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Search Agents

SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 16 ON SP257677**

THE AVENUE LUTWYCHE CTS 46207

VENDOR/S **BEN RUSSELL DAVIS**

LOTS IN A COMMUNITY TITLES SCHEME

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

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

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

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

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

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

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

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

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

At the date of this Disclosure Statement CMS **Dealing No. 715888015** was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

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

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

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

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

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

(g) PROPOSED BODY CORPORATE RESOLUTIONS (clause 12.10) OR (clause 13.10)**Search of the Body Corporate has revealed:**

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

MATTERS AFFECTING THE PROPERTY (Clause 7.4)

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

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

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

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

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

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

4. The Seller warrants that:

- (a) The statement made by the Seller in the Reference Schedule under Residential Tenancy Agreement and Rooming Accommodation Agreements are true and correct; and
- (b) if there are Tenancies, the current rent complies with the requirements of section 91 and 93 of the RTRA Act, as those sections applied on the date of each Tenancy.

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

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

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

AGM dated 26th September 2024
AGM dated 25th September 2025

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

Report Dated	Name of Report
10.07.26	Fire Appliance Inspections - Recommended to be carried out 6 monthly.
07.08.23	Fire Evacuation Diagram - Recommended to be replaced 5 yearly.
14.02.25	Fire Evacuation Practice - Recommended to be carried out annually.
12.08.25	Fire Safety Audit - Recommended to be updated annually.
23.04.26	Insurance Valuation - Recommended to be updated 5 yearly
11.10.23	Termite Inspection - Recommended to be updated annually.
21.04.26	Safety Audit - Recommended to be be updated annually
04.07.22	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)

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

Nothing sighted in records provided

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

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

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

This Report was prepared on: 27 July 2026 Order No 9675

BEN RUSSELL DAVIS

28/7/2026 | 12:33 PM AEST

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

Capacity of person signing

Dated

Signature of Witness

Name

Dated

ACKNOWLEDGEMENT

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

Signature of Buyer

Signature of Buyer

Dated

Signature of Witness

Name

Dated

DISCLAIMER

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

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

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

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

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

✔ Best Practices to Mitigate Risk:

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

Notes regarding Utilities

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



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

Section 246AG of the Building Act 1975

Show Cause notice procedure and decisions

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

Section 247 of the Building Act 1975

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

Section 248 of the Building Act 1975

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

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

Links to the Body Corporate and Community Management Act 1997, Residential Tenancies and Rooming Accommodation Act and Environmental Protection Act 1994 can be found on our website. Please copy and paste the following link into your Browser:
<https://searchassist.com.au/resources/>

[www.searchassist.com.au/resources/](https://searchassist.com.au/resources/)



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006048155
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	11/07/2026 to 11/07/2027 at 4:00pm
The Insured	BODY CORPORATE FOR THE AVENUE LUTWYCHE COMMUNITY TITLE SCHEME 46207
Situation	47 NORMAN AVENUE LUTWYCHE QLD 4030

Sections

Section 1 – Insured Property

Building: \$10,647,000
Common Area Contents: \$106,470
Loss of Rent & Temporary Accommodation (total payable): \$1,597,050
Lot Owners' Fixtures and Improvements (per lot): \$250,000

Optional Extensions:

Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: \$100,000
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: \$30,000,000

Section 3 – Voluntary Workers

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

Section 4 – Fidelity Guarantee and Cyber

Fidelity Guarantee Sum Insured: \$250,000
Cyber Sum Insured: \$50,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Section 6 – Government Audit Costs and Legal Expenses

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

Flood Cover is included.



Date Printed

25/06/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0526 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



4 July 2022

The Body Corporate for The Avenue Lutwyche CTS 46207
C/- Stratacare Australia
PO Box 1251
FORTITUDE VALLEY QLD 4006

Dear Committee,

RE: THE AVENUE LUTWYCHE – SINKING FUND FORECAST REPORT

Strata Umbrella appreciates your trust in choosing our Sinking Fund Services.

Members of our qualified team have attended site and undertaken a review and investigation into the property in order to assess the current sinking fund levy and reserves to ensure costs budgeted for or likely to need budgeting for are adequately allowed for.

Our investigation finds that Sinking Fund levies for the 2022 / 2023 financial year have been estimated to be **\$105,055 including GST**.

Should you have any queries in relation to the forecast please contact Edward Sanders who will be available to assist. As the forecast is static, as time passes it should be updated to ensure changes within the building itself, market prices, quotes versus actual spending and legislation may affect the fund.

Best regards,

Edward Sanders

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1 EXECUTIVE SUMMARY

1.1 Basis of Report

Property Name:	The Avenue Lutwyche
Property Address:	47 Norman Avenue, Lutwyche Q 4030
CTS:	46207
Plan Type:	Building Format Plan
Inspection Date:	28 June 2022
Prepared By:	Chris Podmore <i>BUrbDev (QuantSurv) Hons</i>
Authorised By:	Zac Gleeson <i>BUrbDev (QuantSurv) Hons MAIQS, CQS</i>
Starting Sinking Fund Balance:	\$48,384 (as at 30.06.2022)
Building Cost Inflation:	3.5%
Interest Rate on Bank Deposits:	0.65%
Income Tax Rate Payable (on interest)	30%
Goods and Services Tax (GST):	Included

1.2 Sinking Fund Forecast Summary

This sinking fund forecast is relevant to the subject site only as per the instructions received on behalf of the Body Corporate. It is relevant to the subject site as at the date of the inspection or as at the date of commission (if no inspection was undertaken). This sinking fund forecast assumes normal ongoing maintenance has occurred to achieve the recommended effective lives of individual assets / works. This Sinking Fund Forecast assumes all applicable information has been supplied by the Body Corporate which may affect the outcome of this report. Works within the boundaries of the site are allowed for only.

Sinking Fund levies for the 2022 / 2023 financial year have been estimated to be **\$105,055 including GST**.

We would recommend that in the best interest of the client, a record should be kept of all building activity on the site as this may affect the outcome of the sinking fund forecast in the future.

1.3 Disclaimer

This report does not provide specific building advice. A non-invasive inspection has been undertaken only.

We do not accept any contractual, tortious, or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using the information within this report.

2 REPORT BRIEF

2.1 Scope of Work

Strata Umbrella has been commissioned by the Body Corporate to prepare a report to analyse the anticipated expenditure for the next fifteen [15] years for replacing the common area capital items.

The site is located at 47 Norman Avenue, Lutwyche Q 4030.

2.2 Documentation and Inspections

A representative inspected the property on 28 June 2022.

The estimate has been based upon dimensions ascertained by one or a combination of the following methods:

- a) From available drawings provided to us.
- b) From discussions with the owner and representatives.
- c) From measurements physically taken on site.
- d) From information prepared by third parties.
- e) From industry reference material.

2.3 Purpose of Report

The purpose of this document is to provide a sinking fund forecast budget to cover the costs of repair, replacement and upgrade of capital cost items.

As per the Body Corporate and Community Management regulations, a Sinking Fund item is defined as “an item that needs replacement or major maintenance at a minimum of 2 – 3 years”. This differs to an Administration Fund, which covers items such as swimming pool cleaning, lawn mowing, and other annual or regular maintenance or replacement type costs maintained or replaced within every 1 – 3 years.

A Sinking Fund budget must allow for raising a reasonable capital amount from contributions to provide for necessary and reasonable spending for the current financial year, and also to reserve an amount to meet likely spending for at least the next nine [9] years (this forecast includes for the next 14 years) after the current financial year, having regard to:

- likely spending of a capital or non-recurrent nature.
- replacement of major capital items.
- other costs that should reasonably be met from capital.

2.4 Method

A fifteen [15] year forecast period has been adopted which is in excess of the recommended minimum forecast of ten [10] years.

If the identified capital items within this schedule were put to tender, it would be reasonable to expect that the quotations would vary significantly. However, we believe that the allowances shown provide for good workmanship and suitable materials and are therefore a fair and reasonable allowance.

The following schedules are supplied to assist the Body Corporate in calculating a suitable provision, which should be allowed for future works as described in Section 2.0 above. However, to conform with the Body Corporate and Community Management Regulation 2008, it is recommended that the sinking fund schedules be reviewed on a yearly basis to account for major capital works items falling outside the forecasted period of fifteen [15] years.

3 SCHEDULES

3.1 Cash Flow Summary

The table below summarises our forecasted cash flow of the sinking fund.

Year	Date			Opening Balance	Sinking Fund Levies	Estimated Sinking Fund Expenditure	Interest Earned	Tax on interest	Closing Balance
		-	2022	-	-	-	-	-	48,384
1	2022	-	2023	48,384	105,055	(107,459)	75	(23)	46,033
2	2023	-	2024	46,033	35,099	(26,667)	327	(98)	54,693
3	2024	-	2025	54,693	36,096	(1,996)	467	(140)	89,120
4	2025	-	2026	89,120	37,187	(60,303)	505	(152)	66,358
5	2026	-	2027	66,358	38,589	(2,138)	551	(165)	103,194
6	2027	-	2028	103,194	39,859	(4,763)	786	(236)	138,840
7	2028	-	2029	138,840	41,092	(18,054)	979	(294)	162,564
8	2029	-	2030	162,564	42,439	(7,084)	1,174	(352)	198,741
9	2030	-	2031	198,741	43,803	(4,906)	1,421	(426)	238,632
10	2031	-	2032	238,632	45,192	(2,539)	1,693	(508)	282,470
11	2032	-	2033	282,470	46,616	(2,628)	1,983	(595)	327,846
12	2033	-	2034	327,846	47,957	(134,479)	1,855	(556)	242,622
13	2034	-	2035	242,622	50,033	(5,630)	1,725	(518)	288,232
14	2035	-	2036	288,232	51,787	(8,741)	2,017	(605)	332,690
15	2036	-	2037	332,690	53,443	(6,115)	2,321	(696)	381,643

3.2 Capital Asset Summary

The table below represents our estimate of the current replacement cost allocated to each capital cost item. It also details, in our opinion, the expected life expectancy of the asset along with the estimated remaining life until capital expenditure will need to occur to replace/maintain the capital cost item.

No.	Location	Work Type	Description	Estimated Life in Years	Estimated Remaining Life	Estimated Current Replacement Cost	Required fund to date	Actual fund to date
1	Roof	Maintain / repair	Gutters and downpipes	25	17	6,340	-	-
2	Roof	Repair	Repair and seal lift well roof	1	1	23,463	-	-
3	Roof	Repair	Roof sheeting (screws / flashings)	25	17	9,950	-	-
4	External	Replace / repair	Aluminium Screening	30	22	3,600	-	-
5	External	Replace	Entry door	15	15	3,650	-	-
6	External	Repaint	External surfaces	12	4	37,790	25,193	14,825
7	External	Replace / repair	Sunhoods	25	17	2,800	-	-
8	External	Replace / repair	Tiling to entry	30	22	5,440	-	-
9	External	Maintain / repair	Windows and doors	20	12	2,700	540	318
10	Balconies, accessways, stairs, entries	Refurbish	Balustrades	30	22	32,390	-	-
11	Car parking or basement	Repaint	Linemarking	10	2	1,170	936	551
12	Car parking or basement	Replace / repair	Security gate	25	17	16,000	-	-
13	Car parking or basement	Replace / repair	Security gate motor	10	2	4,800	3,840	2,260
14	Internal	Refurbish	Amenities	35	27	2,800	-	-
15	Internal	Repaint	Common area surfaces - internal	12	4	7,580	5,053	2,974
16	Internal	Replace / repair	Door hardware	10	2	1,725	1,380	812
17	Internal	Replace / repair	Tiling to hallways	30	22	28,050	-	-
18	Electrical	Replace / repair	Access control system	20	12	4,500	900	530
19	Electrical	Replace	Lighting & emergency lighting (progressive)	4	4	1,780	-	-
20	Security	Replace / repair	Intercom system	10	2	8,400	6,720	3,954
21	Fire	Replace / repair	Fire Detection & Alarm System Fixtures (progressive)	10	2	3,250	2,600	1,530
22	Fire	Replace / repair	Fire Doors (progressive)	20	12	14,375	2,875	1,692
23	Fire	Replace / repair	Fire equipment (progressive)	15	7	6,250	3,333	1,961
24	Fire	Replace	Fire indicator panel	20	12	14,000	2,800	1,648
25	Fire	Refurbish	Fire pump	25	17	25,000	-	-
26	Fire	Repair	Rectification works to risers and inspection hatches	1	1	71,420	-	-
27	Plumbing	Repair	Irrigation System (progressive)	3	2	1,800	600	353
28	Plumbing	Replace / repair	Rainwater tank	35	27	5,550	-	-
29	Plumbing	Replace	Sump pump	15	7	3,800	2,027	1,193
30	Metalworks	Replace	Entry gate	20	1	650	607	357
31	Transportation	Refurbish	Lift interiors	20	12	12,500	2,500	1,471
32	Transportation	Repair	Lift upgrade	25	17	65,000	-	-
33	Siteworks	Replace / repair	Bin storage aluminium panels	25	17	1,100	-	-
34	Siteworks	Repair	Driveway repairs	15	7	2,340	1,248	734
35	Siteworks	Rejuvenate	Gardens and grounds	6	6	1,445	-	-
36	Siteworks	Replace	Mailboxes	20	12	3,600	720	424
37	Siteworks	Replace	Retaining walls (progressive)	20	12	8,000	1,600	942
38	Siteworks	Repair	Timber decking	10	2	3,750	3,000	1,765
39	Siteworks	Replace / repair	Timber Fencing - 50% share (eastern)	20	1	4,850	4,527	2,664

Property Risk Management

40	Siteworks	Replace / repair	Timber fencing - 50% share (western)	20	1	4,850	4,527	2,664
41	Siteworks	Replace / maintain	Timber Fencing - Rear (50% Share)	20	6	2,430	1,458	858
42	General Allowances	Maintain / repair	Building works	3	1	1,800	1,200	706
43	General Allowances	Repair	Electrical works allowance	5	3	1,800	720	424
44	General Allowances	Repair	Plumbing / pipework (allowance)	5	4	3,600	720	424
45	Miscellaneous	Replace	Signage	20	12	3,000	600	353
							82,224	48,384

3.3 Cashflow Forecast

The table below represents our forecast of the cashflow.

		2022 -	2023 -	2024 -	2025 -	2026 -	2027 -	2028 -	2029 -	2030 -	2031 -	2032 -	2033 -	2034 -	2035 -	2036 -	2037 -
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Opening Balance			48,384	46,033	54,693	89,120	66,358	103,194	138,840	162,564	198,741	238,632	282,470	327,846	242,622	288,232	332,690
Levies (from Calculated Levies)			105,055	35,099	36,096	37,187	38,589	39,859	41,092	42,439	43,803	45,192	46,616	47,957	50,033	51,787	53,443
Interest Earned			75	327	467	505	551	786	979	1,174	1,421	1,693	1,983	1,855	1,725	2,017	2,321
LESS Tax on interest			(23)	(98)	(140)	(152)	(165)	(236)	(294)	(352)	(426)	(508)	(595)	(556)	(518)	(605)	(696)
Cash Income			153,492	81,360	91,116	126,661	105,332	143,603	180,618	205,825	243,538	285,009	330,474	377,101	293,862	341,431	387,758
Expenditure																	
1	Roof	Maintain / repair	Gutters and downpipes														
2	Roof	Repair	Repair and seal lift well roof														
3	Roof	Repair	Roof sheeting (screws / flashings)														
4	External	Replace / repair	Aluminium Screening														
5	External	Replace	Entry door														6,115
6	External	Repaint	External surfaces			43,365											
7	External	Replace / repair	Sunhoods														
8	External	Replace / repair	Tiling to entry														
9	External	Maintain / repair	Windows and doors											4,080			
10	Balconies, accessways, stairs, entries	Refurbish	Balustrades														
11	Car parking or basement	Repaint	Linemarking		1,253									1,768			
12	Car parking or basement	Replace / repair	Security gate														
13	Car parking or basement	Replace / repair	Security gate motor		5,142									7,253			
14	Internal	Refurbish	Amenities														
15	Internal	Repaint	Common area surfaces - internal			8,698											
16	Internal	Replace / repair	Door hardware		1,848									2,607			
17	Internal	Replace / repair	Tiling to hallways														
18	Electrical	Replace / repair	Access control system											6,800			
19	Electrical	Replace	Lighting & emergency lighting (progressive)			2,043				2,344				2,690			

Property Risk Management

20	Security	Replace / repair	Intercom system			8,998										12,693			
21	Fire	Replace / repair	Fire Detection & Alarm System Fixtures (progressive)			3,481										4,911			
22	Fire	Replace / repair	Fire Doors (progressive)													21,722			
23	Fire	Replace / repair	Fire equipment (progressive)							7,952									
24	Fire	Replace	Fire indicator panel													21,155			
25	Fire	Refurbish	Fire pump																
26	Fire	Repair	Rectification works to risers and inspection hatches		71,420														
27	Plumbing	Repair	Irrigation System (progressive)			1,928		2,138			2,370			2,628				2,914	
28	Plumbing	Replace / repair	Rainwater tank																
29	Plumbing	Replace	Sump pump							4,835									
30	Metalworks	Replace	Entry gate		673														
31	Transportation	Refurbish	Lift interiors													18,888			
32	Transportation	Repair	Lift upgrade																
33	Siteworks	Replace / repair	Bin storage aluminium panels																
34	Siteworks	Repair	Driveway repairs							2,977									
35	Siteworks	Rejuvenate	Gardens and grounds					1,776								2,183			
36	Siteworks	Replace	Mailboxes													5,440			
37	Siteworks	Replace	Retaining walls (progressive)													12,089			
38	Siteworks	Repair	Timber decking			4,017										5,667			
39	Siteworks	Replace / repair	Timber Fencing - 50% share (eastern)		5,020														
40	Siteworks	Replace / repair	Timber fencing - 50% share (western)		5,020														
41	Siteworks	Replace / maintain	Timber Fencing - Rear (50% Share)						2,987										
42	General Allowances	Maintain / repair	Building works		1,863			2,066		2,290			2,539				2,815		
43	General Allowances	Repair	Electrical works allowance				1,996				2,370						2,815		
44	General Allowances	Repair	Plumbing / pipework (allowance)					4,131				4,906						5,827	
45	Miscellaneous	Replace	Signage													4,533			
Cash Expended					107,459	26,667	1,996	60,303	2,138	4,763	18,054	7,084	4,906	2,539	2,628	134,479	5,630	8,741	6,115
Closing Cash Balance				48,384	46,033	54,693	89,120	66,358	103,194	138,840	162,564	198,741	238,632	282,470	327,846	242,622	288,232	332,690	381,643

3.4 Levy Forecast

The table below reflects the breakdown of how the proposed levies were calculated and forecast over the reporting period.

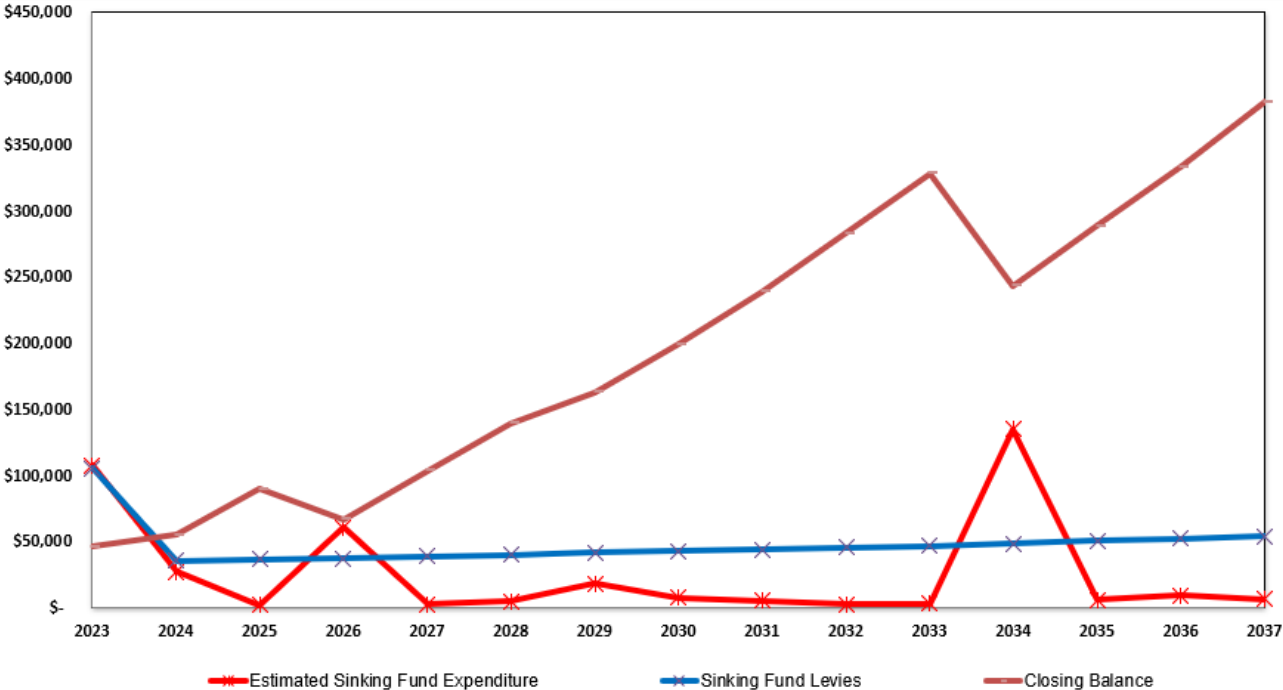
No.	Location	Work Type	Description	2022 2023	2023 2024	2024 2025	2025 2026	2026 2027	2027 2028	2028 2029	2029 2030	2030 2031	2031 2032	2032 2033	2033 2034	2034 2035	2035 2036	2036 2037
1	Roof	Maintain / repair	Gutters and downpipes			590	610	632	654	677	700	725	750	777	804	832	861	891
2	Roof	Repair	Repair and seal lift well roof	23,463														
3	Roof	Repair	Roof sheeting (screws / flashings)			925	958	991	1,026	1,062	1,099	1,138	1,177	1,219	1,261	1,305	1,351	1,398
4	External	Replace / repair	Aluminium Screening								398	412	426	441	456	472	489	506
5	External	Replace	Entry door	317	328	339	351	364	376	390	403	417	432	447	463	479	496	513
6	External	Repaint	External surfaces	10,288	10,648	11,021	11,407	4,488	4,645	4,807	4,975	5,150	5,330	5,516	5,709	5,909	6,116	6,330
7	External	Replace / repair	Sunhoods			260	270	279	289	299	309	320	331	343	355	367	380	393
8	External	Replace / repair	Tiling to entry								601	622	644	666	690	714	739	765
9	External	Maintain / repair	Windows and doors	279	289	299	310	321	332	343	355	368	381	394	408			
10	Balconies, accessways, stairs, entries	Refurbish	Balustrades								3,578	3,703	3,833	3,967	4,106	4,250	4,398	4,552
11	Car parking or basement	Repaint	Linemarking	616	637	151	156	161	167	173	179	185	192	198	205	213	220	228
12	Car parking or basement	Replace / repair	Security gate			1,488	1,540	1,594	1,650	1,708	1,767	1,829	1,893	1,960	2,028	2,099	2,173	2,249
13	Car parking or basement	Replace / repair	Security gate motor	2,527	2,615	618	640	662	685	709	734	760	787	814	843	872	903	934
14	Internal	Refurbish	Amenities													367	380	394
15	Internal	Repaint	Common area surfaces - internal	2,064	2,136	2,211	2,288	900	932	964	998	1,033	1,069	1,106	1,145	1,185	1,227	1,270
16	Internal	Replace / repair	Door hardware	908	940	222	230	238	246	255	264	273	283	293	303	313	324	336
17	Internal	Replace / repair	Tiling to hallways								3,099	3,207	3,319	3,435	3,556	3,680	3,809	3,942
18	Electrical	Replace / repair	Access control system	466	482	499	516	534	553	572	592	613	635	657	680			
19	Electrical	Replace	Lighting & emergency lighting (progressive)	485	502	519	537	556	576	596	617	638	661	684	708	732	758	785
20	Security	Replace / repair	Intercom system	4,422	4,577	1,082	1,120	1,159	1,200	1,242	1,285	1,330	1,377	1,425	1,475	1,526	1,580	1,635
21	Fire	Replace / repair	Fire Detection & Alarm System Fixtures (progressive)	1,711	1,771	419	433	448	464	480	497	515	533	551	570	590	611	632
22	Fire	Replace / repair	Fire Doors (progressive)	1,488	1,540	1,594	1,649	1,707	1,767	1,829	1,893	1,959	2,027	2,098	2,172			
23	Fire	Replace / repair	Fire equipment (progressive)	1,022	1,058	1,095	1,133	1,173	1,214	1,256	690	715	740	765	792	820	849	878
24	Fire	Replace	Fire indicator panel	1,449	1,499	1,552	1,606	1,663	1,721	1,781	1,843	1,908	1,975	2,044	2,115			
25	Fire	Refurbish	Fire pump			2,325	2,407	2,491	2,578	2,668	2,762	2,858	2,958	3,062	3,169	3,280	3,395	3,514
26	Fire	Repair	Rectification works to risers and inspection hatches	71,420														
27	Plumbing	Repair	Irrigation System (progressive)	948	981	688	712	737	763	790	817	846	876	906	938	971	1,005	1,040

Property Risk Management

28	Plumbing	Replace / repair	Rainwater tank													728	754	780
29	Plumbing	Replace	Sump pump	621	643	666	689	713	738	764	420	434	450	465	482	499	516	534
30	Metalworks	Replace	Entry gate	673						69	72	74	77	80	82	85	88	91
31	Transportation	Refurbish	Lift interiors	1,294	1,339	1,386	1,434	1,484	1,536	1,590	1,646	1,703	1,763	1,825	1,889			
32	Transportation	Repair	Lift upgrade			6,046	6,257	6,476	6,703	6,937	7,180	7,432	7,692	7,961	8,240	8,528	8,826	9,135
33	Siteworks	Replace / repair	Bin storage aluminium panels			102	106	110	113	117	121	126	130	135	139	144	149	155
34	Siteworks	Repair	Driveway repairs	383	396	410	424	439	455	470	258	268	277	287	297	307	318	329
35	Siteworks	Rejuvenate	Gardens and grounds	271	281	290	301	311	322	333	345	357	370	382	396	410	424	439
36	Siteworks	Replace	Mailboxes	373	386	399	413	428	442	458	474	491	508	526	544			
37	Siteworks	Replace	Retaining walls (progressive)	828	857	887	918	950	983	1,018	1,053	1,090	1,128	1,168	1,209			
38	Siteworks	Repair	Timber decking	1,974	2,043	483	500	517	536	554	574	594	615	636	658	681	705	730
39	Siteworks	Replace / repair	Timber Fencing - 50% share (eastern)	5,020						518	536	555	574	594	615	636	659	682
40	Siteworks	Replace / repair	Timber fencing - 50% share (western)	5,020						518	536	555	574	594	615	636	659	682
41	Siteworks	Replace / maintain	Timber Fencing - Rear (50% Share)	456	472	489	506	523	542						308	319	330	342
42	General Allowances	Maintain / repair	Building works	1,863	665	688	712	737	763	790	817	846	876	906	938	971	1,005	1,040
43	General Allowances	Repair	Electrical works allowance	642	665	688	442	458	474	490	507	525	543	562	582	603	624	645
44	General Allowances	Repair	Plumbing / pipework (allowance)	980	1,014	1,050	1,087	915	947	980	1,014	1,050	1,087	1,125	1,164	1,205	1,247	1,291
45	Miscellaneous	Replace	Signage	310	321	333	344	356	369	382	395	409	423	438	453			
Calculated Levies				144,581	39,085	41,814	43,006	35,515	36,761	38,589	46,403	48,033	49,716	51,452	53,562	46,728	48,368	50,060
Averaged Levies				33,887	35,073	36,300	37,571	38,886	40,247	41,656	43,113	44,622	46,184	47,801	49,474	51,205	52,997	54,852
Rectification Works				71,420														
LESS: Nett Interest Earned on Deposits after Tax				(252)	26	(205)	(384)	(297)	(388)	(563)	(675)	(820)	(992)	(1,185)	(1,517)	(1,173)	(1,211)	(1,410)
Total Sinking Fund Levies (to Cash Flow)				105,055	35,099	36,096	37,187	38,589	39,859	41,092	42,439	43,803	45,192	46,616	47,957	50,033	51,787	53,443

3.5 Cashflow Graphical Representation

The image below is a graphical representation of the forecasted cashflow for the fund.



4 REPORT USE LIMITATIONS

This report has a maximum usage period of five [5] years and is recommended to be reviewed annually due to changes to the subject site, actual works undertaken, and the like. Escalation has been allowed for in this report and it is a prediction based on historical analysis of construction cost data and the changes in these costs over time. As we are only able to forecast likely cost movements, it is necessary to update this sinking fund regularly as recommended.

This report excludes the following items:

- a) Structural, or potential structural defects.
- b) Refurbishment or general upgrade of common areas.
- c) Impacts / costs associated with future changes to legislation.
- d) Maintenance contracts [ie pool, lifts, and gardening].
- e) Abnormal usage of premises.
- f) Costs associated due to insufficient normal maintenance.
- g) No provision is made for work associated with contaminated land or materials.
- h) No soil analysis or geological studies were ordered or made in conjunction with this report.
- i) Part only replacement and minor items, which would occur infrequently [whereby the sum of such a replacement does not exceed [\$500.00] have not been included in this sinking fund.
- j) The sinking fund forecast assumes the Body Corporate will maintain the Administration Fund adequately to account for future costs associated with Item i).
- k) Foundation and utility infrastructure works, or replacements have not been included in this sinking fund analysis.
- l) Any cost implication as a direct result of Covid-19 affecting the supply of materials and labour.
- m) N.B. Goods and Services Tax [GST] IS INCLUDED.

If an inspection was undertaken, the inspection was a visual inspection limited only to areas of common property fully accessible. The inspection was non-invasive with no attempt to made to remove, modify, dismantle any fixture or fitting nor to assess or test every part of the building and associated plant. The extent of this assessment is based on the assumption that the premises were designed, approved, constructed, and certified in accordance with the relevant authority requirements of the day, and every effort has been made to maintain the premises in accordance with those requirements. The report was compiled without prejudice and in the belief that no pertinent information has been withheld, Strata Umbrella reserves the right to review the report in the light of such information.

This report is confidential to the Body Corporate, Strata Umbrella Pty Ltd guarantees to the customer that it will not release any information obtained as a result of the inspection to any unrelated parties, and requests that the customer reciprocate likewise.

Strata Umbrella shall be indemnified against any loss, damage, expense, whether consequential or otherwise, arising from matters resulting from this inspection or raised in this report. No liability is accepted in contract, tort, or any other form of liability as a result of any other person acting upon or using this estimate.



26 Sep 2024

To All Owners
THE AVENUE LUTWYCHE CTS 46207
47 Norman Avenue, Lutwyche, QLD, 4030

Dear Owner,

RE: ANNUAL GENERAL MEETING MINUTE

Please find enclosed a copy of the Minute of the last Annual General Meeting of the Body Corporate for THE AVENUE LUTWYCHE CTS 46207.

Should you require further information or clarification in relation to this matter please do not hesitate to contact this office on telephone (07)3435 5300 or email at reception@stratacare.com.au.

Yours sincerely,

Stacey O'Farrell, Body Corporate Manager
Stratacare Australia Pty Ltd
For and on behalf of the Body Corporate

BRISBANE OFFICE

3/141 Campbell Street
Bowen Hills Q 4006
T 07 3435 5300
F 07 3854 0774

GOLD COAST

1/27 Garden Street
Southport Q 4215
T 07 5531 2622
F 07 3854 0774

HOPE ISLAND

5.1D Masthead Way
Hope Island Q 4212
T 07 5531 2622
F 07 3854 0774

SUNSHINE COAST

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Caloundra Q 4551
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F 07 3854 0774

stratacare.com.au

reception@stratacare.com.au

P O Box 1251
Fortitude Valley Q 4006

MINUTES OF THE ANNUAL GENERAL MEETING
OF THE BODY CORPORATE FOR
THE AVENUE LUTWYCHE CTS 46207

held on 26 September 2024 at 10:00 AM QLD local time
at Online Meeting, via Zoom, Brisbane, QLD, 4006

PRESENT:

Kylie Deane	Lot 4	Owner present (pre-voted)
Kathryn Schamburg	Lot 13	Owner present
Samuel Henderson	Lot 18	Owner present

PROXIES:

None to record

VOTING PAPERS:

Francis Byrne & Hazel Marshall	Lot 2	Electronic vote
Kylie Deane	Lot 4	Electronic vote
Gillian Shivas	Lot 9	Electronic vote
Carryn Oosthuizen	Lot 11	Electronic vote
Emma Lewis and Ben McClure	Lot 17	Electronic vote

APOLOGIES:

None to record

IN ATTENDANCE:

Stacey O'Farrell	Representing Stratacare Australia Pty Ltd
Gillian Dean	Lot 4 – No proxy provided

CHAIRPERSON

Kathryn Schamburg

QUORUM

A quorum was declared and the meeting was opened.

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MOTION NO. 1 CONFIRMATION OF PREVIOUS MINUTES

Motion CARRIED.

That the minutes of the General Meeting (as attached) held on 21st of September 2023 be confirmed as a full and accurate record of that meeting.

Ordinary Resolution

VOTING YES 5 NO 0 ABSTAIN 2 INVALID 0

MOTION NO. 2 STATEMENT OF ACCOUNTS

Motion CARRIED.

That the Statement of Accounts for the period ending 30th of June 2024 (as attached) be adopted.

Ordinary Resolution

VOTING YES 6 NO 0 ABSTAIN 1 INVALID 0

MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Standard Module) the Administrative Fund Budget amounting to \$35,000.00 for the financial year ending 30th of June 2025 be approved and that the Administrative Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2024 - 30 September 2024	\$596.6000	Issued
1 October 2024 - 31 December 2024	\$596.6000	1 October 2024
1 January 2025 - 31 March 2025	\$375.6222	1 January 2025
1 April 2025 - 30 June 2025	\$375.6222	1 April 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 - 30 September 2024	\$510.4167	1 July 2025
1 October 2025 - 31 December 2025	\$510.4167	1 October 2025

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Standard Module) the Sinking Fund Budget amounting to \$36,096.00 for the financial year ending 30th of June 2025 be approved and that the Sinking Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2024 - 30 September 2024	\$511.8604	Issued
1 October 2024 - 31 December 2024	\$511.8604	1 October 2024
1 January 2025 - 31 March 2025	\$490.8063	1 January 2025
1 April 2025 - 30 June 2025	\$490.8063	1 April 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 - 30 September 2024	\$526.4000	1 July 2025
1 October 2025 - 31 December 2025	\$526.4000	1 October 2025

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Act (Standard Module) the insurance contribution due 30th of June 2025 totalling \$16,903.00 be adopted and the insurance levies be issued as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2024 - 30 September 2024	\$1.6550	Issued
1 October 2024 - 31 December 2024	\$1.6550	1 October 2024
1 January 2025 - 31 March 2025	\$2.0132	1 January 2025
1 April 2025 - 30 June 2025	\$2.0132	1 April 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 - 30 September 2024	\$1.9258	1 July 2025
1 October 2025 - 31 December 2025	\$1.9258	1 October 2025

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 6 CONFIRMATION OF INSURANCE

Motion CARRIED.

That the insurances set out in the attached insurance report be confirmed and that the Committee be authorised to renew the insurances for the ensuing twelve-month period. If Committee approval is not obtained the Body Corporate Manager be authorised to renew the insurance for the ensuing twelve-month period after obtaining at least two quotations so that the scheme remains insured as per the BCCM Act.

Ordinary Resolution

VOTING YES NO ABSTAIN INVALID

MOTION NO. 7 NO AUDIT

Motion DEFEATED.

That the Statement of Accounts for the financial year ending 30th of June 2025 not be audited.

Special Resolution

VOTING YES NO ABSTAIN INVALID

MOTION NO. 8 APPOINTMENT OF AUDITOR

Motion CARRIED.

That the Body Corporate appoint Mr Gary McLennan of Russell & Wood Chartered Accountants and Advisors or an alternative auditor to audit the Statement of Accounts of the Body Corporate for the financial year ending 30th of June 2025 at a cost of \$1,012.00 including GST and that the funds be allocated from the Body Corporate Administration Fund.

Ordinary Resolution

VOTING YES NO ABSTAIN INVALID

MOTION NO. 9 FIRE COMPLIANCE AUDIT

Motion CARRIED.

That the Body Corporate engage STRATA UMBRELLA to carry out the Fire Compliance Audit of the common property in compliance with the Building Fire Safety Regulations 2008 and the Fire and Rescue Services Act 1990 at a cost of \$567.00 including GST.

Ordinary Resolution

VOTING YES NO ABSTAIN INVALID

MOTION NO. 10 COMMON AREA - TERMITE INSPECTION

Motion CARRIED.

That the Body Corporate engage DISCREET PEST CONTROL to carry out the termite inspection of the common property at a cost of \$170.00 including GST.

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 11 COMMON AREA - PEST CONTROL

Motion CARRIED.

That the Body Corporate engage DISCREET PEST CONTROL to carry out the annual Pest Control Service for the common areas at a cost of \$170.00 including GST.

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 12 BIENNIAL SWITCHBOARD INSPECTION, SAFETY SWITCH TEST & COMMUNAL LIGHT MAINTENANCE

Motion CARRIED.

That the Body Corporate engage FULLY WIRED to carry out a biennial inspection and test of the Switchboard & Safety Switches on common property at a cost of \$286.00 including GST with an additional allowance of up to \$110.00 including GST for minor works or required materials whilst in attendance and that funds be allocated from the Body Corporate Administrative Fund.

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 0 INVALID 0

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MOTION NO. 13 THAT AN INVESTIGATION INTO THE HIGH MOISTUE READING BE COMMENCED

Motion CARRIED.

A moisture reading in the car park walls was found during our Building and Pest inspection in March 2024. However, our B&P report did not cover the communal property. I would recommend an investigation to the root cause, so this does not provide long term damage or issues. In addition, and probably related; a large section of paint has blistered on the eastern exterior wall (Photos attached) I have contacted 4 companies to provide quotes for the investigation and report so that further analysis can be undertaken.

Ordinary Resolution

VOTING YES 5 NO 2 ABSTAIN 0 INVALID 0

ELECTION OF OFFICE BEARERS:

Chairperson:
Katie Schamburg has been elected unopposed as Chairperson.

Secretary:
David Ashenden has been elected unopposed as Secretary.

Treasurer:
Samuel Henderson has been elected unopposed as Treasurer.

Ordinary Member:
No nominees were selected for Ordinary Member.

There being no further business the meeting closed at 10:55 AM QLD local time.

Secretary: David Ashenden
 C/- Strata Care Australia Pty Ltd
 PO Box 1251
 Fortitude Valley QLD 4006

GENERAL DISCUSSION:

- Melissa to follow up with quotes for alternate fire service providers.
- Security lights are not working correctly, issue workorder to Fully Wired
- Pest Control – ensure owners are contacted in case they would like to have internals done at own cost while on site.
- Committee to check draft when issued for 2025 AGM to potentially reduce budget for Admin Fund.

Stratacare Australia Pty Ltd ABN 87 088 584 267
E: finance@stratacare.com.au
P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

BALANCE SHEET

AS AT 30 JUNE 2024

	ACTUAL 30/06/2024	ACTUAL 30/06/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	35,320.16	30,542.43
Sinking Fund	65,223.55	44,633.32
<u>TOTAL</u>	<u>\$ 100,543.71</u>	<u>\$ 75,175.75</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank - Admin Fund	48,137.28	40,433.93
Cash At Bank - Sinking Fund	72,901.45	50,856.80
Prepaid Expenses	1,269.08	700.36
Sundry Debtors	0.00	(1,240.69)
Levies In Arrears	0.00	1,378.27
Other Arrears	0.00	55.00
Insurance Arrears	0.00	195.85
Secondary Debtor	(1,313.51)	25.00
<u>TOTAL ASSETS</u>	<u>120,994.30</u>	<u>92,404.52</u>
<u>LIABILITIES</u>		
Accrued Expenses	738.17	582.49
Creditors	(297.00)	(99.00)
Levies In Advance	16,831.77	14,875.68
Insurance Payments In Advance	3,177.65	1,869.60
<u>TOTAL LIABILITIES</u>	<u>20,450.59</u>	<u>17,228.77</u>
<u>NET ASSETS</u>	<u>\$ 100,543.71</u>	<u>\$ 75,175.75</u>

Stratacare Australia Pty Ltd ABN 87 088 584 267

E: finance@stratacare.com.au

P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2023 TO 30 JUNE 2024

	ACTUAL	BUDGET	ACTUAL
	01/07/23-30/06/24	01/07/23-30/06/24	01/07/22-30/06/23
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Admin Fund Levies	40,908.96	40,909.00	45,000.00
Key Deposit	0.00	0.00	620.00
Insurance Levy	14,525.76	14,526.00	11,217.60
<u>TOTAL ADMIN. FUND INCOME</u>	55,434.72	55,435.00	56,837.60
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Fee - Deft/Stratapay	14.55	15.00	11.65
Compliance - Backflow Rego N	146.00	200.00	142.00
Compliance - Lift Rego N	408.04	450.00	398.57
Compliance - Creditors	132.00	0.00	0.00
Compliance - Switchboard Test	0.00	300.00	0.00
Fees - Legal Fee	0.00	0.00	764.50
Fire - Compliance	0.00	700.00	682.00
Fire - System & Equipment	4,661.63	5,500.00	4,455.35
Insurance - Claim Refunds N	0.00	0.00	(42,710.70)
Insurance - Claim Expenses	0.00	0.00	30,597.49
Insurance - Premium	14,428.39	14,526.00	11,150.58
Insurance - Work Cover	277.00	280.00	277.00
Pest - Pest Control	160.00	160.00	160.00
Pest - Termite Inspection	160.00	160.00	160.00
R & M - Access Control System	2,275.80	0.00	0.00
R & M - Backflow Maintenance	231.00	220.00	220.00
R & M - Building	500.50	2,000.00	110.00
R & M - Cleaning & Gardening	4,454.00	7,500.00	6,913.50
R & M - Electrical	2,148.43	500.00	0.00
R & M - Gates	896.50	2,000.00	506.00
R & M - Keys & Locks	247.50	1,500.00	1,199.00
R & M - Lift Maintenance	4,763.21	5,500.00	5,303.73
R & M - Lift - Phone & Sim	1,809.31	720.00	566.17
R & M - Plumbing	379.50	600.00	522.50
Reports - Wphs	475.00	475.00	0.00
Utilities - Electricity Com Po	2,721.18	2,800.00	2,542.20
Utilities - Water & Sewerage	33.65	400.00	(4.30)
Bcm - Disbursements	1,386.00	1,386.00	1,386.00
Bcm - Egm	0.00	0.00	308.00

Stratacare Australia Pty Ltd ABN 87 088 584 267
E: finance@stratacare.com.au
P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 JULY 2023 TO 30 JUNE 2024

	ACTUAL	BUDGET	ACTUAL
	01/07/23-30/06/24	01/07/23-30/06/24	01/07/22-30/06/23
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	444.70	700.00	846.45
Bcm - Secretarial Contract	3,439.68	3,439.68	3,275.88
Bcm - Software Licence Fee	504.96	504.90	475.20
Bcm - Voc	660.00	0.00	0.00
Bcm - Work Order & Quotes	2,673.00	1,000.00	1,980.00
Prior Yr's Adjustment	(104.54)	0.00	22.00
<u>TOTAL ADMIN. EXPENDITURE</u>	50,656.99	53,866.58	32,590.77
<u>SURPLUS / DEFICIT</u>	<u>\$ 4,777.73</u>	<u>\$ 1,568.42</u>	<u>\$ 24,246.83</u>
Opening Admin. Balance	30,542.43	30,542.43	6,295.60
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 35,320.16</u>	<u>\$ 32,110.85</u>	<u>\$ 30,542.43</u>

Stratacare Australia Pty Ltd ABN 87 088 584 267

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THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Admin Fund Levies	40,908.96	40,909.00	35,000.00
Insurance Levy	14,525.76	14,526.00	16,903.00
<u>TOTAL ADMIN. FUND INCOME</u>	55,434.72	55,435.00	51,903.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Fee - Deft/Stratapay	14.55	15.00	20.00
Compliance - Backflow Rego N	146.00	200.00	160.00
Compliance - Lift Rego N	408.04	450.00	450.00
Compliance - Creditors	132.00	0.00	132.00
Compliance - Switchboard Test	0.00	300.00	285.00
Insurance Valuation	0.00	0.00	585.00
Fire - Compliance	0.00	700.00	600.00
Fire - System & Equipment	4,661.63	5,500.00	5,500.00
Insurance - Premium	14,428.39	14,526.00	16,903.00
Insurance - Work Cover	277.00	280.00	280.00
Pest - Pest Control	160.00	160.00	170.00
Pest - Termite Inspection	160.00	160.00	170.00
R & M - Access Control System	2,275.80	0.00	2,300.00
R & M - Backflow Maintenance	231.00	220.00	250.00
R & M - Building	500.50	2,000.00	2,000.00
R & M - Cleaning & Gardening	4,454.00	7,500.00	6,000.00
R & M - Electrical	2,148.43	500.00	2,200.00
R & M - Gates	896.50	2,000.00	2,000.00
R & M - Keys & Locks	247.50	1,500.00	1,500.00
R & M - Lift Maintenance	4,763.21	5,500.00	5,500.00
R & M - Lift - Phone & Sim	1,809.31	720.00	2,000.00
R & M - Plumbing	379.50	600.00	450.00
Reports - Wphs	475.00	475.00	0.00
Utilities - Electricity Com Po	2,721.18	2,800.00	3,265.00
Utilities - Water & Sewerage	33.65	400.00	100.00
Bcm - Disbursements	1,386.00	1,386.00	1,386.00
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	444.70	700.00	450.00
Bcm - Secretarial Contract	3,439.68	3,439.68	3,510.00
Bcm - Software Licence Fee	504.96	504.90	504.90

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P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
Bcm - Voc	660.00	0.00	0.00
Bcm - Work Order & Quotes	2,673.00	1,000.00	0.00
Prior Yr's Adjustment	(104.54)	0.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	50,656.99	53,866.58	59,000.90
<u>SURPLUS / DEFICIT</u>	<u>\$ 4,777.73</u>	<u>\$ 1,568.42</u>	<u>\$ (7,097.90)</u>
Opening Admin. Balance	30,542.43	30,542.43	35,320.16
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 35,320.16</u>	<u>\$ 32,110.85</u>	<u>\$ 28,222.26</u>
NUMBER OF UNITS OF ENTITLEMENT:		18	18
AMOUNT PER UNIT OF ENTITLEMENT:		\$ 2,272.7222	\$ 1,944.4444

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P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/23-30/06/24	BUDGET 01/07/23-30/06/24	BUDGET 01/07/24-30/06/25
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Fund Levies	35,098.92	35,099.00	36,096.00
<u>TOTAL SINKING FUND INCOME</u>	35,098.92	35,099.00	36,096.00
<u>EXPENDITURE - SINKING FUND</u>			
Fire Control	5,786.00	0.00	0.00
Security Gates	3,454.00	0.00	0.00
Building - Repairs	4,036.69	0.00	0.00
Pressure Cleaning	1,232.00	0.00	0.00
Sff Expenditure Items	0.00	26,667.00	2,000.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	14,508.69	26,667.00	2,000.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 20,590.23</u>	<u>\$ 8,432.00</u>	<u>\$ 34,096.00</u>
Opening Sinking Fund Balance	44,633.32	44,633.32	65,223.55
<u>SINKING FUND BALANCE</u>	<u>\$ 65,223.55</u>	<u>\$ 53,065.32</u>	<u>\$ 99,319.55</u>
NUMBER OF UNITS OF ENTITLEMENT:		18	18
AMOUNT PER UNIT OF ENTITLEMENT:		\$ 1,949.9444	\$ 2,005.3333



25 Sep 2025

To All Owners
THE AVENUE LUTWYCHE CTS 46207
47 Norman Avenue, Lutwyche, QLD, 4030

Dear Owner,

RE: ANNUAL GENERAL MEETING MINUTE

Please find enclosed a copy of the Minute of the last Annual General Meeting of the Body Corporate for THE AVENUE LUTWYCHE CTS 46207.

Should you require further information or clarification in relation to this matter please do not hesitate to contact this office on telephone (07)3435 5300 or email at reception@stratacare.com.au.

Yours sincerely,

Stacey O'Farrell, Body Corporate Manager
Stratacare Australia Pty Ltd
For and on behalf of the Body Corporate

BRISBANE OFFICE

3/141 Campbell Street
Bowen Hills Q 4006
T 07 3435 5300
F 07 3854 0774

GOLD COAST

1/27 Garden Street
Southport Q 4215
T 07 5531 2622
F 07 3854 0774

HOPE ISLAND

5.1D Masthead Way
Hope Island Q 4212
T 07 5531 2622
F 07 3854 0774

SUNSHINE COAST

10B/51-55 Bulcock Street
Caloundra Q 4551
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F 07 3854 0774

stratacare.com.au

reception@stratacare.com.au

P O Box 1251
Fortitude Valley Q 4006

MINUTES OF THE ANNUAL GENERAL MEETING

OF THE BODY CORPORATE FOR

THE AVENUE LUTWYCHE CTS 46207

held on 25 September 2025 at 10:00 AM QLD local time

at Online Meeting, via Zoom, Brisbane, QLD, 4006

PRESENT:

Gill Deane for Kylie Deane	Lot 4	Owner present (pre-voted)
Kathryn Schamburg	Lot 13	Owner present (pre-voted)
Samuel Henderson	Lot 18	Owner present

PROXIES:

None to record

VOTING PAPERS:

Gillian Shivas	Lot 9	Electronic vote
Carryn Oosthuizen	Lot 11	Electronic vote
Emma Lewis and Benjamin McClure	Lot 17	Electronic vote

APOLOGIES:

None to record

IN ATTENDANCE:

Stacey O'Farrell	Representing Stratacare Australia Pty Ltd
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CHAIRPERSON

Kathryn Schamburg

QUORUM

A quorum was declared.

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MOTION NO. 1 CONFIRMATION OF PREVIOUS MEETING MINUTES

Motion CARRIED.

That the minutes of the General Meeting (as attached) held on 26th of September 2024 be confirmed as a full and accurate record of that meeting.

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 1 INVALID 0

MOTION NO. 2 AUDITED STATEMENT OF ACCOUNTS

Motion CARRIED.

That the Audited Statement of Accounts for the period ending 30th of June 2025 (as attached) be adopted.

Ordinary Resolution

VOTING YES 7 NO 0 ABSTAIN 1 INVALID 0

MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Standard Module) the Administrative Fund Budget amounting to \$32,000.00 for the financial year ending 30th of June 2026 be approved and that the Administrative Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2025 - 30 September 2025	\$510.4167	Issued
1 October 2025 - 31 December 2025	\$510.4167	1 October 2025
1 January 2026 - 31 March 2026	\$378.4722	1 January 2026
1 April 2026 - 30 June 2026	\$378.4722	1 April 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 - 30 September 2026	\$466.6667	1 July 2026
1 October 2026 - 31 December 2026	\$466.6667	1 October 2026

Ordinary Resolution

VOTING YES 8 NO 0 ABSTAIN 0 INVALID 0

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Standard Module) the Sinking Fund Budget amounting to \$37,187.00 for the financial year ending 30th of June 2026 be approved and that the Sinking Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2025 - 30 September 2025	\$526.4000	Issued
1 October 2025 - 31 December 2025	\$526.4000	1 October 2025
1 January 2026 - 31 March 2026	\$506.5722	1 January 2026
1 April 2026 - 30 June 2026	\$506.5722	1 April 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 - 30 September 2026	\$542.3104	1 July 2026
1 October 2026 - 31 December 2026	\$542.3104	1 October 2026

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

Motion CARRIED.

That in accordance with the relevant sections of the Body Corporate and Community Act (Standard Module) the insurance contribution due 30th of June 2026 totalling \$15,570.00 be adopted and the insurance levies be issued as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2025 - 30 September 2025	\$1.9258	Issued
1 October 2025 - 31 December 2025	\$1.9258	1 October 2025
1 January 2026 - 31 March 2026	\$1.4531	1 January 2026
1 April 2026 - 30 June 2026	\$1.4531	1 April 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 - 30 September 2026	\$1.7739	1 July 2026
1 October 2026 - 31 December 2026	\$1.7739	1 October 2026

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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HOPE ISLAND

5.1D Masthead Way
Hope Island Q 4212
T 07 5531 2622
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MOTION NO. 6 CONFIRMATION OF INSURANCE

Motion CARRIED.

That the insurances set out in the attached insurance report be confirmed and that the Committee be authorised to renew the insurances for the ensuing twelve-month period. If Committee approval is not obtained the Body Corporate Manager be authorised to renew the insurance for the ensuing twelve-month period after obtaining at least two quotations so that the scheme remains insured as per the BCCM Act.

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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MOTION NO. 7 INSURANCE REASSESSMENT

Motion CARRIED.

That the Body Corporate engage **QIA GROUP PTY LTD** to carry out the Insurance Reassessment to comply with the requirements of the Body Corporate and Community Management Act and Regulations at a cost of **\$623.00 including GST** and that the Body Corporate Manager be authorised to amend the building sum in line with the current valuation.

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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MOTION NO. 8 NO AUDIT

Motion CARRIED.

That the Statement of Accounts for the financial year ending 30th of June 2026 not be audited.

Special Resolution

VOTING	YES	6	NO	2	ABSTAIN	0	INVALID	0
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MOTION NO. 9 APPOINTMENT OF AUDITOR

Motion LAPSED.

That the Body Corporate appoint **Mr Gary McLennan of Russell & Wood Accountants and Advisors** to audit the Statement of Accounts of the Body Corporate for the financial year ending 30th of June 2026 at a cost of **\$1,012.00 including GST** and that the funds be allocated from the Body Corporate Administration Fund.

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MOTION NO. 10 COMMON PROPERTY SAFETY INSPECTION

Motion CARRIED.

That the Body Corporate engage **QIA GROUP PTY LTD** to carry out a Safety Inspection of the common property in compliance with the Workplace Health & Safety Act 2011 at a cost of **\$504.00 including GST**.

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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MOTION NO. 11 COMMON AREA - TERMITE INSPECTION

Motion CARRIED.

That the Body Corporate engage **CDI PEST MANAGEMENT** to carry out the termite inspection of the common property at a cost of **\$180.00 including GST**.

Ordinary Resolution

VOTING	YES	5	NO	3	ABSTAIN	0	INVALID	0
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MOTION NO. 12 COMMON AREA - PEST CONTROL

Motion CARRIED.

That the Body Corporate engage **CDI PEST MANAGEMENT** to carry out the annual Pest Control Service for the common areas at a cost of **\$180.00 including GST**.

Ordinary Resolution

VOTING	YES	8	NO	0	ABSTAIN	0	INVALID	0
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ELECTION OF OFFICE BEARERS:

Chairperson:

Kathryn Schamburg has been elected unopposed as Chairperson.

Treasurer:

Samuel Henderson has been elected unopposed as Treasurer.

Secretary:

David Ashenden has been elected unopposed as Secretary.

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stratacare.com.au
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There being no further business the meeting closed at 10:37 AM QLD local time.

Secretary: David Ashenden
C/- Strata Care Australia Pty Ltd
PO Box 1251
Fortitude Valley QLD 4006

GENERAL DISCUSSION:

The Body Corporate would like to obtain quotes for painting within the coming 12 months. Sam has a recommended painter, Stacey to also forward contact details for additional contractors.

Katie and Sam both noted they are very happy with the new gardener and would highly recommend.

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THE AVENUE LUTWYCHE CTS 46207

AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2025

Stratacare Australia Pty Ltd ABN 87 088 584 267

E: finance@stratacare.com.au

P: 07 3435 5300

**STRATACARE****THE AVENUE LUTWYCHE CTS 46207**

47 Norman Avenue Lutwyche Qld 4030

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL	BUDGET	ACTUAL
	01/07/24-30/06/25	01/07/24-30/06/25	01/07/23-30/06/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Admin Fund Levies	34,999.92	35,000.00	40,908.96
Key Deposit	255.00	0.00	0.00
Insurance Levy	16,903.08	16,903.00	14,525.76
<u>TOTAL ADMIN. FUND INCOME</u>	52,158.00	51,903.00	55,434.72
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Fee - Deft/Stratapay	19.60	20.00	14.55
Compliance - Backflow Rego N	152.00	160.00	146.00
Compliance - Lift Rego N	408.04	450.00	408.04
Compliance - Creditors	0.00	132.00	132.00
Compliance - Switchboard Test	302.31	285.00	0.00
Fees - Creditor Compliance	132.00	0.00	0.00
Fees - Land Valuation	178.20	0.00	0.00
Fire - Compliance	0.00	600.00	0.00
Fire - System & Equipment	5,426.76	5,500.00	4,661.63
Insurance - Premium	16,901.39	16,903.00	14,428.39
Insurance - Work Cover	277.00	280.00	277.00
Pest - Pest Control	170.00	170.00	160.00
Pest - Termite Inspection	170.00	170.00	160.00
R & M - Access Control System	0.00	2,300.00	2,275.80
R & M - Backflow Maintenance	231.00	250.00	231.00
R & M - Building	2,364.40	2,000.00	500.50
R & M - Cleaning & Gardening	9,111.50	6,000.00	4,454.00
R & M - Electrical	273.03	2,200.00	2,148.43
R & M - Gates	0.00	2,000.00	896.50
R & M - Keys & Locks	551.70	1,500.00	247.50
R & M - Lift Maintenance	6,503.49	5,500.00	4,763.21
R & M - Lift - Phone & Sim	1,627.60	2,000.00	1,809.31
R & M - Plumbing	539.00	450.00	379.50
Reports - Insurance Valuation	0.00	585.00	0.00
Reports - Wphs	0.00	0.00	475.00
Utilities - Electricity Com Po	3,124.85	3,265.00	2,721.18
Utilities - Rebate Gov	(1,218.75)	0.00	0.00
Utilities - Water & Sewerage	1,179.85	100.00	33.65
Bcm - Disbursements	1,386.00	1,386.00	1,386.00



Stratacare Australia Pty Ltd ABN 87 088 584 267
E: finance@stratacare.com.au
P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL	BUDGET	ACTUAL
	01/07/24-30/06/25	01/07/24-30/06/25	01/07/23-30/06/24
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	492.24	450.00	444.70
Bcm - Secretarial Contract	3,510.00	3,510.00	3,439.68
Bcm - Software Licence Fee	504.96	504.90	504.96
Bcm - Voc	220.00	0.00	660.00
Bcm - Work Order & Quotes	1,683.00	0.00	2,673.00
Prior Yr's Adjustment	0.00	0.00	(104.54)
<u>TOTAL ADMIN. EXPENDITURE</u>	56,551.17	59,000.90	50,656.99
<u>SURPLUS / DEFICIT</u>	<u>\$ (4,393.17)</u>	<u>\$ (7,097.90)</u>	<u>\$ 4,777.73</u>
Opening Admin. Balance	35,320.16	35,320.16	30,542.43
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 30,926.99</u>	<u>\$ 28,222.26</u>	<u>\$ 35,320.16</u>



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THE AVENUE LUTWYCHE CTS 46207

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STATEMENT OF INCOME AND EXPENDITURE
FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL	BUDGET	ACTUAL
	01/07/24-30/06/25	01/07/24-30/06/25	01/07/23-30/06/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Fund Levies	36,096.12	36,096.00	35,098.92
<u>TOTAL SINKING FUND INCOME</u>	36,096.12	36,096.00	35,098.92
<u>EXPENDITURE - SINKING FUND</u>			
Fire Control	2,903.05	0.00	5,786.00
Security Gates	0.00	0.00	3,454.00
Building - Repairs	0.00	0.00	4,036.69
Pressure Cleaning	0.00	0.00	1,232.00
Sff Expenditure Items	0.00	2,000.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,903.05	2,000.00	14,508.69
<u>SURPLUS / DEFICIT</u>	\$ 33,193.07	\$ 34,096.00	\$ 20,590.23
Opening Sinking Fund Balance	65,223.55	65,223.55	44,633.32
<u>SINKING FUND BALANCE</u>	\$ 98,416.62	\$ 99,319.55	\$ 65,223.55



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THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

BALANCE SHEET

AS AT 30 JUNE 2025

	ACTUAL 30/06/2025	ACTUAL 30/06/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	30,926.99	35,320.16
Sinking Fund	98,416.62	65,223.55
<u>TOTAL</u>	<u>\$ 129,343.61</u>	<u>\$ 100,543.71</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank - Admin Fund	41,791.22	48,137.28
Cash At Bank - Sinking Fund	109,720.07	72,901.45
Prepaid Expenses	1,389.46	1,269.08
Sundry Debtors	25.41	0.00
Secondary Debtor	(85.00)	(1,313.51)
<u>TOTAL ASSETS</u>	<u>152,841.16</u>	<u>120,994.30</u>
<u>LIABILITIES</u>		
Accrued Expenses	2,669.47	738.17
Creditors	295.35	(297.00)
Levies In Advance	16,567.49	16,831.77
Insurance Payments In Advance	3,965.24	3,177.65
<u>TOTAL LIABILITIES</u>	<u>23,497.55</u>	<u>20,450.59</u>
<u>NET ASSETS</u>	<u>\$ 129,343.61</u>	<u>\$ 100,543.71</u>



THE AVENUE LUTWYCHE CTS 46207

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

Note 1: Summary of Significant Accounting Policies

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Body Corporate and Community Management (Standard Module) Regulation 2020. The committee has determined that the body corporate is not a reporting entity.

The financial report has been prepared on an accruals basis and is based on historic costs and does not take into account changing money values or, except where specifically stated, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial report.

(a) Income Tax

Under current Australian income tax legislation, the body corporate is liable to tax at the corporate rate on non-mutual income, that is, income generated from sources other than levy contributions by proprietors. Expenses incurred in generating the assessable income are allowable as deductions against such income.

(b) Plant and Equipment

The body corporate is not the beneficial owner of fixed assets that are common property. Those fixed assets are the property of proprietors collectively with economic benefits flowing to the proprietors. Fixed assets that are purchased but do not form part of the common property are not depreciated as the cost of those assets is expensed on acquisition.

(c) Levies in Arrears/Advance

The amounts shown as Levies in Arrears/Advance in the balance sheet represent the value of all levies in arrears or advance at balance date, including any other charges incurred on arrears.

(d) Goods and Services Tax (GST)

In accordance with Australian income tax legislation, the body corporate has not registered for GST and therefore does not charge GST on levy income. Expenditure items are shown inclusive of GST, where applicable.



THE AVENUE LUTWYCHE CTS 46207

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025**

Note 1: Summary of Significant Accounting Policies

(e) Sinking Fund

In accordance with the Body Corporate and Community Management (Standard Module) Regulation 2020, the body corporate has established a sinking fund in order to provide sufficient funds to cover anticipated spending of a capital or non-recurrent nature, including the periodic renewal or replacement of major items of a capital nature and other spending that should be reasonably met from capital.



THE AVENUE LUTWYCHE CTS 46207

STATEMENT BY MEMBERS OF THE COMMITTEE

The committee has determined that the body corporate is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the committee, the accompanying financial report -

1. Presents a true and fair view of the financial position of the body corporate as at 30 June 2025 and its performance for the year ended on that date.
2. At the date of this statement, there are reasonable grounds to believe that the body corporate will be able to pay its debts as and when they fall due.

This statement is made in accordance with a resolution to the committee and is signed for and on behalf of the committee by:

Chairman _____

Treasurer _____

Dated this 28th day of July 2025



INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE BODY CORPORATE OF THE AVENUE LUTWYCHE CTS 46207

We have audited the accompanying financial report, being a special purpose financial report of The Avenue Lutwyche CTS 46207 (the body corporate), which comprises the balance sheet as at 30 June 2025, the statement of income and expenditure for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the statement by members of the committee.

Committee's Responsibility for the Financial Report

The committee of The Avenue Lutwyche CTS 46207 is responsible for the preparation of the financial report, and has determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of the Body Corporate and Community Management Act 1997 and Body Corporate and Community Management Regulation 2020 and is appropriate to meet the needs of the members. The committee's responsibility also includes such internal control as the committee determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the body corporate's preparation of the financial report that gives a true and fair view, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the body corporate's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committee, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opening Balances

No audit of opening balance brought forward, prior period comparative figures or budget figures has been carried out.

- 2 -

Opinion

In our opinion, subject to the effects of the matter raised in the preceding paragraph, if any, the financial report presents fairly, in all material respects, the financial position of The Avenue Lutwyche CTS 46207 as at 30 June 2025 and its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements, and the Body Corporate and Community Management Act 1997 and Body Corporate and Community Management Regulation 2020.

Basis of Accounting and Restriction on Distribution

Without modifying our opinion, we draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist The Avenue Lutwyche CTS 46207 to meet the requirements of the Body Corporate and Community Management Act 1997 and Body Corporate and Community Management Regulation 2020. As a result, the financial report may not be suitable for another purpose.



GARY MCLENNAN (CA)

RUSSELL & WOOD PTY LTD
54 BADEN POWELL STREET
MAROOCHYDORE QLD 4558

Dated this 28th day of July 2025

Stratacare Australia Pty Ltd ABN 87 088 584 267

E: finance@stratacare.com.au

P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	BUDGET 01/07/25-30/06/26
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Admin Fund Levies	34,999.92	35,000.00	32,000.00
Key Deposit	255.00	0.00	0.00
Insurance Levy	16,903.08	16,903.00	15,570.00
TOTAL ADMIN. FUND INCOME	52,158.00	51,903.00	47,570.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Bank Fee - Deft/Stratapay	19.60	20.00	25.00
Compliance - Audit Fee	0.00	0.00	1,012.00
Compliance - Backflow Rego N	152.00	160.00	180.00
Compliance - Lift Rego N	408.04	450.00	450.00
Compliance - Creditors	0.00	132.00	0.00
Compliance - Switchboard Test	302.31	285.00	0.00
Fees - Creditor Compliance	132.00	0.00	132.00
Fees - Land Valuation	178.20	0.00	0.00
Fire - Compliance	0.00	600.00	600.00
Fire - System & Equipment	5,426.76	5,500.00	6,000.00
Insurance - Premium	16,901.39	16,903.00	15,570.00
Insurance - Work Cover	277.00	280.00	300.00
Pest - Pest Control	170.00	170.00	180.00
Pest - Termite Inspection	170.00	170.00	180.00
R & M - Access Control System	0.00	2,300.00	1,000.00
R & M - Backflow Maintenance	231.00	250.00	250.00
R & M - Building	2,364.40	2,000.00	2,500.00
R & M - Cleaning & Gardening	9,111.50	6,000.00	9,000.00
R & M - Electrical	273.03	2,200.00	1,000.00
R & M - Gates	0.00	2,000.00	1,000.00
R & M - Keys & Locks	551.70	1,500.00	600.00
R & M - Lift Maintenance	6,503.49	5,500.00	6,800.00
R & M - Lift - Phone & Sim	1,627.60	2,000.00	1,800.00
R & M - Plumbing	539.00	450.00	550.00
Reports - Insurance Valuation	0.00	585.00	585.00
Reports - Wphs	0.00	0.00	475.00
Utilities - Electricity Com Po	3,124.85	3,265.00	3,300.00
Utilities - Rebate Gov	(1,218.75)	0.00	0.00
Utilities - Water & Sewerage	1,179.85	100.00	1,100.00

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THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

	ACTUAL	BUDGET	BUDGET
	01/07/24-30/06/25	01/07/24-30/06/25	01/07/25-30/06/26
Bcm - Disbursements	1,386.00	1,386.00	1,386.00
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	492.24	450.00	500.00
Bcm - Secretarial Contract	3,510.00	3,510.00	3,573.47
Bcm - Software Licence Fee	504.96	504.90	504.90
Bcm - Voc	220.00	0.00	220.00
Bcm - Work Order & Quotes	1,683.00	0.00	1,700.00
TOTAL ADMIN. EXPENDITURE	56,551.17	59,000.90	62,803.37
<u>SURPLUS / DEFICIT</u>	<u>\$ (4,393.17)</u>	<u>\$ (7,097.90)</u>	<u>\$ (15,233.37)</u>
Opening Admin. Balance	35,320.16	35,320.16	30,926.99
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 30,926.99</u>	<u>\$ 28,222.26</u>	<u>\$ 15,693.62</u>
NUMBER OF UNITS OF ENTITLEMENT:		18	18
AMOUNT PER UNIT OF ENTITLEMENT:		\$ 1,944.4444	\$ 1,777.7778

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P: 07 3435 5300



THE AVENUE LUTWYCHE CTS 46207

47 Norman Avenue Lutwyche Qld 4030

PROPOSED ANNUAL BUDGET

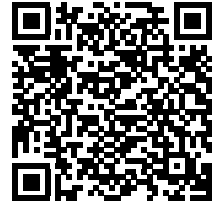
	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	BUDGET 01/07/25-30/06/26
<u>SINKING FUND</u>			
<u>INCOME</u>			
Sinking Fund Levies	36,096.12	36,096.00	37,187.00
<u>TOTAL SINKING FUND INCOME</u>	36,096.12	36,096.00	37,187.00
<u>EXPENDITURE - SINKING FUND</u>			
Fire Control	2,903.05	0.00	0.00
Sff Expenditure Items	0.00	2,000.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,903.05	2,000.00	0.00
<u>SURPLUS / DEFICIT</u>	<u>\$ 33,193.07</u>	<u>\$ 34,096.00</u>	<u>\$ 37,187.00</u>
Opening Sinking Fund Balance	65,223.55	65,223.55	98,416.62
<u>SINKING FUND BALANCE</u>	<u>\$ 98,416.62</u>	<u>\$ 99,319.55</u>	<u>\$ 135,603.62</u>
NUMBER OF UNITS OF ENTITLEMENT:		18	18
AMOUNT PER UNIT OF ENTITLEMENT:		\$ 2,005.3333	\$ 2,065.9444

Property Fact Pack

u16/47 Norman Avenue
Lutwyche QLD 4030



YOUR DIGITAL COPY



Zoning



Flood Risk



Coastal Flood Risk



Local Plans



Overland Flow Flood Risk



Flood Planning Risk



Easements



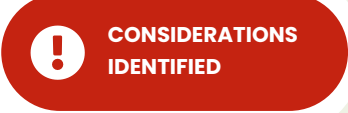
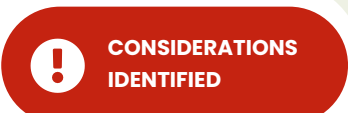
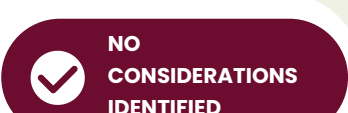
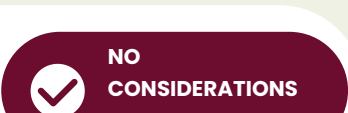
Flood History



State Flood Planning

At a glance

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

	Easements	 CONSIDERATIONS IDENTIFIED
	Flood Risk	 CONSIDERATIONS IDENTIFIED
	Character	 NO CONSIDERATIONS IDENTIFIED
	Vegetation	 NO CONSIDERATIONS IDENTIFIED
	Environment	 NO CONSIDERATIONS IDENTIFIED
	Bushfire Risk	 NO CONSIDERATIONS IDENTIFIED
	Noise	 NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT

24th of July, 2026

ADDRESS

u16/47 NORMAN AVENUE

LOT PLAN

16/SP257677

COUNCIL

Brisbane

ZONING

- Hdr1 High Density Residential (Up To 8 Storeys)

UTILITIES

- Sewer
- Water

SCHOOL CATCHMENTS

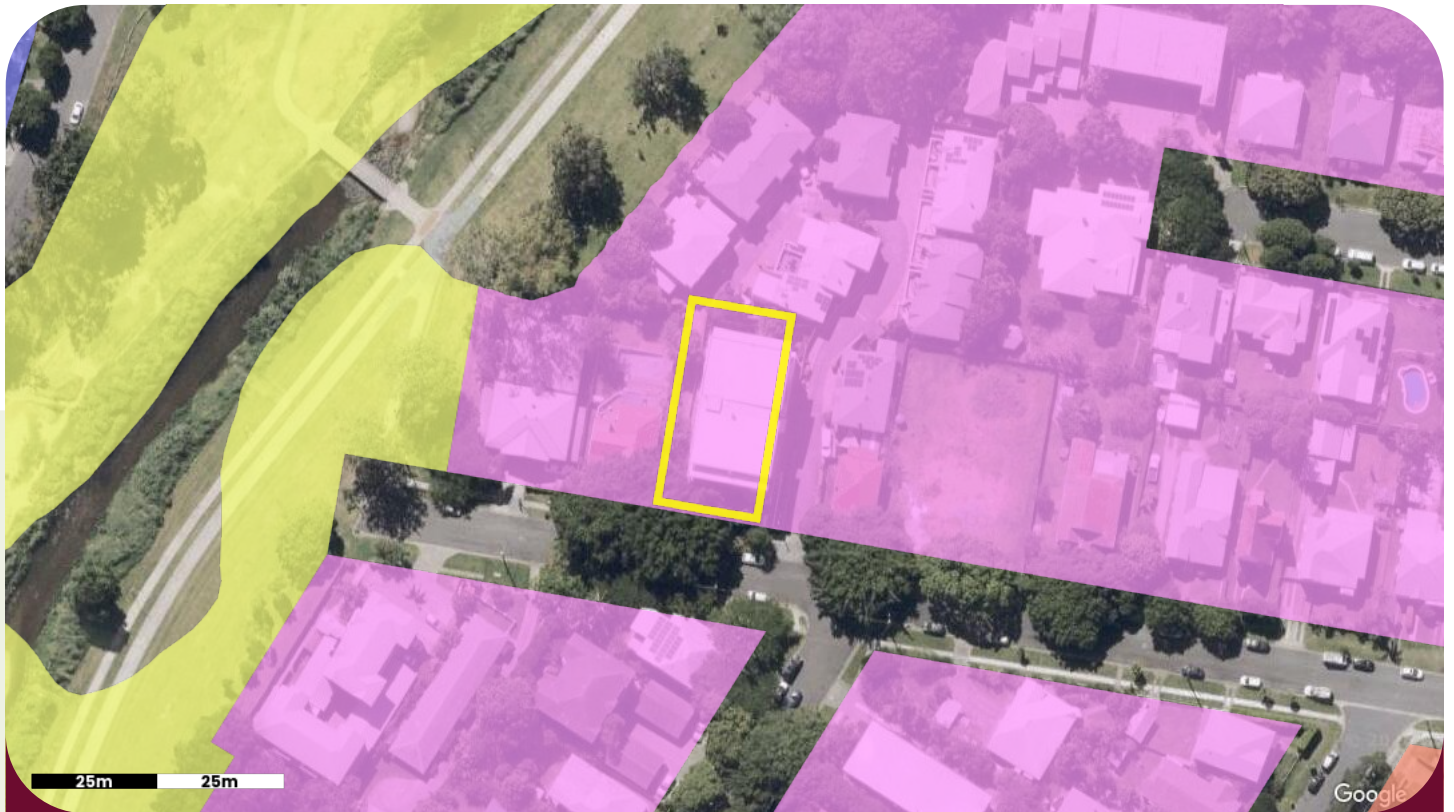
- Woolloowin SS
- Kedron SHS

CLOSEST CITY

Brisbane – 5km

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

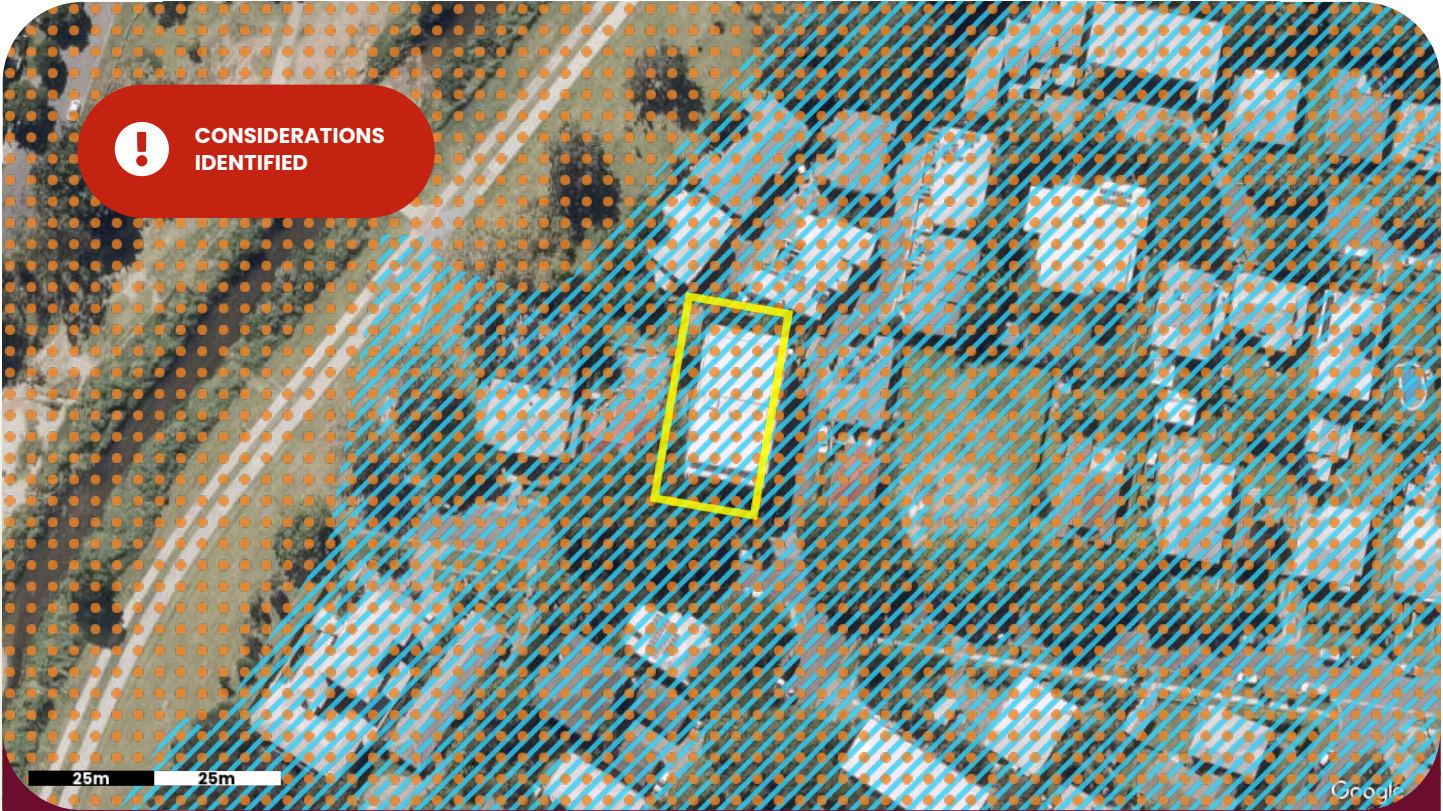
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- Dc2 District Centre (Corridor)
- Hdr1 High Density Residential (Up To 8 Storeys)
- Lmr2 Low-Medium Density Residential (2 Or 3 Storey Mix)
- Os2 Open Space (District)

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Lutwyche Road Corridor Neighbourhood Plan
-  Lutwyche Centre Npp-001

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 | u16/47 NORMAN AVENUE

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

Questions to ask

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

LEGEND

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

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Brisbane City Council

THINGS TO KNOW

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

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

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

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

PROPERTY DUE DILIGENCE REPORT | u16/47 NORMAN AVENUE

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

Questions to ask

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

LEGEND

- Selected Property
- Overland Flow - 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
- Planning Area 4 – Low Risk
- Planning Area 5 – Very Low Risk

Character

Is the property in a character or heritage area?



THINGS TO KNOW

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

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

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

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

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

Questions to ask:

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

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



Sources: Queensland Government, Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Regulated Vegetation
-  Watercourse - Mses
-  Waterway And Wetland Vegetation - Nail
-  Waterway Corridor

Environment

Are there any environmental values present on the property?



Sources: Queensland Government, Brisbane City Council

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
-  Protected Waterway Or Wetland Area – Mses
-  Biodiversity Area (High Ecological Significance Strategic)

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

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

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

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

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

Questions to ask

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

LEGEND

-  Selected Property
- Property Est. Fall: ~5m
-  Property High: ~18m
-  Property Low: ~13m



Noise

Is the property in a potential noise area?



Sources: Geoscience Australia, 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
 - High Noise Area (Council)
 - High To Mod. Noise Area (Council)
- Within 100M Of National Or State Highway

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

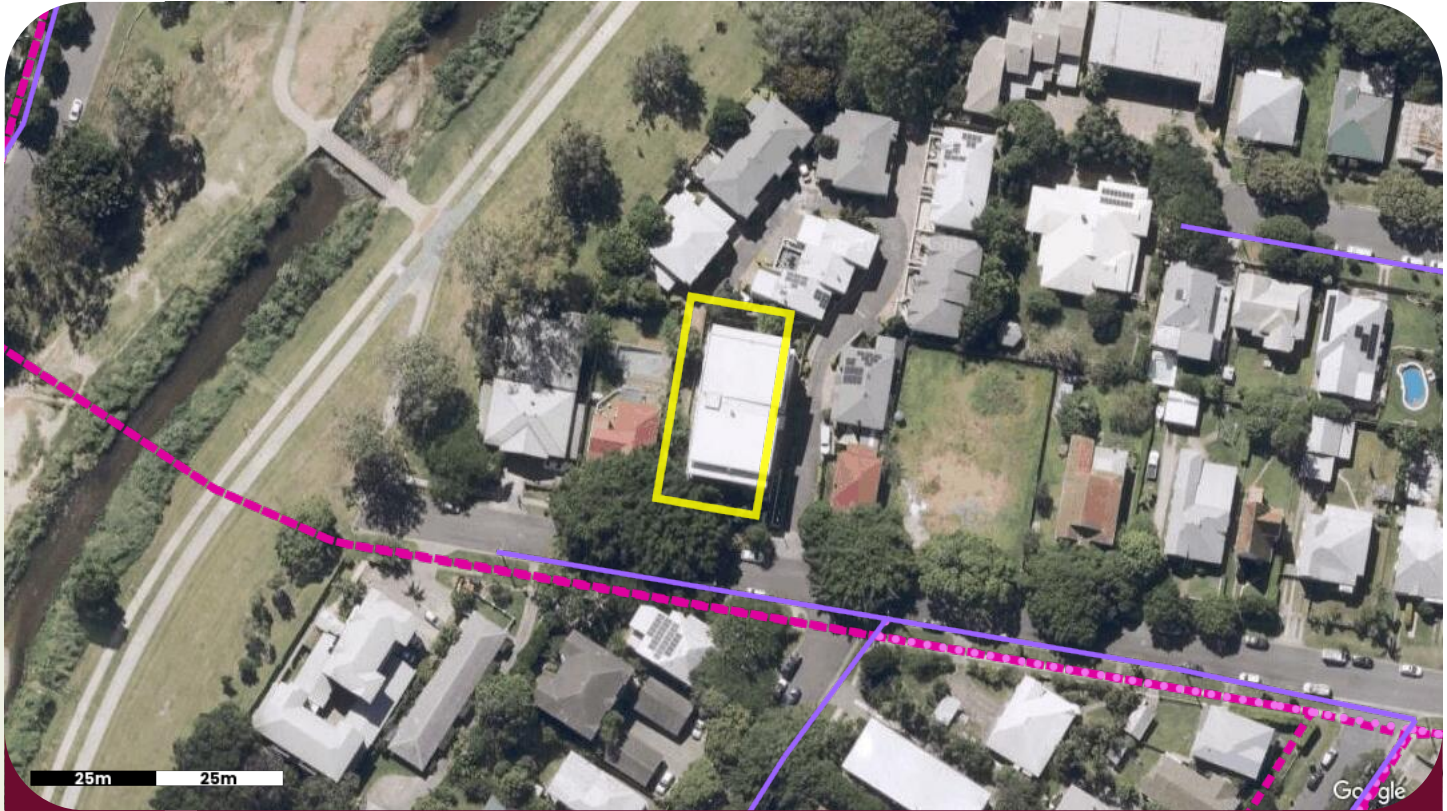
- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

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 (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

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

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

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

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

Questions to ask

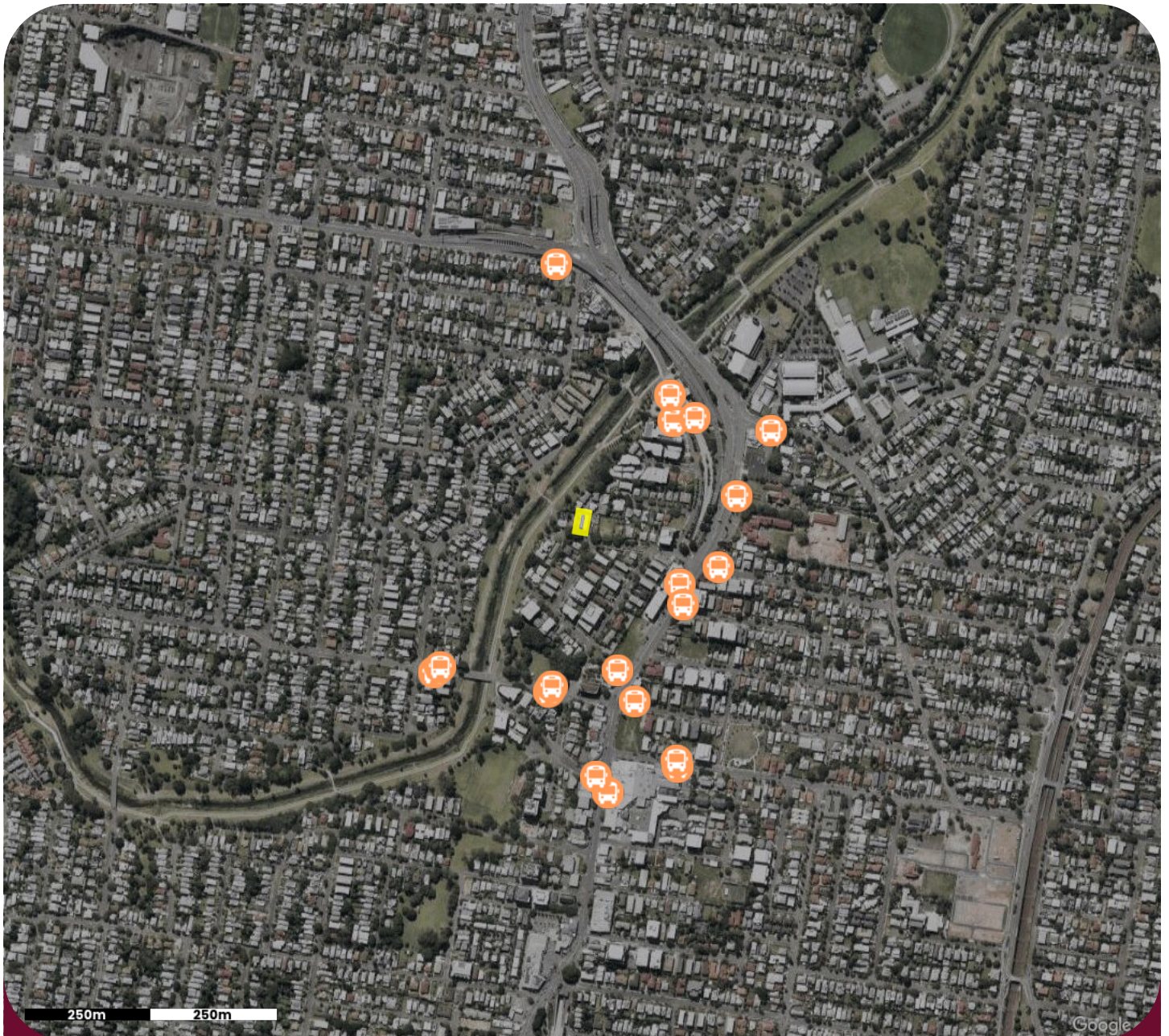
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

-  Selected Property
-  Nbn Fixed Line

Public Transport

Is there any public transport stops nearby?



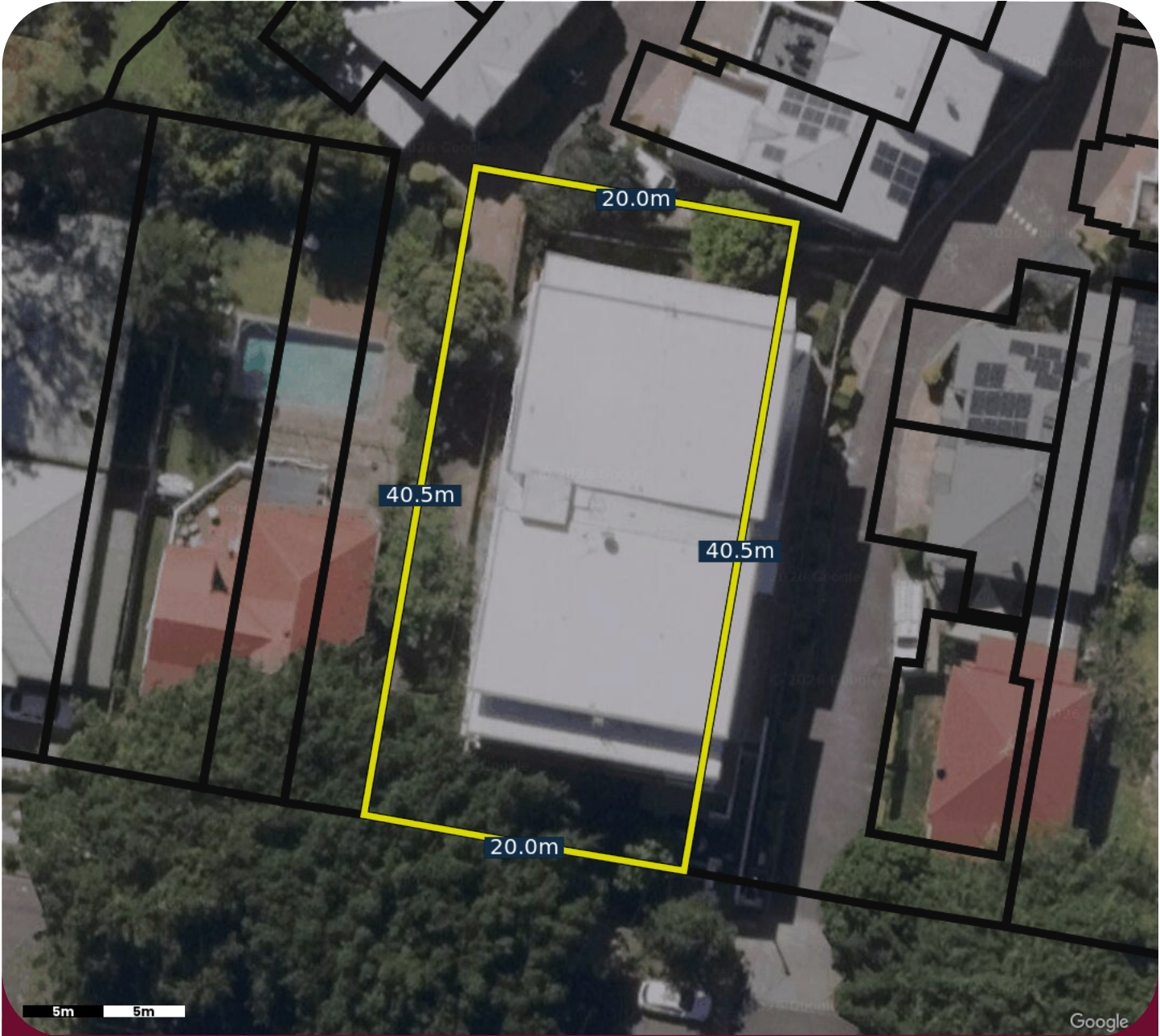
LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



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

Area: ~812m2, Perimeter: ~121m

LEGEND

 Selected Property

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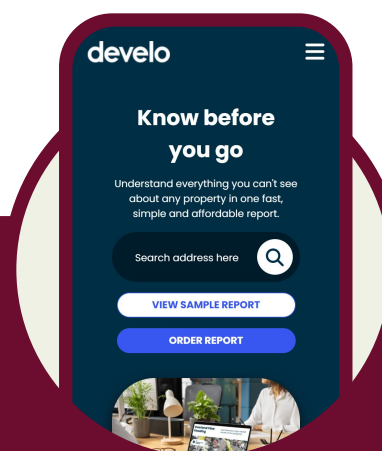
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