand what this means for land use. In many cases, especially in urban or built-up areas, these values may not affect how you use or develop the land. However, they may place restrictions on construction or activities such as clearing native trees.

To find out what implications these values have for your property, consult a qualified environmental professional or contact the relevant government authority.

Note: The accompanying map highlights areas where restrictions may apply to vegetation clearing or land use restrictions. It is based on broad modelling assumptions and does not assess each site individually. In newly subdivided areas, environmental values may have already been considered during the subdivision approval process.

Questions to ask

- Where are the areas with environmental value located on the property?
- What type of vegetation or habitat is protected, and how does it contribute to local biodiversity?
- How might these environmental values influence development or use of the property?

LEGEND

-  Selected Property
-  Wildlife Habitat - Mses
-  Biodiversity Area (High Ecological Significance Strategic)
-  Biodiversity Area (High Ecological Significance)
-  Core Koala Habitat Area
-  Wetland Area

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Property Est. Fall: ~0m
- Property High: ~5m
- Property Low: ~5m



Noise

Is the property in a potential noise area?



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

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

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

LEGEND

- Selected Property
- Moderate Noise (Road)
- Mod. To Low Noise (Road)
- Low Noise (Road)
- × Mod. To High Noise (Rail)
- × Moderate Noise (Rail)
- ⋯ High To Mod. Noise Area (Council)
- ⋯ Moderate Noise Area (Council)
- ⋯ Mod. To Low Noise Area (Council)

Water

Are there any water pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

- Selected Property
- Water Connection
- Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

THINGS TO KNOW

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

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





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

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

Questions to ask

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

LEGEND

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

Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

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

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

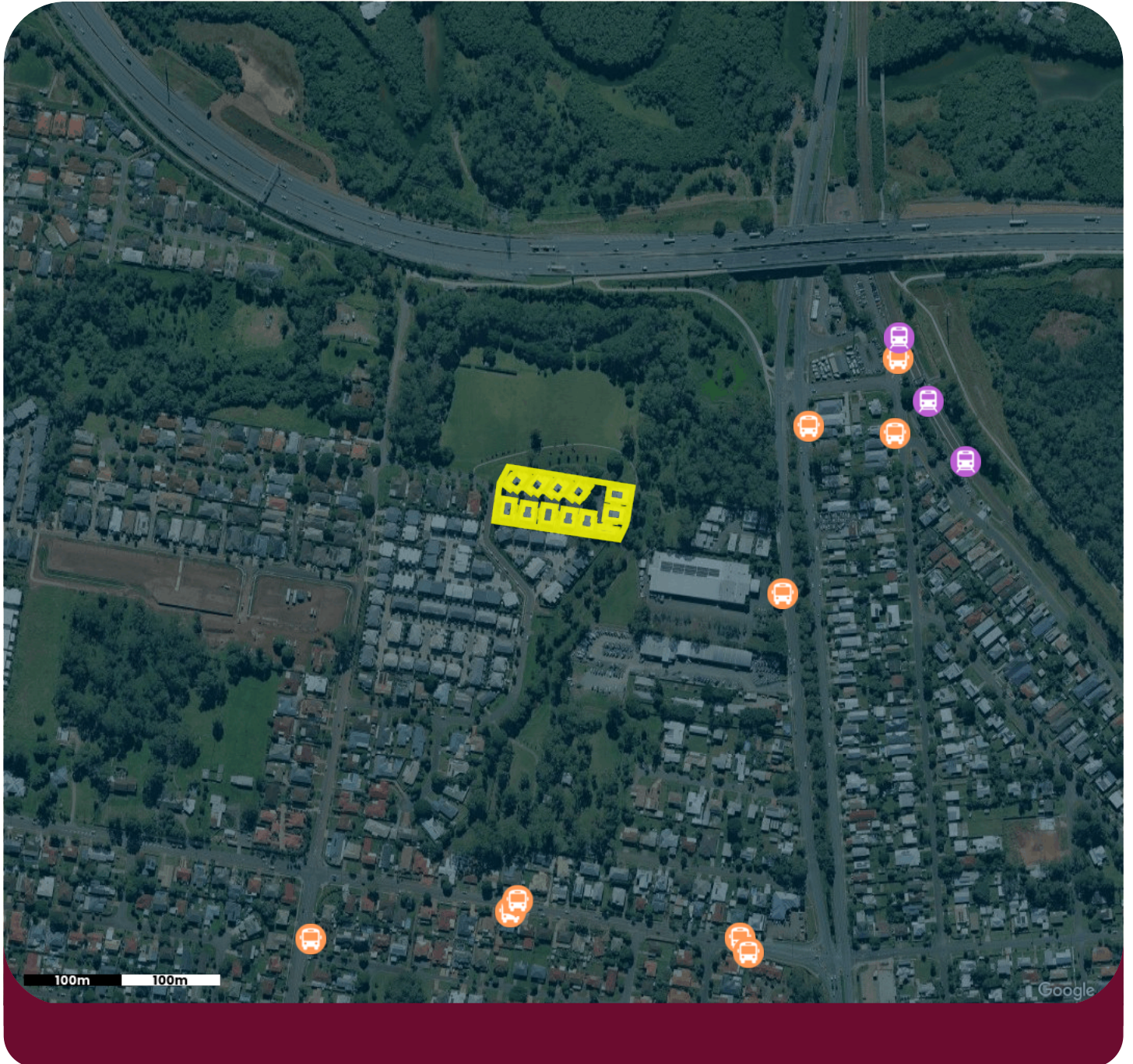
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

- Selected Property
- ⋯ Underground Power Cable (LV)

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Train Station

 Bus Stop

Boundary

View your property boundaries



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

Area: ~4,409m², Perimeter: ~369m

LEGEND

 Selected Property

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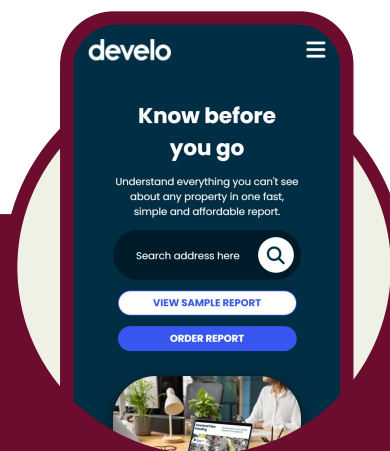
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