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## SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 6 ON SP225297**

**VIEWS ON SEENEY CTS 40763**

VENDOR/S

**PAUL MCCAHERN AND KRISTINE MCCAHERN**

### LOTS IN A COMMUNITY TITLES SCHEME

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

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

To the Sellers knowledge,

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

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

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

To the Seller's knowledge,

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

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

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

#### (d) COMMUNITY MANAGEMENT STATEMENT

At the date of this Disclosure Statement CMS **Dealing No. 712825186** was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

**Seller is not aware of any intention of the Body Corporate to lodge a new CMS.**

**(e) UNAPPROVED IMPROVEMENTS ON COMMON PROPERTY BENEFITTING THE LOT (clause 12.9(1)(b))**

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

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

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

**(g) PROPOSED BODY CORPORATE RESOLUTIONS (clause 12.10)**

**Search of the Body Corporate has revealed:**

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

**KNOWN DISPUTES**

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

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

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

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

- (a) there is no outstanding enforcement notice under Section 248 of the *Building Act 1975* or Section 168 of the *Planning Act 2016* that affects the property.
- (b) there is no outstanding show cause notice under Section 246AG(1) or 247 of the *Building Act 1975* or Section 167 of the *Planning Act 2016* that affects the property;
- (c) the Seller has not received any other communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(1)(a), or 7.4(1)(b) or an Enforcement Notice;
- (d) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the property;
- (e) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Lot; and
- (f) the Seller is not aware of any facts or circumstances that may lead to the Lot being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.

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

- (a) if the Lot is freehold, it will be the registered owner of an estate in fee simple in the Lot and will own the rest of the property;
- (b) if the Lot is leasehold, it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
- (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
- (d) there will be no unsatisfied Court order or writ of execution affecting the property.

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

4. The Seller warrants that:

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

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

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

*\*\* To view an extract of the Acts quoted in this Implied Warranty Statement see "Footnotes" and "links"*

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

AGM dated 16th May 2024

AGM dated 21st January 2025

AGM dated 2nd April 2026

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

Report Dated	Name of Report
29.11.11	Fire Evacuation Diagram - Recommended to be replaced 5 yearly.
29.11.11	Fire Safety Report
18.03.25	Insurance valuation
07.05.20	Common Property Safety Report
03.02.23	Sinking Fund Forecast
14.04.26	Electrical Switchboard Inspection

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

Nothing sighted in records provided

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

A search of the State Heritage Listings Register has revealed:

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: 1 May 2026

Order No: 9438

*KMcMahon*

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

Owner

Capacity of person signing

1/5/2026 | 2:23 PM AEST

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](mailto:admin@searchassist.com.au)  
Web Address: [www.searchassist.com.au](http://www.searchassist.com.au)  
PO Box 10623 Adelaide Street Brisbane Qld 4000  
Search Assist Qld ACN 689 096 802

**Section 246AG of the Building Act 1975**

Show Cause notice procedure and decisions

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

**Section 247 of the Building Act 1975**

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

**Section 248 of the Building Act 1975**

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

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

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

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

# Residential Strata Insurance

## Certificate of Currency

Policy Number: HRS11031416

UMR: B200800000STR2025



<b>Certificate Date</b>	14 November, 2025
<b>Insurer</b>	Issued by Hutch Underwriting Pty Ltd on behalf of certain underwriters at Lloyd's
<b>Period of Cover</b>	4:00pm Local Time 17/11/2025 to 4:00pm Local Time 17/11/2026
<b>Insured</b>	Body Corp Views on Seeney CTS 40763
<b>Interested Parties</b>	None
<b>Situation</b>	12 Seeney Street, ZILLMERE, QLD, 4034

### Cover

<b>Section 1 Insured Property</b>	Selected
Building Sum Insured	\$5,547,410
Common Area Contents	\$55,474
Temporary Accommodation Costs and Loss of Rent	\$832,112
Flood	Selected
Additional Catastrophe Cover	15%
Additional Catastrophe Cover	\$832,112
Unit Owners' Fixtures and Improvements	Not Selected
<b>Section 2 Property Owner's Legal Liability</b>	Selected
Limit of Liability	\$30,000,000
<b>Section 3 Voluntary Workers</b>	Selected
Death	\$300,000
Total Disablement (per week)	\$3,000
<b>Section 4 Fidelity Guarantee</b>	Selected
Sum Insured	\$250,000
<b>Section 5 Office Bearers Legal Liability</b>	Selected
Limit of Liability	\$5,000,000
<b>Section 6 Machinery Breakdown</b>	Not Selected
<b>Section 7 Government Audit and Related Covers</b>	Selected
Part A: Government Audit Expenses	\$25,000
Part B: Health & Safety Legal Expenses	\$100,000
Part C: Legal Expenses	\$50,000

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

# Residential Strata Insurance

## Certificate of Currency

Policy Number: HRS11031416

UMR: B200800000STR2025



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### Section 8 Cyber

Cyber Coverage Sum Insured \$10,000

### Policy Wording

Hutch Residential Strata version HRS8

### Imposed Conditions

None

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

The Clear Way to Better Cover

W: [hutchunderwriting.com.au](http://hutchunderwriting.com.au) T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

# Sinking Fund Forecast Report

## Views on Seeney

**12-16 Seeney Street, Zillmere, QLD 4034**

**Scheme Number: 40763**



***COMPILED BY SIMON VINCENT***

**On 3 February 2023 for the  
15 Years Commencing: 1 November 2022  
QIA Job Reference Number: 150397**

Professional Indemnity Insurance Policy Number 1411189338 PLP  
© QIA Group Pty Ltd

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QIA Group Pty Ltd  
ABN 27 116 106 453  
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Queensland • New South Wales • Victoria • South Australia • Western Australia • Northern Territory • ACT • Tasmania

QIA Group Pty Ltd

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## INTRODUCTION

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

## LOCATION

12-16 Seeney Street, Zillmere, QLD 4034

## REPORT SUMMARY

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

We recommend that the Sinking Fund Report be regularly updated to ensure that an accurate assessment of how the scheme land, building and facilities are aging and to incorporate into the Report any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement already set is:	\$1,365.38
Number of Lot/Unit Entitlements:	13
Opening Balance:	\$134,291.39
The proposed Sinking Fund Levy per entitlement is:	\$1,433.65

## METHODOLOGY

The nominal forecast period of this report is 15 years and the costs anticipated during each of the years are detailed line by line on a yearly basis. The nominal time frame of the Report is to a large extent driven by the fact that many elements in a building's structure have a life beyond 15 years. Therefore an amount has been taken up for each item that would require replacement or substantial repair outside of the 15 year forecast period to account for these anticipated expenses. The basis for the accrual of these funds is that Owners use or consume the common property during their period of ownership and so are responsible for funding their eventual replacement. The manner in which the land, buildings and facilities actually age cannot be accurately determined without regular inspections which take into account the size, location and use of the scheme.

The report will generally categorise costs as follows:

1. Costs that occur in a predictable timeframe, in one tranche or as one project and within the 15 years forecast – a typical example of this kind of cost may be external painting or external door replacement. These items are generally described as straight costs e.g. repaint building or replace door.
2. Costs that occur in a predictable timeframe, in several tranches within the 15 years forecast – a typical example of this kind of cost may be boundary fence replacement, light fitting replacements or tree removal/lopping. These costs are generally described as an ongoing or partial replacement or provision cost.
3. Costs that occur in a predictable timeframe in one tranche or multiple tranches but will be outside the 15 years forecast – a typical example of this would be driveway resurfacing, gutter or downpipe replacements. These costs will only appear as annual accruals in the **Itemised Accruals by Year** section of the report, or may appear as a “partial” provision if there is a need for some allowance in the duration of the report.
4. Costs that are not predictable and may occur in one tranche or multiple tranches – a typical example of this cost is a burst water pipe. These costs are generally shown in the report as a repairs and replacement cost or an allowance.

The levy income has been determined by forecasting the expenditure requirement to replace or renew assets or finishes that have an effective life and making an allowance for items that do not have a finite lifespan. The levy income is initially increased each year by a variable inflationary factor to smooth the effects of major cost fluctuations given the initial fund balance and income.

No allowance has been made for interest receivable on the Sinking Fund Account, possible bank charges or tax obligations arising from bank interest.

Future replacement costs have been calculated by assessing the current replacement cost for each item to a standard the same or better than the original. These anticipated costs are increased each year at a rate of 5.0% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10.0% per annum has been applied to anticipated costs and it is applied to each individual cost in the year the cost (e.g. painting) is expected to occur (e.g. 2035), the contingency rate is not an annual compounding cost.

## Views on Seeney

3 February 2023

The effective life for each item identified is based on its material effective life, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

We have included a line item called Capital Replacement – General which is a yearly provision for unforeseen and/or unknown capital costs and expenses. This provision will allow Owners to expend funds on items which are not specifically allowed for, without the need to call an Extraordinary General Meeting to raise a special levy to pay for those otherwise unspecified items.

If the amounts provided for are not expended in any one year they will be accumulated to meet expenditures in future years although it has been our experience that some form of capital expenditure occurs every year and not all of it is accounted for via the specific line items in our report.

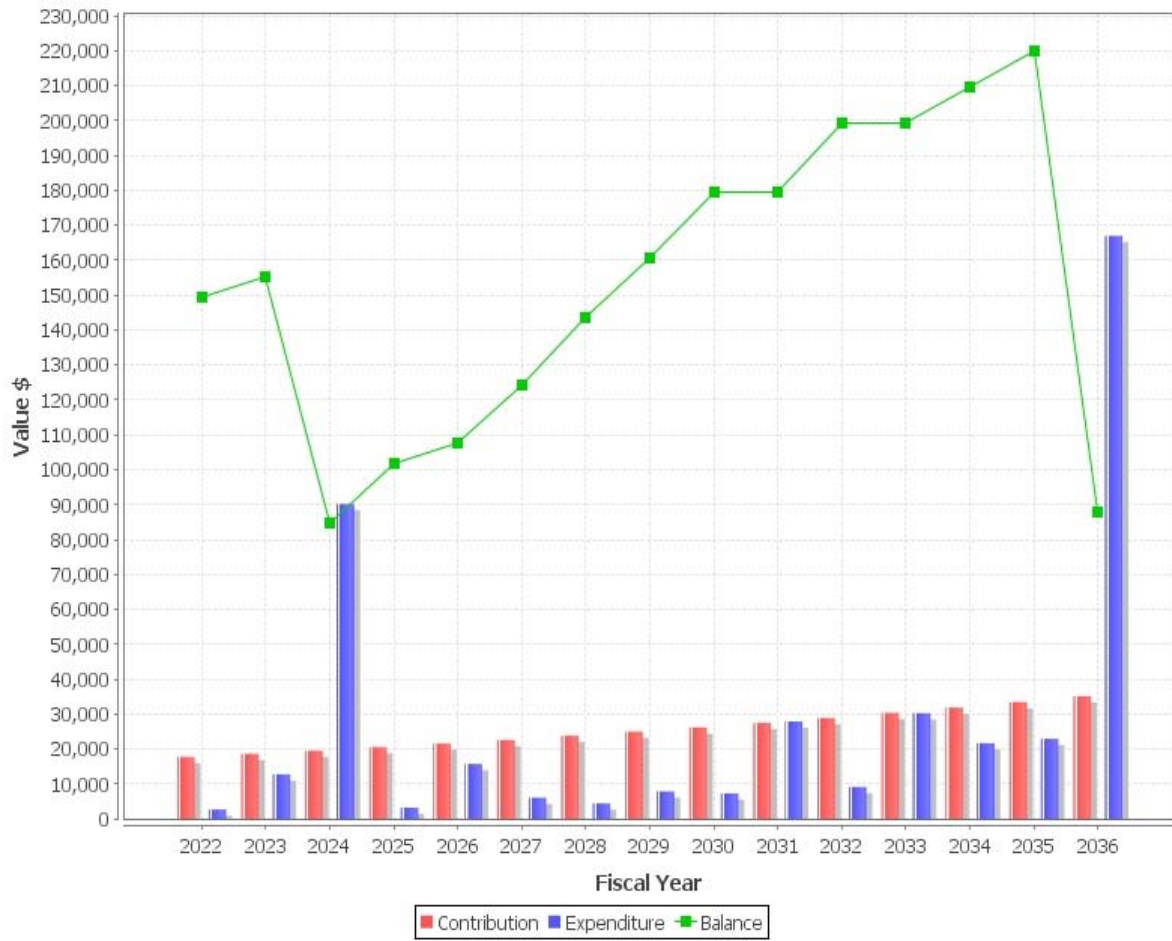
No allowance has been made for buildings Registered for Goods and Services Tax (GST) and GST will need to be applied to the levies proposed in this report.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget, as are any smaller items that would be considered routine replacement items.

### SINKING FUND FINANCIAL SUMMARY

Year		Opening Balance	Income		Expenses	Closing Balance
Report Year	Fiscal From	Beginning of Year	Contribution Total P.A.	Contribution per Entitlement	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	01/11/2022	\$134,291	\$17,750	\$1,365.38	\$2,686	\$149,355
2	01/11/2023	\$149,355	\$18,637	\$1,433.65	\$12,753	\$155,240
3	01/11/2024	\$155,240	\$19,569	\$1,505.34	\$90,188	\$84,621
4	01/11/2025	\$84,621	\$20,548	\$1,580.60	\$3,230	\$101,940
5	01/11/2026	\$101,940	\$21,575	\$1,659.63	\$15,724	\$107,790
6	01/11/2027	\$107,790	\$22,654	\$1,742.62	\$6,067	\$124,378
7	01/11/2028	\$124,378	\$23,787	\$1,829.75	\$4,450	\$143,714
8	01/11/2029	\$143,714	\$24,976	\$1,921.23	\$7,867	\$160,824
9	01/11/2030	\$160,824	\$26,225	\$2,017.29	\$7,330	\$179,718
10	01/11/2031	\$179,718	\$27,536	\$2,118.16	\$27,907	\$179,347
11	01/11/2032	\$179,347	\$28,913	\$2,224.07	\$9,144	\$199,116
12	01/11/2033	\$199,116	\$30,359	\$2,335.27	\$30,255	\$199,219
13	01/11/2034	\$199,219	\$31,876	\$2,452.03	\$21,686	\$209,410
14	01/11/2035	\$209,410	\$33,470	\$2,574.64	\$22,935	\$219,946
15	01/11/2036	\$219,946	\$35,144	\$2,703.37	\$166,996	\$88,093

### SINKING FUND FORECAST MOVEMENT



## SUMMARY OF ANNUAL FORECAST EXPENDITURE

<b>November 2022</b>		Expense Inc GST
<b>SUPERSTRUCTURE</b>		
- Capital Replacement - General		\$1,300
<b>EXTERNAL WORKS</b>		
- Ongoing partial maintenance of pathways 20% of total		\$1,155
<b>FURNITURE &amp; FITTINGS</b>		
- Install/Replace exit signage/emergency lighting		\$231
<u>Total Forecast Expenditure for year - November 2022 (Inc GST):</u>		<u>\$2,686</u>
Includes GST amount of :		\$244
<b>November 2023</b>		Expense Inc GST
<b>SUPERSTRUCTURE</b>		
- Capital Replacement - General		\$1,365
<b>FURNITURE &amp; FITTINGS</b>		
- Ongoing partial replacement of exterior lighting		\$352
<b>STAIRWELL</b>		
- Repaint walls		\$6,670
- Repaint ceiling		\$2,547
- Repaint door face		\$1,819
<u>Total Forecast Expenditure for year - November 2023 (Inc GST):</u>		<u>\$12,753</u>
Includes GST amount of :		\$1,159
<b>November 2024</b>		Expense Inc GST
<b>SUPERSTRUCTURE</b>		
- Repaint building		\$50,426

**Views on Seeney**

3 February 2023

- Repaint balcony ceilings	\$14,007
- Repaint soffits	\$3,056
- Scaffold/access equip allowance	\$7,004
- Repaint door face	\$255
- Capital Replacement - General	\$1,433

**DRIVEWAY**

- Repaint ceiling	\$4,075
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**FENCING**

- Repaint boundary walls/fencing	\$3,056
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**FURNITURE & FITTINGS**

- Install/Replace exit signage/emergency lighting	\$255
- Provision to upgrade intercom systems & associated equipment	\$6,622

<u>Total Forecast Expenditure for year - November 2024 (Inc GST):</u>	<u>\$90,188</u>
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Includes GST amount of :	\$8,199
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<b>November 2025</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Capital Replacement - General	\$1,505
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**EXTERNAL WORKS**

- Ongoing partial maintenance of pathways 20% of total	\$1,337
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**FURNITURE & FITTINGS**

- Ongoing partial replacement of exterior lighting	\$388
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<u>Total Forecast Expenditure for year - November 2025 (Inc GST):</u>	<u>\$3,230</u>
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Includes GST amount of :	\$294
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## Views on Seeney

3 February 2023

<b>November 2026</b>	<b>Expense Inc GST</b>
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**SUPERSTRUCTURE**

- Capital Replacement - General	\$1,580
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**FENCING**

- Provision to replace timber fencing in 13 years (partial accrual)	\$4,170
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**FURNITURE & FITTINGS**

- Replace clothes lines	\$955
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- Install/Replace exit signage/emergency lighting	\$281
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**ROOF**

- Maintain metal roof fixings/flashings	\$7,020
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**STAIRWELL**

- Maintain tiles	\$1,720
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<u>Total Forecast Expenditure for year - November 2026 (Inc GST):</u>	<u>\$15,724</u>
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Includes GST amount of :	\$1,429
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<b>November 2027</b>	<b>Expense Inc GST</b>
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**SUPERSTRUCTURE**

- Capital Replacement - General	\$1,659
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**EXTERNAL WORKS**

- Maintain common pipework	\$3,980
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**FURNITURE & FITTINGS**

- Ongoing partial replacement of exterior lighting	\$427
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<u>Total Forecast Expenditure for year - November 2027 (Inc GST):</u>	<u>\$6,067</u>
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Includes GST amount of :	\$552
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## Views on Seeney

3 February 2023

<b>November 2028</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Replace window fixtures and fittings	\$634
- Capital Replacement - General	\$1,742

**EXTERNAL WORKS**

- Ongoing partial maintenance of pathways 20% of total	\$1,548
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**FURNITURE & FITTINGS**

- Install/Replace exit signage/emergency lighting	\$310
- Provision to replace door closer	\$217

<u>Total Forecast Expenditure for year - November 2028 (Inc GST):</u>	<u>\$4,450</u>
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Includes GST amount of :	\$405
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<b>November 2029</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Repaint door face	\$325
- Replace external door/frame	\$650
- Maintain window privacy screens	\$2,600
- Capital Replacement - General	\$1,829

**FURNITURE & FITTINGS**

- Ongoing partial replacement of exterior lighting	\$471
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**STAIRWELL**

- Maintain tiles	\$1,991
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<u>Total Forecast Expenditure for year - November 2029 (Inc GST):</u>	<u>\$7,867</u>
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Includes GST amount of :	\$715
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## Views on Seeney

3 February 2023

<b>November 2030</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Capital Replacement - General	\$1,921
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**FENCING**

- Provision to replace timber fencing in 13 years (partial accrual)	\$5,068
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**FURNITURE & FITTINGS**

- Install/Replace exit signage/emergency lighting	\$341
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<u>Total Forecast Expenditure for year - November 2030 (Inc GST):</u>	<u>\$7,330</u>
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Includes GST amount of :	\$666
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<b>November 2031</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Replace window fixtures and fittings	\$734
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- Capital Replacement - General	\$2,017
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**EXTERNAL WORKS**

- Ongoing partial maintenance of pathways 20% of total	\$1,792
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**FURNITURE & FITTINGS**

- Ongoing partial replacement of exterior lighting	\$520
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**ROOF**

- Provision to replace guttering/downpipes in 22 years (partial accrual)	\$13,886
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- Maintain metal roof fixings/flashings	\$8,959
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<u>Total Forecast Expenditure for year - November 2031 (Inc GST):</u>	<u>\$27,907</u>
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Includes GST amount of :	\$2,537
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## Views on Seeney

3 February 2023

<b>November 2032</b>		Expense Inc GST
<b>SUPERSTRUCTURE</b>		
- Capital Replacement - General		\$2,117
<b>DRIVEWAY</b>		
- Maintain driveway 3% of total		\$4,346
<b>FURNITURE &amp; FITTINGS</b>		
- Install/Replace exit signage/emergency lighting		\$376
<b>STAIRWELL</b>		
- Maintain tiles		\$2,305
<u>Total Forecast Expenditure for year - November 2032 (Inc GST):</u>		<u>\$9,144</u>
Includes GST amount of :		\$831

<b>November 2033</b>		Expense Inc GST
<b>SUPERSTRUCTURE</b>		
- Capital Replacement - General		\$2,223
<b>EXTERNAL WORKS</b>		
- Maintain common pipework		\$5,334
<b>FURNITURE &amp; FITTINGS</b>		
- Provision to replace mail boxes		\$4,148
- Ongoing partial replacement of exterior lighting		\$573
<b>STAIRWELL</b>		
- Repaint walls		\$10,865
- Repaint ceiling		\$4,148
- Repaint door face		\$2,963
<u>Total Forecast Expenditure for year - November 2033 (Inc GST):</u>		<u>\$30,255</u>
Includes GST amount of :		\$2,750

## Views on Seeney

3 February 2023

<b>November 2034</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Replace window fixtures and fittings	\$849
- Repaint door face	\$415
- Capital Replacement - General	\$2,335

**DRIVEWAY**

- Provision to replace individual garage doors in 23 years (partial accrual)	\$9,438
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**EXTERNAL WORKS**

- Ongoing partial maintenance of pathways 20% of total	\$2,074
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**FENCING**

- Provision to replace timber fencing in 13 years (partial accrual)	\$6,160
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**FURNITURE & FITTINGS**

- Install/Replace exit signage/emergency lighting	\$415
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<u>Total Forecast Expenditure for year - November 2034 (Inc GST):</u>	<u>\$21,686</u>
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Includes GST amount of :	\$1,971
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<b>November 2035</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Capital Replacement - General	\$2,451
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**FURNITURE & FITTINGS**

- Ongoing partial replacement of exterior lighting	\$632
- Provision to replace door closer	\$305

**ROOF**

- Provision to replace guttering/downpipes in 22 years (partial accrual)	\$16,879
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## Views on Seeney

3 February 2023

**STAIRWELL**

- Maintain tiles	\$2,668
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<u>Total Forecast Expenditure for year - November 2035 (Inc GST):</u>	<u>\$22,935</u>
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Includes GST amount of :	\$2,085
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**November 2036**

Expense Inc GST
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**SUPERSTRUCTURE**

- Repaint building	\$90,558
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- Repaint balcony ceilings	\$25,155
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- Repaint soffits	\$5,488
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- Scaffold/access equip allowance	\$12,578
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- Capital Replacement - General	\$2,574
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**DRIVEWAY**

- Repaint ceiling	\$7,318
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**FENCING**

- Provision to replace powder coated baluster fencing in 18 years (partial accrual)	\$5,946
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- Repaint boundary walls/fencing	\$5,488
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**FURNITURE & FITTINGS**

- Install/Replace exit signage/emergency lighting	\$457
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**ROOF**

- Maintain metal roof fixings/flashings	\$11,434
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<u>Total Forecast Expenditure for year - November 2036 (Inc GST):</u>	<u>\$166,996</u>
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Includes GST amount of :	\$15,181
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### ITEMISED EXPENDITURE BY YEAR

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>SUPERSTRUCTURE</b>																		
- Repaint building	\$39,600	2024	12			50426												90558
- Repaint balcony ceilings	\$11,000	2024	12			14007												25155
- Replace window fixtures and fittings	\$410	2028	3							634			734			849		
- Repaint soffits	\$2,400	2024	12			3056												5488
- Scaffold/access equip allowance	\$5,500	2024	12			7004												12578
- Repaint door face	\$200	2024	5			255					325					415		
- Replace external door/frame	\$400	2029	20								650							
- Maintain window privacy screens	\$1,600	2029	15								2600							
- Capital Replacement - General	\$1,126	2022	0	1300	1365	1433	1505	1580	1659	1742	1829	1921	2017	2117	2223	2335	2451	2574
<b>DRIVEWAY</b>																		
- Maintain driveway 3% of total	\$2,310	2032	6											4346				
- Provision to replace individual garage doors in 23 years (partial accrual)	\$4,550	2034	3													9438		
- Repaint ceiling	\$3,200	2024	12			4075												7318
<b>EXTERNAL WORKS</b>																		
- Maintain common pipework	\$2,700	2027	6						3980						5334			
- Ongoing partial maintenance of pathways 20% of total	\$1,000	2022	3	1155			1337			1548			1792			2074		
<b>FENCING</b>																		
- Provision to replace powder coated baluster fencing in 18 years (partial accrual)	\$2,600	2036	3															5946
- Provision to replace timber fencing in 13 years (partial accrual)	\$2,970	2026	4					4170				5068				6160		

Views on Seeney

3 February 2023

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
- Repaint boundary walls/fencing	\$2,400	2024	12			3056												5488
<b>FURNITURE &amp; FITTINGS</b>																		
- Replace clothes lines	\$680	2026	17					955										
- Provision to replace mail boxes	\$2,100	2033	25											4148				
- Install/Replace exit signage/emergency lighting	\$200	2022	2	231		255		281		310		341		376		415		457
- Ongoing partial replacement of exterior lighting	\$290	2023	2		352		388		427		471		520		573		632	
- Provision to upgrade intercom systems & associated equipment	\$5,200	2024	15			6622												
- Provision to replace door closer	\$140	2028	7							217							305	
<b>ROOF</b>																		
- Provision to replace guttering/downpipes in 22 years (partial accrual)	\$7,750	2031	4										13886				16879	
- Maintain metal roof fixings/flashings	\$5,000	2026	5					7020					8959					11434
<b>STAIRWELL</b>																		
- Repaint walls	\$5,500	2023	10		6670										10865			
- Repaint ceiling	\$2,100	2023	10		2547										4148			
- Maintain tiles	\$1,225	2026	3					1720		1991				2305			2668	
- Repaint door face	\$1,500	2023	10		1819										2963			
<b>Total</b>				2686	12753	90188	3230	15724	6067	4450	7867	7330	27907	9144	30255	21686	22935	166996
<b>Includes GST amount of</b>				244	1159	8199	294	1429	552	405	715	666	2537	831	2750	1971	2085	15181

### ITEMISED ACCRUALS BY YEAR

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>SUPERSTRUCTURE</b>																		
- Repaint building	\$39,600	2024	12	15996	32791	50426	5689	11663	17936	24522	31437	38698	46323	54328	62734	71560	80827	90558
- Repaint balcony ceilings	\$11,000	2024	12	4443	9108	14007	1580	3240	4982	6812	8733	10750	12867	15091	17426	19878	22452	25155
- Replace window fixtures and fittings	\$410	2028	3	78	160	245	336	430	530	634	233	477	734	269	552	849	311	639
- Repaint soffits	\$2,400	2024	12	969	1987	3056	345	707	1087	1486	1905	2345	2807	3292	3802	4337	4898	5488
- Scaffold/access equip allowance	\$5,500	2024	12	2222	4555	7004	790	1620	2491	3406	4366	5375	6434	7546	8713	9939	11226	12578
- Repaint door face	\$200	2024	5	81	166	255	59	121	185	254	325	75	154	237	324	415	96	196
- Replace external door/frame	\$400	2029	20	68	140	215	293	376	463	554	650	52	107	164	225	288	355	425
- Maintain window privacy screens	\$1,600	2029	15	272	558	858	1174	1505	1852	2217	2600	250	513	790	1080	1384	1704	2039
- Capital Replacement - General	\$1,126	2022	0	1300	1365	1433	1505	1580	1659	1742	1829	1921	2017	2117	2223	2335	2451	2574
<b>DRIVEWAY</b>																		
- Maintain driveway 3% of total	\$2,310	2032	6	306	627	964	1319	1690	2081	2491	2921	3373	3848	4346	856	1755	2699	3690
- Provision to replace individual garage doors in 23 years (partial accrual)	\$4,550	2034	3	533	1092	1680	2297	2944	3624	4338	5088	5875	6702	7570	8481	9438	3466	7104
- Repaint ceiling	\$3,200	2024	12	1293	2650	4075	460	943	1449	1982	2540	3127	3743	4390	5070	5783	6532	7318
<b>EXTERNAL WORKS</b>																		
- Replace bin room roller door in 18 years	\$1,300	2039	30	122	251	386	527	676	832	996	1168	1349	1538	1738	1947	2167	2397	2639
- Maintain common pipework	\$2,700	2027	6	585	1200	1845	2522	3233	3980	784	1608	2472	3380	4333	5334	1051	2154	3313
- Ongoing partial maintenance of pathways 20% of total	\$1,000	2022	3	1155	424	869	1337	491	1007	1548	568	1165	1792	658	1349	2074		

Views on Seeney

3 February 2023

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>FENCING</b>																		
- Provision to replace powder coated baluster fencing in 18 years (partial accrual)	\$2,600	2036	3	276	565	869	1188	1523	1874	2244	2631	3038	3466	3915	4386	4881	5400	5946
- Provision to replace timber fencing in 13 years (partial accrual)	\$2,970	2026	4	755	1547	2379	3253	4170	1176	2410	3707	5068	1429	2930	4506	6160		
- Repaint boundary walls/fencing	\$2,400	2024	12	969	1987	3056	345	707	1087	1486	1905	2345	2807	3292	3802	4337	4898	5488
<b>FURNITURE &amp; FITTINGS</b>																		
- Replace clothes lines	\$680	2026	17	173	354	545	745	955	85	174	267	365	468	576	689	809	934	1065
- Provision to replace mail boxes	\$2,100	2033	25	261	534	822	1123	1440	1773	2122	2488	2874	3278	3702	4148	294	603	928
- Install/Replace exit signage/emergency lighting	\$200	2022	2	231	124	255	137	281	151	310	166	341	183	376	202	415	223	457
- Ongoing partial replacement of exterior lighting	\$290	2023	2	172	352	189	388	208	427	230	471	254	520	280	573	308	632	340
- Provision to upgrade intercom systems & associated equipment	\$5,200	2024	15	2101	4306	6622	638	1308	2011	2750	3525	4339	5194	6092	7034	8024	9063	10154
- Provision to replace door closer	\$140	2028	7	27	55	84	115	147	181	217	37	77	118	161	207	255	305	53
<b>ROOF</b>																		
- Provision to replace guttering/downpipes in 22 years (partial accrual)	\$7,750	2031	4	1104	2263	3480	4758	6100	7509	8989	10542	12173	13886	3916	8028	12346	16879	4760
- Maintain metal roof fixings/flashings	\$5,000	2026	5	1270	2604	4005	5476	7020	1621	3324	5111	6988	8959	2069	4242	6523	8919	11434
<b>STAIRWELL</b>																		
- Repaint walls	\$5,500	2023	10	3254	6670	864	1771	2723	3723	4773	5876	7033	8249	9525	10865	1407	2884	4436
- Repaint ceiling	\$2,100	2023	10	1242	2547	330	676	1040	1421	1822	2243	2685	3149	3636	4148	537	1101	1693
- Maintain tiles	\$1,225	2026	3	311	638	981	1342	1720	632	1295	1991	731	1499	2305	846	1735	2668	980
- Repaint door face	\$1,500	2023	10	887	1819	236	483	743	1015	1302	1602	1918	2250	2598	2963	384	787	1210
<b>TOTAL ACCRUALS</b>				<b>39770</b>	<b>70686</b>	<b>21846</b>	<b>39441</b>	<b>45578</b>	<b>62778</b>	<b>82763</b>	<b>100667</b>	<b>120203</b>	<b>120506</b>	<b>143098</b>	<b>146501</b>	<b>159982</b>	<b>173929</b>	<b>45664</b>

\* Bold blue items listed above are expense items that occur in that year.

## REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

## AREAS NOT INSPECTED

- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.

Views on Seeney

3 February 2023



**MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "VIEWS ON SEENEY" CTS 40763 HELD VIA MICROSOFT TEAMS, ON 16 MAY 2024 AT 4:30 PM**

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**Lots represented for normal motions**

<b>Lot</b>	<b>Voter</b>	<b>Capacity</b>
Lot 1	Calleigh Armstrong	Electronic vote
Lot 3	Michael McCahon	Electronic vote
Lot 4	Kara Ireland	Electronic vote
Lot 7	Justin Dumbrell	Owner present
Lot 8	Natalee Jennings & David Pohlmann	Owner present
Lot 9	Susan Millett	Owner present
Lot 10	Wendy Seenev	Owner present
Lot 11	Michael McCahon	Electronic vote
Lot 12	Michael McCahon	Electronic vote
Lot 13	Margaret Leet	Electronic vote

**By Invitation**

Katrina Johnstone     Body Corporate Manager

**Chairperson**

Katrina Johnstone chaired the meeting.

**Quorum**

The Chairperson declared a quorum present and opened the meeting at 04:38 PM.

**BUSINESS OF THE MEETING****1. Confirmation of minutes**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the minutes of the previous general meeting held on 13th of September 2023 be confirmed.

**Motion CARRIED.** YES 8 NO 0 ABSTAIN 2 INVALID 0

**2. Confirmation of statement of accounts**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the body corporate's statement of accounts for the financial year ending 31st of October 2023 (previous financial year) be approved.

**Motion CARRIED.** YES 10 NO 0 ABSTAIN 0 INVALID 0

**3. Audit**

*Statutory Motion Submitted by the Committee*  
*Special Resolution*

That the body corporate's statement of accounts for the financial year ending 31st of October 2024 (current financial year) not be audited.

**Motion CARRIED.** YES 9 NO 1 ABSTAIN 0 INVALID 0

**4. Appointment of auditor**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the independent and properly qualified auditor, M Y Accounting Solutions Pty Ltd be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of October 2024, in the event that an audit is required.

**Motion lapsed as Audit was CARRIED**

**5. Administrative fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the administrative fund budget for the financial year ending 31st of October 2024 totalling \$18,887.96 be approved and that the administrative fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/11/2023	30/04/2024	27/11/2023	\$803.280
To be Issued	01/05/2024	31/10/2024	27/05/2024	\$649.643
<b>Total</b>				<b>\$1,452.923</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/11/2024	30/04/2025	01/11/2024	\$813.637
<b>Total</b>				<b>\$813.637</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.** YES 9 NO 0 ABSTAIN 1 INVALID 0

**6. Sinking fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of October 2024 totalling \$20,499.96 be approved and that the sinking fund contributions be levied as follows:

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
Already Issued	01/11/2023	30/04/2024	27/11/2023	\$716.830
To be Issued	01/05/2024	31/10/2024	27/05/2024	\$860.093
<b>Total</b>				<b>\$1,576.923</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

Levy Status	Period From	Period To	Due Date	Amount per entitlement*
To be Issued	01/11/2024	30/04/2025	01/11/2024	\$788.000
<b>Total</b>				<b>\$788.000</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.** YES 9 NO 0 ABSTAIN 1 INVALID 0

**7. Insurance**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the insurances set out below be confirmed:

<b>Policy Number</b>	<b>Underwriter</b>	<b>Current To</b>	<b>Risk Type</b>	<b>Coverage Amount</b>
HRS11031416	HUTCH RESIDENTIAL STRATA	17 Nov 2024	BUILDING	\$4,110,000.00
			LOSS OF RENT	\$616,500.00
			CATASTROPHE	\$616,500.00
			PUBLIC LIABILITY	\$30,000,000.00
			FIDELITY GUARANTEE	\$250,000.00
			OFFICE BEARERS	\$5,000,000.00
			VOLUNTARY WORKERS	\$3,000.00 / \$300,000.00
			GOVT AUDIT COSTS	\$25,000.00
			APPEAL EXPENSES	\$100,000.00
			COMMON AREA CONTENTS	\$55,712.00
			LEGAL EXPENSES	\$100,000.00
			FLOOD	INCLUDED
<b>TOTAL PREMIUM: \$6,922.01</b>				

<b>Excess Details</b>	<b>Excess Amount</b>
Standard	\$1,000

*Notes: The policy information above is a summary only*

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

**Motion CARRIED.** YES **10** NO **0** ABSTAIN **0** INVALID **0**

**8. Body corporate management agreement**

*Submitted by the Committee  
Ordinary Resolution Without use of Proxies*

That the body corporate engage BCsystems (Body Corporate Systems Pty Ltd) as the body corporate manager to provide administrative, financial and secretarial services with the terms being those detailed in the Administration Agreement circulated with this agenda for a period of one (1) year and four (4) months, commencing on 13th of September 2024, for the secretarial fee of \$160.50 plus GST per lot per annum, plus disbursements, and that any one (1) or two (2) members of the committee be authorised to execute the Administration Agreement under the common seal.

**Motion CARRIED.** YES **10** NO **0** ABSTAIN **0** INVALID **0**

---

## 9. Streamlined management instructions

*Submitted by the Committee*

*Ordinary Resolution*

That the body corporate authorise BCsystems to:

- Order compliance reports from an independent qualified contractor as they become due, including:
  - Insurance replacement cost valuation – every 5 years
  - Sinking fund forecast – every 5 years
  - Workplace health and safety – every year
  - Fire compliance report package – every year
  - *Note – Bcsystems does not receive a commission or payment from these contractors.*
  
- Prepare an annual budget and circulate by email to the committee members for comment, before including in the AGM paperwork
  
- Set the AGM date and issue the AGM agenda, including any motions which Bcsystems recommends the body corporate consider.

**Motion CARRIED.**

YES **9**

NO **0**

ABSTAIN **1**

INVALID **0**

## COMMITTEE ELECTION

### Chairperson

David Pohlmann has been elected unopposed as Chairperson.

### Secretary

Michael McCahon has been elected unopposed as Secretary.

### Treasurer

Natalee Jennings has been elected unopposed as Treasurer.

### Ordinary Member

Justin Dumbrell, Susan Millett have been elected to the committee.

## **CLOSURE OF MEETING**

There being no further business, the chairperson closed the meeting at 05:30 PM.

All correspondence to be addressed to the Secretary:

C/- BCsystems

PO Box 743, Morningside QLD 4170

E: [info@bcsystems.com.au](mailto:info@bcsystems.com.au)

F: (07) 3899 0225

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "VIEWS ON SEENEY" CTS 40763 HELD VIA MICROSOFT TEAMS ON 21 JANUARY 2025 AT 04:00 PM**

---

**Lots represented for normal motions**

<b>Lot</b>	<b>Voter</b>	<b>Capacity</b>
Lot 1	Calleigh Armstrong	Electronic vote
Lot 4	Kara Ireland	Electronic vote
Lot 7	Justin Dumbrell	Owner present
Lot 8	Natalee Jennings	Owner present (pre-voted)
Lot 9	Susan and Peter Millett	Electronic vote
Lot 10	Wendy Seenev	Owner present (pre-voted)
Lot 13	Margaret Leet	Electronic vote

**By Invitation**

Katrina Johnstone     Body Corporate Manager

**Chairperson**

Katrina Johnstone chaired the meeting.

**Quorum**

The Chairperson declared a quorum present and opened the meeting at 4:04 PM.

**BUSINESS OF THE MEETING****1. Confirmation of minutes**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the minutes of the previous general meeting held on 16th of May 2024 be confirmed.

**Motion CARRIED.** YES 6 NO 0 ABSTAIN 1 INVALID 0

**2. Confirmation of statement of accounts**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

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

**Motion CARRIED.** YES 7 NO 0 ABSTAIN 0 INVALID 0

**3. Audit**

*Statutory Motion Submitted by the Committee*  
*Special Resolution*

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

**Motion CARRIED.** YES 6 NO 1 ABSTAIN 0 INVALID 0

**4. Appointment of auditor**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the independent and properly qualified auditor, Sciacca's Accountants & Advisors be appointed to carry out the audit of the body corporate's statement of accounts for the financial year ending 31st of October 2025, in the event that an audit is required.

**Motion lapsed as Audit was  
 CARRIED**

**5. Administrative fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the administrative fund budget for the financial year ending 31st of October 2025 totalling \$19,000.02 be approved and that the administrative fund contributions be levied as follows:

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
Already Issued	01/11/2024	30/04/2025	01/11/2024	\$813.637
To be Issued	01/05/2025	31/10/2025	01/05/2025	\$647.901
<b>Total</b>				<b>\$1,461.538</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
To be Issued	01/11/2025	30/04/2026	01/11/2025	\$767.308
<b>Total</b>				<b>\$767.308</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.** YES 6 NO 0 ABSTAIN 1 INVALID 0

**6. Sinking fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of October 2025 totalling \$20,499.96 be approved and that the sinking fund contributions be levied as follows:

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
Already Issued	01/11/2024	30/04/2025	01/11/2024	\$788.000
To be Issued	01/05/2025	31/10/2025	01/05/2025	\$788.923
<b>Total</b>				<b>\$1,576.923</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
To be Issued	01/11/2025	30/04/2026	01/11/2025	\$830.769
<b>Total</b>				<b>\$830.769</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.** YES 5 NO 1 ABSTAIN 1 INVALID 0

**7. Insurance**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the insurances set out below be confirmed:

<b>Policy Number</b>	<b>Underwriter</b>	<b>Current To</b>	<b>Risk Type</b>	<b>Coverage Amount</b>
HRS11031416	HUTCH RESIDENTIAL STRATA	17 Nov 2025	BUILDING	\$4,315,500.00
			FLOATING FLOORS	NOT INCLUDED
			LOSS OF RENT	\$647,325.00
			CATASTROPHE	\$647,325.00
			PUBLIC LIABILITY	\$30,000,000.00
			FIDELITY GUARANTEE	\$250,000.00
			OFFICE BEARERS	\$5,000,000.00
			VOLUNTARY WORKERS	\$3,000.00 / \$300,000.00
			GOVT AUDIT COSTS	\$25,000.00
			APPEAL EXPENSES	\$100,000.00
			COMMON AREA CONTENTS	\$43,155.00
			CYBER	\$10,000.00
			LEGAL EXPENSES	\$50,000.00
FLOOD	INCLUDED			
<b>TOTAL PREMIUM: \$7,180.00</b>				

<b>Excess Details</b>	<b>Excess Amount</b>
Building insured	\$1,000.00
Earthquake	\$500.00 in addition
Liability imposed	\$1,000.00
Voluntary workers imposed	\$1,000.00
Fidelity guarantee imposed	\$1,000.00
Government audit	\$1,000.00
Health and safety legal expenses	\$1,000.00
Legal expenses	\$1,000.00 plus 10% contribution in addition
Cyber imposed	\$1,000.00

*Notes:*

*The policy information above is a summary only.*

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

**Motion CARRIED. YES 6 NO 0 ABSTAIN 1 INVALID 0**

---

**8. Insurance valuation**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolves to engage Gleeson's Quantity Surveyors to carry out an insurance valuation for a cost totalling \$399.00 incl GST with payment to be remitted from the administrative fund.

***Last done: 2020 by QIA Group***

**Motion CARRIED.** YES 6 NO 0 ABSTAIN 1 INVALID 0

---

**9. Common property safety report**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolves to engage Gleeson's Quantity Surveyors to carry out a common property safety report for a cost totalling \$286.00 incl GST with payment to be remitted from the administrative fund.

***Last done: 2022 by QIA Group***

**Motion LOST.** YES 3 NO 3 ABSTAIN 1 INVALID 0

*Those present at the meeting noted that the Committee will review the last safety report that was undertaken in 2022 by QIA Group to confirm everything has been carried out before considering another motion to carry out an updated inspection and report.*

---

**10. Annual pest control**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolve to engage Stephens Pest Control to carry out the annual termite inspection and pest control to common property only for a cost to not exceed \$500.00 Incl GST.

**Motion CARRIED.** YES 7 NO 0 ABSTAIN 0 INVALID 0

---

**11. Exterior repaint - Bakers & Co**

*Submitted by the Committee  
Special Resolution*

Resolved that the body corporate approves the revised quotation from Bakers & Co Painting and Decorating Pty Ltd for the full exterior repaint, as per the scope enclosed for a total cost of \$65,824.00 incl. GST (plus a contingency not to exceed the committee spending limit), to be payable from the sinking fund.

**Motion CARRIED.** YES 6 NO 1 ABSTAIN 0 INVALID 0

## 12. Change to Colour Scheme

### 12.1 Option 1

*Submitted by the Committee  
Special Resolution*

That the body corporate resolves to change the colour scheme for the complex and adopts option 1, as per the attached document proposed by the committee and in conjunction with the approved contractor for the repaint - Bakers & Co.

**Motion QUALIFIED.** YES 5 NO 1 ABSTAIN 1 INVALID 0

### 12.2 Option 2

*Submitted by the Committee  
Special Resolution*

That the body corporate resolves to change the colour scheme for the complex and adopts option 2, as per the attached document proposed by the committee and in conjunction with the approved contractor for the repaint - Bakers & Co.

**Motion NOT QUALIFIED.** YES 2 NO 2 ABSTAIN 3 INVALID 0

**Motion 12.1 Option 1 was chosen as the outcome for this same issue motion as it was the only qualifying motion.**

## COMMITTEE ELECTION

### Chairperson

David Pohlmann has been elected unopposed as Chairperson.

### Secretary

Michael McCahon has been elected unopposed as Secretary.

### Treasurer

Natalee Jennings has been elected unopposed as Treasurer.

### Ordinary Member

Justin Dumbrell, Susan Millet and Wendy Seeney have been elected to the committee.

## CLOSURE OF MEETING

There being no further business, the chairperson closed the meeting at 4:36 PM.

All correspondence to be addressed to the Secretary:

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

## **General Business:**

Those present at the meeting discussed the following items to be noted for all owners reference:

- Fence repairs – committee to organise a contractor to attend and inspect the fences and provide a quote for the repairs – this will determine the priority of repairs and the possible options for owners' consideration. The following comments are made to the responsibility of the fences:
  - Boundary fence – 100% body corporate with neighbouring property to contribute 50% where possible
  - Internal fences (between individual lots) – 50/50% lot owner responsibility of the relevant lots (i.e. between lot 1 and lot 2 is 50/50)
  - Fences between the lot and the common property – 50/50% lot owner and body corporate
- Lighting – electrician approved to attend to resolve issues with lighting and non-working switches on the common property. Noted that the lighting is on a manual timer which needs to be adjusted depending on the season.
- Gardening – committee to engage a contractor/landscaper to review the gardens/under used common property areas and provide a proposal to refresh the area.
- Meeting attendees also discussed changing the under used common area (currently a drying area) to be something more useful for all occupants (i.e. additional car park space or paved common area). Any changes will be dependent on any required council approvals and costs.
- Gardening – meeting attendees discussed the need to ask the current gardener for an updated quote of works to ensure the scope and duties are appropriate, noting this has likely not changed since the gardener was first engaged a number of years ago
- Building upkeep – meeting attendees discussed obtaining quotations for an external building washdown on an intermittent basis once the exterior repaint has been completed, to extend the life of the paint-job. Maintenance of the external finishes of the building will also be discussed with the painting contractors to seek their recommendations.

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE BODY CORPORATE FOR "VIEWS ON SEENEY" CTS 40763 HELD ON 2 APRIL 2026 AT 4:00 PM**

---

**Lots represented for normal motions**

<b>Lot</b>	<b>Voter</b>	<b>Capacity</b>
Lot 1	Calleigh Armstrong	Electronic vote
Lot 4	Kara Ireland	Electronic vote
Lot 7	Justin Dumbrell	Owner present (pre-voted)
Lot 8	Natalee Jennings & David Pohlmann	Owner present (pre-voted)
Lot 9	Noah Millett	Electronic vote
Lot 10	Wendy Seenev	Electronic vote
Lot 13	Margaret Alice Leet	Electronic vote

**By Invitation**

Katrina Johnstone     Body Corporate Manager

**Chairperson**

Katrina Johnstone chaired the meeting.

**Quorum**

The Chairperson declared a quorum present and opened the meeting at 4:02 PM.

**BUSINESS OF THE MEETING**

---

**1. Confirmation of minutes**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

That the minutes of the previous general meeting held on 21st of January 2025 be confirmed.

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

---

**2. Confirmation of statement of accounts**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

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

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

---

**3. Audit**

*Statutory Motion Submitted by the Committee*  
*Special Resolution*

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

**Motion CARRIED.**

YES 5      NO 0      ABSTAIN 2      INVALID 0

---

**4. Appointment of auditor**

*Statutory Motion Submitted by the Committee*  
*Ordinary Resolution*

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

**Motion lapsed as Audit was CARRIED**

**5. Administrative fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the administrative fund budget for the financial year ending 31st of October 2026 totalling \$20,000.00 be approved and that the administrative fund contributions be levied as follows:

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
Already Issued	01/11/2025	30/04/2026	01/11/2025	\$767.308
To be Issued	01/05/2026	31/10/2026	01/05/2026	\$771.154
<b>Total</b>				<b>\$1,538.462</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
To be Issued	01/11/2026	30/04/2027	01/11/2026	\$769.231
<b>Total</b>				<b>\$769.231</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

**6. Sinking fund budget and contributions**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the sinking fund budget for the financial year ending 31st of October 2026 totalling \$21,600.00 be approved and that the sinking fund contributions be levied as follows:

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
Already Issued	01/11/2025	30/04/2026	01/11/2025	\$830.769
To be Issued	01/05/2026	31/10/2026	01/05/2026	\$830.769
<b>Total</b>				<b>\$1,661.538</b>

*\*Contribution schedule lot entitlement*

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

**Interim Periods**

<b>Levy Status</b>	<b>Period From</b>	<b>Period To</b>	<b>Due Date</b>	<b>Amount per entitlement*</b>
To be Issued	01/11/2026	30/04/2027	01/11/2026	\$830.769
<b>Total</b>				<b>\$830.769</b>

*\*Contribution schedule lot entitlement*

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

**7. Insurance**

*Statutory Motion Submitted by the Committee  
Ordinary Resolution*

That the insurances set out below be confirmed:

Policy Number	Underwriter	Current To	Risk Type	Coverage Amount
HRS11031416	HUTCH UNDERWRITING	17 Nov 2026	BUILDING	\$5,547,410.00
			FLOATING FLOORS	NOT INCLUDED
			LOSS OF RENT	\$832,112.00
			CATASTROPHE	\$832,112.00
			PUBLIC LIABILITY	\$30,000,000.00
			FIDELITY GUARANTEE	\$250,000.00
			OFFICE BEARERS	\$5,000,000.00
			VOLUNTARY WORKERS	\$3,000.00 / \$300,000.00
			GOVT AUDIT COSTS	\$25,000.00
			APPEAL EXPENSES	\$100,000.00
			COMMON AREA CONTENTS	\$55,474.00
			CYBER	\$10,000.00
			LEGAL EXPENSES	\$50,000.00
			FLOOD	INCLUDED
<b>TOTAL PREMIUM: \$8,554.70</b>				

Excess Details	Excess Amount
Excess	\$1,000.00
Earthquake	\$1,000.00 + \$500 in addition
Legal	\$1,000.00 + 10% contribution in addition

*Notes:  
The policy information above is a summary only.*

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

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

**8. Body corporate management agreement**

*Submitted by the Committee  
Ordinary Resolution Without use of Proxies*

That the body corporate engage BCsystems (Body Corporate Systems Pty Ltd) as the body corporate manager to provide administrative, financial and secretarial services with the terms being those detailed in the Administration Agreement circulated with this agenda for a period of two (2) years, commencing on 1st of February 2026, for the secretarial fee of \$170.00 plus GST per lot per annum, plus disbursements, and that any one (1) or two (2) members of the committee be authorised to execute the Administration Agreement.

**Motion CARRIED.**

YES 6      NO 0      ABSTAIN 1      INVALID 0

---

**9. Common property safety report**

*Submitted by the Committee  
Ordinary Resolution*

*This is not a legal requirement, but is a recommendation to assist the committee to manage the common property and minimise liability. The last report was carried out in 2020.*

That the body corporate approves to engage Gleeson Quantity Surveyors to inspect the common property and provide a safety report at a cost of \$440.00.

**Motion CARRIED.**

YES 5      NO 2      ABSTAIN 0      INVALID 0

---

**10. Annual Pest Control/Termite Inspections**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolve to engage suitably qualified contractor to carry out the annual pest control/termite inspection to common property only for a cost to not exceed \$400.00 Incl. GST with payment to be funded from the administrative fund.

***Last carried out in April 2021 by TN Tribute Trust***

**Motion CARRIED.**

YES 7      NO 0      ABSTAIN 0      INVALID 0

---

**11. Annual Gutter Clean**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolve to engage suitably qualified contractor to carry out the annual gutter clean for a cost to not exceed \$600.00 Incl. GST, with payment to be remitted from the administrative fund.

***Last carried out in February 2025 by Gutter-Vac North Brisbane***

**Motion CARRIED.**

YES 6      NO 1      ABSTAIN 0      INVALID 0

---

**12. Switchboard Testing**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate resolve to engage suitably qualified contractor to carry out the switchboard testing for a cost to not exceed \$500.00 Incl GST with payment to be remitted from the administrative fund.

***Last carried out in May 2024 by Love Electrical***

**Motion CARRIED.**

YES 7      NO 0      ABSTAIN 0      INVALID 0

---

**13. Fibre to the Premises (FTTP) NBN upgrade**

*Submitted by the Committee  
Ordinary Resolution*

That the body corporate approves to upgrade the current Fibre to the Curb (FTTC) NBN infrastructure as per the proposal from NBNco for a total cost of \$3,850.00 incl. GST (calculated based on the costs per lot and the common property cost in the explanatory note) plus a contingency not to exceed the committee spending limit (in the event of any additional unforeseen costs), to be funded from the sinking fund.

**Motion CARRIED.**

YES **6**      NO **1**      ABSTAIN **0**      INVALID **0**

**COMMITTEE ELECTION**

**Chairperson**

David Pohlmann has been elected unopposed as Chairperson.

**Secretary**

Michael Mccahon has been elected unopposed as Secretary.

**Treasurer**

Natalee Jennings has been elected as Treasurer

**Ordinary Member**

Justin Dumbrell has been elected to the committee.

**CLOSURE OF MEETING**

The chairperson closed the meeting at 4:24 PM.

All correspondence to be addressed to the Secretary:

BCsystems, PO Box 743, Morningside QLD 4170 | [info@bcsystems.com.au](mailto:info@bcsystems.com.au)

## **General Discussion**

The owner of Lot 7 submitted two (2) owners motions that were discussed with the owner prior to the AGM agenda being issued and requested to be removed for voting and discussed as general business.

*Solar Installation* – the owner was seeking approval to have solar installed on the common roof of the property. Those present at the meeting had a discussion around the process of installing solar on the roof as an individual owner (the roof would be split into thirteen even sections to enable owners to instal panels on the roof) or as a body corporate (company that would install a system for the building). Further research and discussion is to be had with a solar company that can assist with the installation of a building wide solar system and a clear understanding of costs needs to be determined before a motion can be put to all owners.

*Re-purposing of clothesline and pebbled area* – those present at the meeting had a further discussion around ideas to repurpose two unused outdoor areas. The owner of Lot 7 presented the following ideas;

- Convert to carpark (clothesline area)
- Communal veggie/fruit/herb patch
- Basic outdoor exercise equipment (stuff that can be bolted down)

Before putting a survey to owners on which option is preferred and seeking any additional suggestions, it was discussed to contact Brisbane City Council to confirm that the DA for the complex allows for an additional carpark (option 1) and also to contact the Insurer to discuss liability/insurance concerns around the exercise equipment (option 3). Once this information has been obtained, the body corporate will put a survey to all owners to determine the preference on the options and to seek if owners have any additional ideas for the unused areas before a final decision/vote is made.

# Property Fact Pack

**12 Seeney Street**  
Zillmere QLD 4034



YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



Flood History



State Flood Planning

# At a glance

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



Easements



NO  
CONSIDERATIONS  
IDENTIFIED



Flood Risk



CONSIDERATIONS  
IDENTIFIED



Character



NO  
CONSIDERATIONS  
IDENTIFIED



Vegetation



NO  
CONSIDERATIONS  
IDENTIFIED



Bushfire Risk



NO  
CONSIDERATIONS  
IDENTIFIED



Noise



CONSIDERATIONS  
IDENTIFIED

## DATE OF REPORT

1st of May, 2026

## ADDRESS

12 SEENEY STREET

## LOT PLAN

9999/SP225297

## COUNCIL

Brisbane

## ZONING

- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)

## UTILITIES

- Sewer
- Water

## SCHOOL CATCHMENTS

- Zillmere SS
- Aspley SHS

## CLOSEST CITY

Brisbane - 12km

# Zoning

What zone is my property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Ldr Low Density Residential
-  Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
-  Sp3 Special Purpose (Transport Infrastructure)
-  Sr2 Sport And Recreation (District)

# Easements

What access rights exist over the property?



Sources: Queensland Government

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Easement Or Covenant

# Flood Risk

Is the property in a potential flood area?



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.**

PROPERTY DUE DILIGENCE REPORT | 12 SEENEY STREET

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

### Questions to ask

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

## LEGEND

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

# Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

**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 1 – High Risk
- Planning Area 2 – High To Mod. Risk
- Planning Area 3 – Moderate Risk
- ⋯ Overland Flow Flood Planning Area
- Planning Area 4 – Low Risk
- Planning Area 5 – Very Low Risk

# Character

Is the property in a character or heritage area?



Sources: Brisbane City Council

## THINGS TO KNOW

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





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

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

### Questions to ask

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

## LEGEND

-  Selected Property
-  Commercial Character Building Site
-  Pre 1911 Building
-  Traditional Building Character - Neighbourhood

# Historic Imagery

## Historic Aerial Imagery



### THINGS TO KNOW

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

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

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

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

#### Questions to ask:

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

### LEGEND

 Selected Property

# Vegetation

Is the property in an area with vegetation protection?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

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

# 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 High: ~15m
- Property Low: ~14m



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

# Water

Are there any water pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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

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

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

### Questions to ask

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

## LEGEND

- Selected Property
- Water Connection
- Water Pipe

# Sewer

Are there any sewer pipes nearby?



Sources: Urban Utilities

## THINGS TO KNOW

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

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





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

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

### Questions to ask

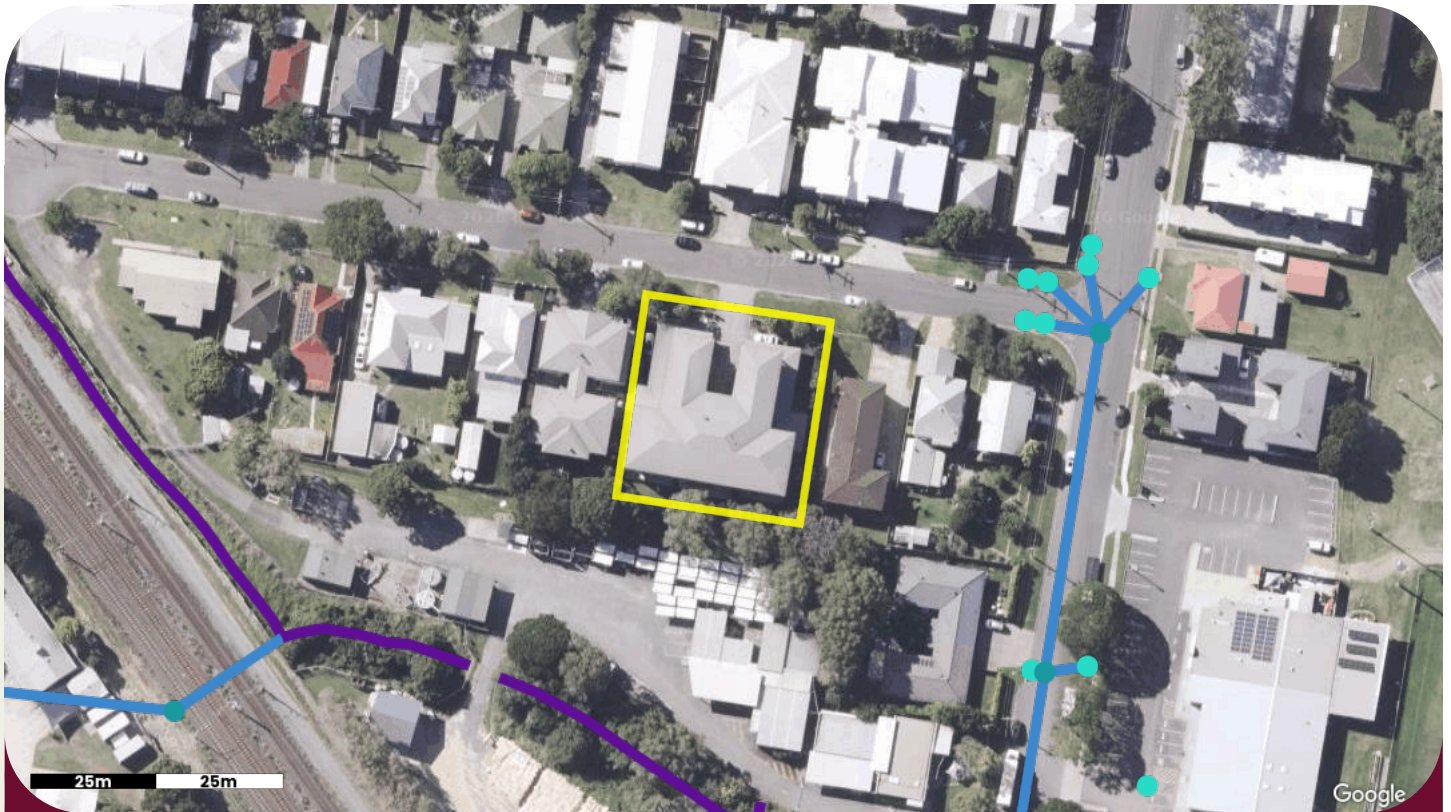
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

## LEGEND

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

# Stormwater

Are there stormwater pipes on or near the property?



Sources: Brisbane City Council

## THINGS TO KNOW

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

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

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

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

### Questions to ask

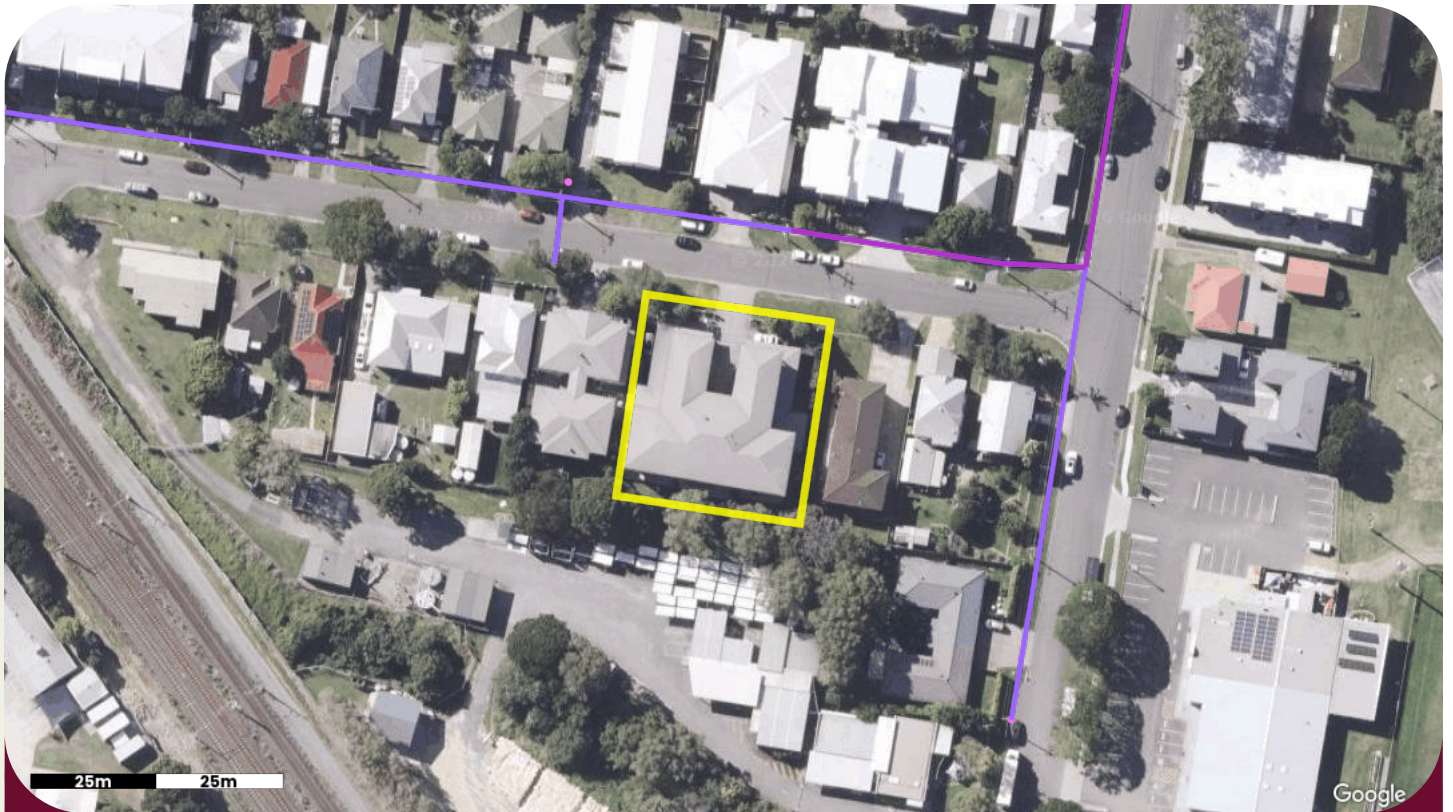
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

## LEGEND

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

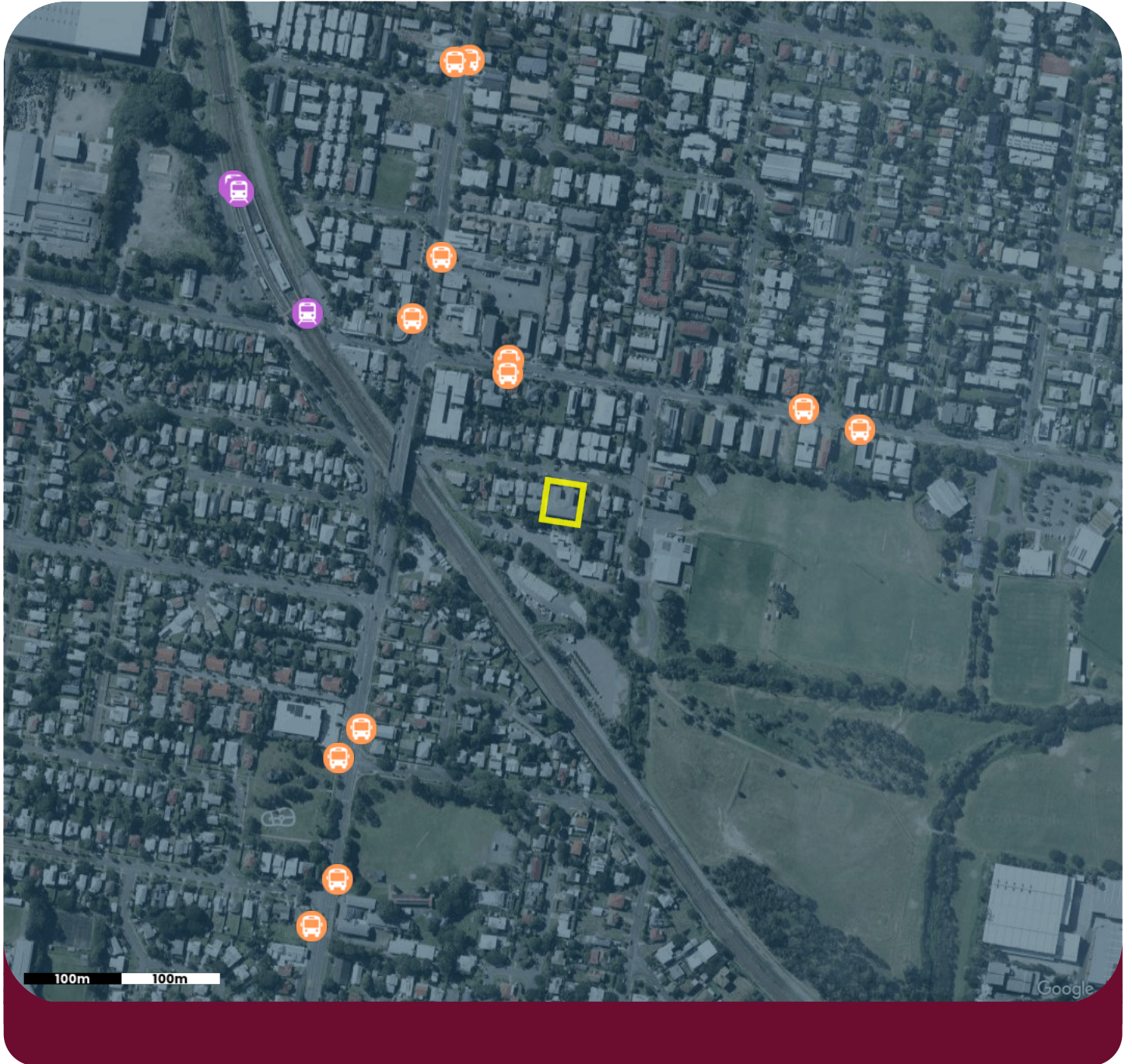
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

## LEGEND

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


# Public Transport

Is there any public transport stops nearby?



## LEGEND

 Selected Property

 Train Station

 Bus Stop

# Boundary

View your property boundaries



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

Area: ~1,490m<sup>2</sup>, Perimeter: ~154m

## LEGEND

 Selected Property

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

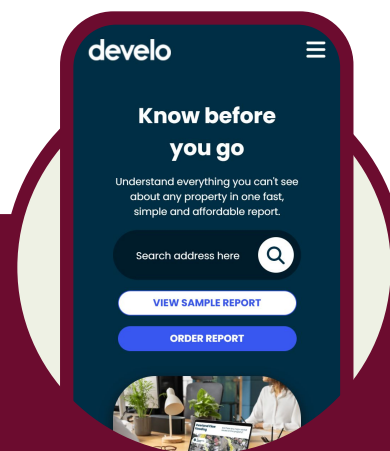
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