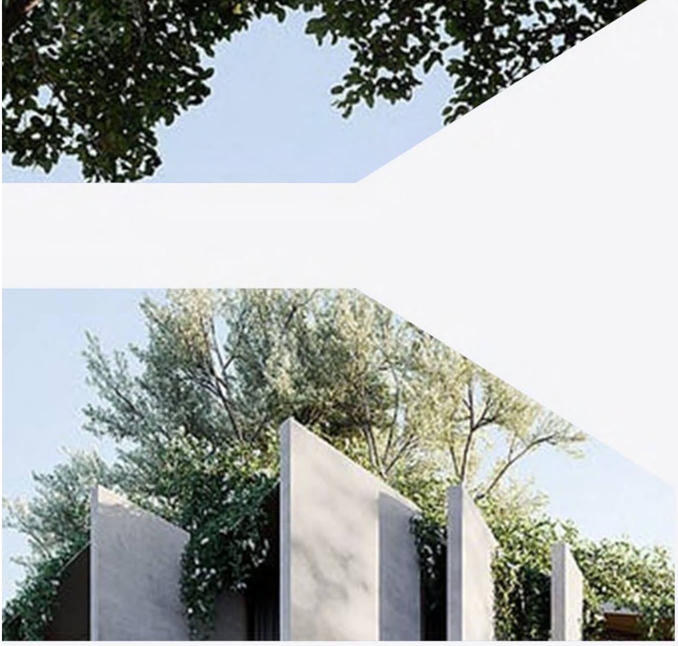

NOTICE OF ANNUAL GENERAL MEETING

75 KILLEEN STREET RESIDENCE CTS 53803

MEETING DETAILS

Meeting Date	Tuesday 23 September 2025
Meeting Time	10:00 AM
Meeting Location	Online Meeting, via Zoom, Brisbane, QLD, 4006 Zoom Link: https://us06web.zoom.us/j/81026763091?pwd=UsIVk0Og6Mnm1sCARXJa0b7CfVzXEs.1 Phone: 07 3185 3730 Australia Meeting ID: 810 2676 3091 Passcode: 029601

STRATACARE

Wednesday 27 August 2025

Dear Owner,

Enclosed is your meeting notice for the forthcoming Annual General Meeting of the Body Corporate for 75 KILLEEN STREET RESIDENCE CTS 53803.

Meeting Date	Tuesday, 23 September 2025
Meeting Time	10:00 AM AEST
Meeting Location	Online Meeting, via Zoom, Brisbane, QLD, 4006 Zoom Link: https://us06web.zoom.us/j/81026763091?pwd=UsIVk0Og6Mnm1sCARXJa0b7CfVzXEs.1 Phone: 07 3185 3730 Australia Meeting ID: 810 2676 3091 Passcode: 029601

This correspondence has been sent by email and post unless you have previously requested to receive correspondence via email only, in which case you will not receive a copy by post.

Methods of voting include:

- Submitting your filled-out voting paper by email or post;
- Attending the meeting in person or by phone / teleconference;
- Attending the meeting by videoconference;
- Appointing a proxy to attend by phone or video conference to vote on your behalf;
- Vote online before the meeting using the link in the email.

Should you require further information or clarification in relation to this matter please do not hesitate to contact this office on telephone (07)34355300 or email at reception@stratacare.com.au.

Yours sincerely,

Peta Himsworth

Peta Himsworth, Body Corporate Manager

Stratacare Australia Pty Ltd

NOTICE OF THE ANNUAL GENERAL MEETING

Of the Body Corporate for 75 KILLEEN STREET RESIDENCE CTS 53803
to be held on Tuesday, 23 September 2025 at 10:00 AM AEST
at Online Meeting, via Zoom, Brisbane, QLD, 4006
Zoom Link:
https://us06web.zoom.us/j/81026763091?pwd=UsIVk0Og6Mnm1sCARXJa0b7CfVzXEs.1
Phone: 07 3185 3730 Australia
Meeting ID: 810 2676 3091
Passcode: 029601

AGENDA

MOTION NO. 1	CONFIRMATION OF PREVIOUS MEETING MINUTES
MOTION NO. 2	STATEMENT OF ACCOUNTS
MOTION NO. 3	ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS
MOTION NO. 4	SINKING FUND BUDGET & CONTRIBUTIONS
MOTION NO. 5	BODY CORPORATE INSURANCE CONTRIBUTIONS
MOTION NO. 6	SINKING FUND ANALYSIS
MOTION NO. 7	NO AUDIT
MOTION NO. 8	APPOINTMENT OF AUDITOR
MOTION NO. 9	CONFIRMATION OF INSURANCE
MOTION NO. 10	COMMON PROPERTY SAFETY INSPECTION
MOTION NO. 11	COMMON AREA - TERMITE INSPECTION
MOTION NO. 12	COMMON AREA - PEST CONTROL
MOTION NO. 13	ELECTION OF COMMITTEE

VOTING PAPER

If you wish to vote by using this voting paper, then please tick ✔ "YES", "NO" or "ABSTAIN" in the box provided under each motion you wish to vote on. You may vote for as few or as many motions as you wish. It is not necessary to vote on all motions.
After signing the completed voting paper, please forward to the Secretary at the address provided at the end of the Agenda prior to commencement of the scheduled meeting.

MOTION NO. 1 CONFIRMATION OF PREVIOUS MEETING MINUTES

Statutory Motion Submitted by Strata Committee

That the minutes of the General Meeting (as attached) held on 17th of September 2024 be confirmed as a full and accurate record of that meeting.

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 2 STATEMENT OF ACCOUNTS

Statutory Motion Submitted by Strata Committee

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

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

Statutory Motion Submitted by Strata Committee

Refer to the Explanatory Schedule.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Administrative Fund Budget amounting to $4,000.00 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 CONTRIBUTION ENTITLEMENT**	
	Gross Rate	**Due Date**
1 July 2025 to 31 October 2025	$0.1334	Issued
1 November 2025 to 28 February 2026	$0.1334	1 November 2025
1 March 2026 to 30 June 2026	$0.1334	1 March 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 to 31 October 2026	$0.1334	1 July 2026

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

BRISBANE
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
T 07 3435 5300
F 07 3854 0774

stratacare.com.au
reception@stratacare.com.au
P O Box 1251
Fortitude Valley Q 4006

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

Statutory Motion Submitted by Strata Committee

Refer to the Explanatory Schedule.

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Sinking Fund Budget amounting to $6,244.00 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 CONTRIBUTION ENTITLEMENT	
	Gross Rate	Due Date
1 July 2025 to 31 October 2025	$0.1682	Issued
1 November 2025 to 28 February 2026	$0.2282	1 November 2025
1 March 2026 to 30 June 2026	$0.2282	1 March 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 to 31 October 2026	$0.2082	1 July 2026

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

Statutory Motion Submitted by Strata Committee

That in accordance with the relevant sections of the Body Corporate and Community Act (Accommodation Module) the insurance contribution due 30th of June 2026 totalling $5,850.00 be adopted and the insurance levies be issued as follows:

PERIOD	PER INTEREST LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2025 to 31 October 2025	$0.1616	Issued
1 November 2025 to 28 February 2026	$0.2118	1 November 2025
1 March 2026 to 30 June 2026	$0.2118	1 March 2026
Pre-Issue Next Financial Year Levies		
1 July 2026 to 31 October 2026	$0.1951	1 July 2026

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 6 SINKING FUND ANALYSIS

Submitted by Strata Committee

Refer to the Explanatory Schedule.

That the Body Corporate engage **QIA GROUP** to carry out the Sinking Fund Analysis to comply with the requirements of the Body Corporate and Community Management Act 1997 at a cost of **$379.00 including GST**.

N.B. The Act requires the body corporate set a sinking fund budget each year and provide forward estimates from the survey for the following nine (9) years. The last Sinking Fund Forecast was undertaken 19th of May 2021 by QIA Group.

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 7 NO AUDIT

Statutory Motion Submitted by Strata Committee

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

N.B. *If you* ***want*** *the accounts to be audited,* ***vote 'NO';***

If you ***do not want*** *the accounts to be audited,* ***vote 'YES'.***

There is no Audit on record.

Special Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 8 APPOINTMENT OF AUDITOR

Statutory Motion Submitted by Strata Committee

That the Body Corporate appoint Dickfos Dunn Adam Audit & Assurance to audit the Statement of Accounts of the Body Corporate for the financial year ending 30th of June 2026 at a cost of **$539.00 including GST** and that the funds be allocated from the Body Corporate Administrative Fund.

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 9 CONFIRMATION OF INSURANCE

Statutory Motion Submitted by Strata Committee

Refer to the Explanatory Schedule.

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.

N.B. *At the last Insurance Valuation date 19th of September 2024 undertaken by QIA Group, the recommended insurance replacement value was $2,375,000.00.*

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 10 COMMON PROPERTY SAFETY INSPECTION

Submitted by Strata Committee

Refer to the Explanatory Schedule.

That the Body Corporate engage **QIA GROUP** to carry out a Safety Inspection of the common property in compliance with the Workplace Health & Safety Act 2011 at a cost of **$361.00 including GST**.

N.B. *The last Safety Inspection was undertaken 21st of September 2021 by Strata Umbrella.*

Ordinary Resolution

VOTING YES ☐ NO ☐ ABSTAIN ☐

MOTION NO. 11 COMMON AREA - TERMITE INSPECTION

Submitted by Strata Committee

Refer to the Explanatory Schedule.

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 ☐ NO ☐ ABSTAIN ☐

MOTION NO. 12 COMMON AREA - PEST CONTROL

Submitted by Strata Committee

Refer to the Explanatory Schedule.

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	☐	NO	☐	ABSTAIN	☐

VOTING PAPER – OPEN BALLOT
FOR ELECTION OF COMMITTEE

ANNUAL GENERAL MEETING OF THE BODY CORPORATE 75 KILLEEN STREET RESIDENCE CTS 53803
TO BE HELD TUESDAY 23 SEPTEMBER 2025 AT 10:00 AM

The Committee may consist of not less than three (3) members and not more than seven (7) members, excluding non-voting members. An individual can hold one or more of the positions of Chairperson, Secretary or Treasurer, but cannot also be an Ordinary Member.

For the Position of: Chairperson
Nominations will be called for at the meeting as no nominations were received.

For the Position of: Secretary
Matthew Smith will be elected as no other nominations were received.

For the Position of: Treasurer
Nominations will be called for at the meeting as no nominations were received.

For the Position of: Ordinary Member
Nominations will be called for at the meeting as no nominations were received.

I / We require that this voting paper, completed by me / us, be recorded by my / our vote in respect of the motions set out above.

75 KILLEEN STREET RESIDENCE CTS 53803 – Annual General Meeting Motions/Voting Paper – Tuesday 23 September 2025

Name(s) of Voter(s):		Signature(s) of Voter(s):
Lot Number / Unit Number:	Contact Phone:	Email:
Name of Rental Agent (if any):		Rental Agent Contact Phone/Email:

After signing this completed voting paper, please forward promptly to:
To: The Secretary 75 KILLEEN STREET RESIDENCE CTS 53803
C/- Stratacare Australia Pty Ltd
Post: PO Box 1251 Fortitude Valley QLD 4006
Email: reception@stratacare.com.au

EXPLANATORY SCHEDULE

Motion 3: ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

The amount of an Administrative or Sinking Fund budget adopted by a body corporate at an annual general meeting may be more or less than the proposed budget amount by an amount equivalent to not more than 10% of the proposed budget amount. Example- A proposed administrative fund budget is $5,000. The administrative fund budget adopted by the body corporate at the annual general meeting may be between $4,500 and $5,500.

It is proposed to raise an Administrative Fund budget of $4,000.00 per annum.
Therefore, there has been no increase or decrease in the budgets.

Motion 4: SINKING FUND BUDGET & CONTRIBUTIONS

The amount of an Administrative or Sinking Fund budget adopted by a body corporate at an annual general meeting may be more or less than the proposed budget amount by an amount equivalent to not more than 10% of the proposed budget amount. Example- A proposed administrative fund budget is $5,000. The administrative fund budget adopted by the body corporate at the annual general meeting may be between $4,500 and $5,500.

It is proposed to raise the Sinking Fund budget from $4,803.00 to $6,244.00 per annum.
This equates to an increase of $1,441.00 (30.00%) per annum.

Motion 6: SINKING FUND ANALYSIS

The Sinking Fund Budget must allow for raising a reasonable capital amount each year to accumulate sufficient funds for reasonable and necessary spending from the Sinking Fund for the current financial year and also to reserve a proportional amount to meet anticipated expenditure for the next nine (9) years. It is recommended that the Body Corporate prepare a Sinking Fund Forecast of at least 10 years.

Motion 9: CONFIRMATION OF INSURANCE

The Body Corporate is obliged to take out certain specific insurance for the scheme. It is compulsory to insure for full replacement value of common property, Body Corporate assets, and buildings and to also hold public risk insurance over common property and Body Corporate assets. The Committee will be forwarded quotations for the insurance policy renewal prior to the renewal date to decide which insurer to place cover with. If a Committee decision is not received by the renewal date, the Body Corporate Manager will place the insurance per the recommendation by the broker.
Section 176 of the Standard Module specifies that the definition of 'building' includes "improvements and fixtures forming part of the building" while Section 183 requires owners to give the Body Corporate details of any improvements likely to affect premiums as soon as practical after those improvements are substantially completed. Such improvements comprise fixtures and fittings forming part of your lot that are of a higher standard than the fixtures and fittings of lots included in the scheme generally. For the purpose of the Valuation it is necessary for the value of all improvements and fixtures to be included in the final valuation amount otherwise those improvements and fixtures will not be considered should reinstatement of the building be necessary.
Please therefore provide a list of any such improvements if applicable to your Lot together with the value thereof within fourteen (14) days of the date of the Annual General Meeting to enable arrangements to be made for the Valuation to be obtained.
Stratacare Australia receives a commission of $104.06 exclusive of GST (20% of the premium) for services associated with obtaining insurance and lodging insurance claims on behalf of the Body Corporate rather than charging the Body Corporate an hourly rate for these services.

Motion 10: COMMON PROPERTY SAFETY INSPECTION

The common property of the Body Corporate is a place where work is, is to be, or likely to be, performed by a worker, volunteer, self-employed person or employer. Under the Workplace Health & Safety Act 2011 it is therefore defined as a workplace. As persons in control of a workplace you have obligations to ensure the risk of injury or illness is minimized for persons coming into or leaving the workplace, visitors and workers alike. You cannot discharge your obligations under the Act unless you take reasonable precautions, and exercise proper diligence to ensure your obligations under the Act are discharged. The maximum penalties for failing to discharge your obligations are a $300,000.00 fine or a 2-year jail term.

Motion 11: COMMON AREA - TERMITE INSPECTION

Internal inspections of units are the responsibility of the owner and should be arranged and paid for individually direct with the contractor.

Motion 12: COMMON AREA - PEST CONTROL

Internal treatment of units is the responsibility of the owner and should be arranged and paid for individually direct with the contractor.

STRATACARE

COMMITTEE NOMINATION FORM

Nominations for committee will be called from the floor of the meeting if there are any vacant positions. If you would like to nominate for a committee position but are unable to be present at the meeting, please forward your consent to nomination to this office prior to the meeting date.

TO: The Secretary
75 KILLEEN STREET RESIDENCE CTS 53803
c/- Stratacare Australia Pty Ltd
PO Box 1251 Fortitude Valley QLD 4006
Email: reception@stratacare.com.au

Nominee's Details

Name:	
Lot/ Unit:	
Contact Number:	
Email Address:	
Residential Address:	
I am a (please tick):	¨ Owner ¨ Co-Owner ¨ Company Nominee ¨ Non-Owner

Position/s

I am nominating for the following position/s:

Chairperson	¨
Secretary	¨
Treasurer	¨
Ordinary Member	¨

SIGNATURE: ________________________________ DATE: ______________________________

STRATACARE

SCHEME LIAISONS

Nominations for scheme liaisons will be confirmed from the floor of the meeting upon election of the Committee.

Committee Liaison

The Body Corporate must nominate, in writing, a person who must be a voting committee member to communicate with the Manager on behalf of the Body Corporate. In the event that no person is nominated by the Committee, the Chairperson of the Committee is taken to be the Nominee.

Site Contact

The Body Corporate must nominate, in writing, a person who must be a voting committee member to be the site contact for any maintenance works throughout the year. This person does not have to live onsite (though it is beneficial if they do). This person will be responsible for communicating with trades and allowing access to the property for trades to quote and complete works. In the event that no person is nominated by the Committee, the Chairperson of the Committee is taken to be the Site Contact.

Invoice Approver

The Body Corporate must nominate, in writing, a person who must be a voting committee member to approve invoices on behalf of the Body Corporate. In the event that no person is nominated by the Committee, the Treasurer of the Committee is taken to be the Nominee.

How to Nominate?

If you wish to nominate for one or more of the above positions, please tick the below box against the relevant position, fill in your details in the box at the bottom of the page and send this form to Strata Care (details contained in the AGM Notice). You may nominate yourself, or another member of the Committee with their written permission accompanying this form.

☐ **Committee Liaison Nominee**	Name:	Committee Position:
☐ **Site Contact**	Name:	Committee Position:
☐ **Invoice Approver**	Name:	Committee Position:

VOTING INSTRUCTIONS

ACCOMMODATION MODULE

Body Corporate and Community Management Accommodation Module Regulation 2020

Section 92 Displacement of disentitlement of right to vote

1. If a mortgagee in possession claims, by written notice to the secretary, the right to vote for a lot, the mortgagee's right to vote displaces the right to vote of—
    a. the registered owner of the lot; or
    b. a person who derives a right to vote from the registered owner.
2. A person does not have the right to exercise a vote for a particular lot on a motion, other than a motion for which a resolution without dissent is required, or for choosing a member of the committee, if the owner of the lot owes a body corporate debt in relation to the lot at the time of the meeting.

Section 94 Exercise of vote at general meetings

A voter for a general meeting may vote on a motion, other than a motion to be decided by secret ballot, in any of the following ways—

a. personally;
b. by proxy;
c. by casting a hard copy vote under section 95;
d. by casting an electronic vote under section 96.

Section 95 Casting a hard copy vote—open motion [SM, s 105]

1. A voter casts a hard copy vote by—
    a. completing the voting paper as required by the accompanying instructions; and
    b. giving the voting paper to the secretary in a way mentioned in section 210(2) before the start of the meeting.
2. A hard copy vote on a motion may be withdrawn by a voter at any time before the result of the motion is declared, except that an owner's hard copy vote can not be withdrawn by a person voting as the proxy for the owner

Section 96 Casting an electronic vote—open motion [SM, s 106]

1. This section applies if the body corporate has by ordinary resolution decided that voters may cast an electronic vote on a motion.
2. The body corporate may pass a resolution mentioned in subsection (1) only if the body corporate operates a system for receiving electronic votes that—
    a. rejects a vote cast by a person who—
        i. is not eligible to vote on the motion; or
        ii. has already cast a vote on the motion; and
    b. does not allow a person other than the secretary to receive the electronic votes.
3. The system for receiving electronic votes may allow a voter who is present personally at the annual general meeting to cast a vote electronically at the meeting.

Example—

The system may allow voters to cast a vote using a computer, smartphone or tablet computer.

4. Also, to cast an electronic vote a person must comply with—
    a. the instructions given by the secretary under section 78(5)(f), to the extent the instructions are consistent with a requirement mentioned in paragraph (b), so that the secretary receives the vote—

    i. before the general meeting; or
    ii. if the system for receiving electronic votes allows a person to cast a vote electronically at the general meeting—at the meeting; and
  b. any requirement under the Electronic Transactions (Queensland) Act 2001 about how a document must be signed or sent electronically.
5. An electronic vote on a motion may be withdrawn by a voter at any time before the result of the motion is declared, except that an owner's electronic vote can not be withdrawn by a person voting as the proxy for the owner

Section 97 Voting at general meeting

1. Voting at a general meeting must be done in the way provided in this section unless the body corporate decides by special resolution that voting is to be done in another way.
2. Voting by persons present at a general meeting must be by show of hands, if applicable, by electronic means, or by giving a completed hard copy or electronic vote to the secretary or, if the secretary is not present, the person chairing the meeting either—
    a. before the start of the meeting; or
    b. at the meeting before the votes are counted.
3. However, subsection (2) does not apply if—
    a. ballot is required by the Act, this regulation or the by-laws; or
    b. the person chairing the meeting decides a ballot is necessary to ensure an accurate count of votes.
4. If 1 or more, but not all, of the co-owners of a lot are present at the meeting, the co-owner or co-owners present vote as the owner of the lot.
5. No vote may be counted for a lot on a motion if there is a conflict between the votes of the co-owners of the lot.
6. A general meeting may pass a resolution on a motion only if the motion is—
    a. a motion—
        i. included as an item of business on the general meeting's agenda; and
        ii. stated in a voting paper accompanying the notice of the meeting; or
    b. 1 or more of the following—
        i. a procedural motion for the conduct of the meeting;
        ii. a motion to amend a motion;
        iii. a motion to correct minutes

PROXY FORM

STRATACARE

If you are unable to attend the meeting or return a voting paper for the meeting, you may use this form to appoint another person as your proxy to vote on your behalf. Please refer to the previous page for more information on appointing a proxy.

TO: The Secretary
75 KILLEEN STREET RESIDENCE CTS 53803
c/- Stratacare Australia Pty Ltd
PO Box 1251, FORTITUDE VALLEY QLD 4006
Email: reception@stratacare.com.au

Owners' Details:

Name:	
Lot/ Unit:	
Signature of Lot Owner:	
Date:	

Proxy Holder's Details:

I, the lot owner, or company nominee, appoint the following person as proxy to vote on my behalf:

Name:	
Relationship:	
Email Address:	
Residential Address:	
Signature of Proxy Holder:	

Appointment

The term of the appointment is as follows (**please tick** relevant box below):

The General Meeting to be held on:	Tuesday 23 September 2025
All General Meetings held within the current Financial Year (as dated):	Meetings held before 30th of June 2026

Body Corporate and Community Management (Accommodation Module) Regulation 2020 S.118

PROXIES FOR BODY CORPORATE MEETINGS

ACCOMMODATION MODULE

Body Corporate and Community Management Accommodation Module Regulation 2020
Section 105 Appointment

1. A voter for the general meeting may appoint a proxy to act for the person at the general meeting.
    a. However, the Body Corporate may by special resolution prohibit the use of proxies:
    b. for particular things described in the special resolution; or
    c. altogether
2. An appointment under subsection (1) has effect subject to the operation of a special resolution under subsection (2).
3. A person must not hold:
    a. if there are 20 or more lots included in the community titles scheme – proxies from persons greater in number than 10% of the lots; or
    b. if there are fewer than 20 lots included in the scheme – more than 1 proxy.
4. The appointment of a proxy is effective only if the voter or the holder of the proxy gives, by hand, by post or by facsimile, a properly completed proxy form to the secretary before:
    a. the start of the meeting at which the proxy is to be exercised; or
    b. if the Body Corporate has fixed an earlier time by which proxies must be given (that cannot, however, be earlier than 24 hours before the time fixed for the meeting) – the earlier time.

Section 106 Form of Proxy

1. A proxy under this division:
    a. must be in the approved form; and
    b. must be in the English language; and
    c. cannot be irrevocable; and
    d. cannot be transferred by the holder of the proxy to a third person; and
    e. lapses at the end of the Body Corporate financial year or at the end of a shorter period stated in the proxy; and
    f. may be given by any person who has the right to vote at a general meeting; and
    g. subject to the limitations contained in this part, may be given to any individual; and
    h. must appoint a named individual.
2. A proxy, other than a proxy that, under this part, may be exercised by the original owner, must be in a document separate from a contract.

STRATACARE

COMPANY NOMINEE

TO: The Secretary
75 KILLEEN STREET RESIDENCE CTS 53803
c/- Stratacare Australia Pty Ltd
PO Box 1251 Fortitude Valley QLD 4006
Email: reception@stratacare.com.au

Take Notice to Body Corporate under Part 4 Section 91 of the Body Corporate & Community Management (Accommodation Module) Regulation 2020 meaning of voter for general meeting.

That the entity named below hereby as proprietor of the below mentioned lot authorises, as its company nominee, the individual/s named below to exercise or perform on its behalf any power, authority, duty or function conferred by or under the Body Corporate and Community Management Act 1997 on the entity as proprietor of the said lot.

Under S127 of the Corporations Act 2001 if the company has more than one director, both directors or director and secretary must sign the company nominee form. If the company has a sole director, one signature is fine. It is optional as to whether the lot owner uses the company stamp or not.

Name of Entity:		
Name of Director/Secretary:		
Signature of Director/Secretary:		
Date:	00/00/0000 D D M M Y Y Y Y	
	Company Nominee 1	Company Nominee 2
Appoint (Full Name):		
Address:		
Specimen Signature of Company Nominee:		
Date of Appointment	00/00/0000 D D M M Y Y Y Y	00/00/0000 D D M M Y Y Y Y

The COMMON SEAL of: ____
(if applicable)

Company Common Seal

This form is valid until revoked in writing

17 September 2024

To All Owners
75 KILLEEN STREET RESIDENCE CTS 53803
75 Killeen Street,
NUNDAH, QLD, 4012

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 75 KILLEEN STREET RESIDENCE CTS 53803.

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,

Taylor Bramley-Bray

Taylor Bramley-Bray, Body Corporate Manager
Stratacare Australia Pty Ltd
For and on behalf of the Body Corporate

MINUTES OF THE ANNUAL GENERAL MEETING

OF THE BODY CORPORATE FOR

75 KILLEEN STREET RESIDENCE CTS 53803

held on 17 September 2024 at 11:00 AM QLD local time

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

PRESENT:

Madison Elliott-Hicks	Lot 1	Owner present
Hannah Campbell	Lot 2	Owner present
Matthew Smith	Lot 3	Owner present

PROXIES:

None to record

VOTING PAPERS:

Madison Elliott-Hicks	Lot 1	Electronic vote
Hannah Campbell	Lot 2	Electronic vote
Matthew Smith	Lot 3	Electronic vote
Jack Jones	Lot 4	Electronic vote

APOLOGIES:

None to record

IN ATTENDANCE:

Taylor Bramley-Bray Representing Stratacare Australia Pty Ltd

CHAIRPERSON:

Madison Elliott-Hicks

QUORUM:

Taylor Bramley-Bray declared that a quorum was present as per the Body Corporate and Community Management Regulation (Accommodation Module) 2020 and opened the meeting.

MOTION NO. 1 CONFIRMATION OF PREVIOUS MINUTES

CARRIED

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

Ordinary Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 2 STATEMENT OF ACCOUNTS

CARRIED

That the Statement of Accounts for the period ending 30th of June 2024 be adopted.

Ordinary Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Administrative Fund Budget amounting to $4,000.00 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 to 31 October 2024	$0.1401	Issued
1 November 2024 to 28 February 2025	$0.1301	1 November 2024
1 March 2025 to 30 June 2025	$0.1301	1 March 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 to 31 October 2025	$0.1334	1 July 2025

Ordinary Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Sinking Fund Budget amounting to $4,803.00 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 to 31 October 2024	$0.1300	Issued
1 November 2024 to 28 February 2025	$0.1752	1 November 2024
1 March 2025 to 30 June 2025	$0.1752	1 March 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 to 31 October 2025	$0.1682	1 July 2025

Ordinary Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Act (Accommodation Module) the insurance contribution due 30th of June 2025 totalling $4,614.67 be adopted and the insurance levies be issued as follows:

PERIOD	PER LOT ENTITLEMENT	
	Gross Rate	Due Date
1 July 2024 to 31 October 2024	$0.1700	Issued
1 November 2024 to 28 February 2025	$0.1458	1 November 2024
1 March 2025 to 30 June 2025	$0.1458	1 March 2025
Pre-Issue Next Financial Year Levies		
1 July 2025 to 31 October 2025	$0.1616	1 July 2025

Ordinary Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 6 NO AUDIT

CARRIED

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

Special Resolution

VOTING	YES	4	NO	0	ABSTAIN	0	INVALID	0

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
T 07 3435 5300
F 07 3854 0774

stratacare.com.au
reception@stratacare.com.au
P O Box 1251
Fortitude Valley Q 4006

MOTION NO. 7 APPOINTMENT OF AUDITOR

LAPSED

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 **$572.00 including GST** and that the funds be allocated from the Body Corporate Administration Fund.

MOTION NO. 8 CONFIRMATION OF INSURANCE

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	4	NO	0	ABSTAIN	0	INVALID	0

MOTION NO. 9 GROUP OF SAME ISSUE MOTIONS - INSURANCE REASSESSMENT

MOTION NO. 9.1 GROUP OF SAME ISSUE MOTIONS - INSURANCE REASSESSMENT - QIA GROUP

QUALIFIED.

That the Body Corporate engage **QIA GROUP** 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 **$423.00 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	4	NO	0	ABSTAIN	0	INVALID	0

Motion 9.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion.

MOTION NO. 9.2 GROUP OF SAME ISSUE MOTIONS - INSURANCE REASSESSMENT - STRATA UMBRELLA

NOT QUALIFIED

That the Body Corporate engage **STRATA UMBRELLA** 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 **$433.00 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	1	NO	3	ABSTAIN	0	INVALID	0

MOTION NO. 10 GROUP OF SAME ISSUE MOTIONS - COMMON PROPERTY SAFETY INSPECTION

MOTION NO. 10.1 GROUP OF SAME ISSUE MOTIONS - COMMON PROPERTY SAFETY INSPECTION - STRATA UMBRELLA

NOT QUALIFIED

That the Body Corporate engage **STRATA UMBRELLA** to carry out a Safety Inspection of the common property in compliance with the Workplace Health & Safety Act 2011 at a cost of **$343.00 including GST**.

Ordinary Resolution

VOTING	YES	1	NO	2	ABSTAIN	1	INVALID	0

MOTION NO. 10.2 GROUP OF SAME ISSUE MOTIONS - COMMON PROPERTY SAFETY INSPECTION - QIA GROUP

NOT QUALIFIED

That the Body Corporate engage **QIA GROUP** to carry out a Safety Inspection of the common property in compliance with the Workplace Health & Safety Act 2011 at a cost of **$354.00 including GST.**

Ordinary Resolution

VOTING	YES	1	NO	2	ABSTAIN	1	INVALID	0

MOTION NO. 11 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - TERMITE INSPECTION

MOTION NO. 11.1 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - TERMITE INSPECTION - ORGANIC PEST CONTROL

QUALIFIED

That the Body Corporate approves to engage **ORGANIC PEST CONTROL** to carry out the termite inspection of the common property at a cost of **$132.00 including GST**.

Ordinary Resolution

VOTING	YES	3	NO	1	ABSTAIN	0	INVALID	0

Motion 11.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion.

MOTION NO. 11.2 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - TERMITE INSPECTION - DISCREET PEST CONTROL

NOT QUALIFIED

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	1	NO	3	ABSTAIN	0	INVALID	0

MOTION NO. 12 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - PEST CONTROL

MOTION NO. 12.1 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - PEST CONTROL - DISCREET PEST CONTROL

QUALIFIED

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	4	NO	0	ABSTAIN	0	INVALID	0

Motion 12.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

MOTION NO. 12.2 GROUP OF SAME ISSUE MOTIONS - COMMON AREA - PEST CONTROL - ORGANIC PEST CONTROL

NOT QUALIFIED

That the Body Corporate engage **ORGANIC PEST CONTROL** to carry out the annual Pest Control Service for the common areas at a cost of **$220.00 including GST**.

Ordinary Resolution

VOTING	YES	1	NO	3	ABSTAIN	0	INVALID	0

MOTION NO. 13 BIENNIAL SWITCHBOARD INSPECTION, SAFETY SWITCH TEST & COMMUNAL LIGHT MAINTENANCE

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	3	NO	1	ABSTAIN	0	INVALID	0

ELECTION OF OFFICE BEARERS:

Chairperson: Madison Elliott-Hicks

Secretary: Matthew Smith

Treasurer: Hannah Campbell

There being no further business the meeting closed at 11:27 AM QLD local time.

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

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

STRATACARE

75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street Nundah QLD 4012

BALANCE SHEET

AS AT 30 JUNE 2025

	ACTUAL 30/06/2025	ACTUAL 30/06/2024
OWNERS FUNDS		
Administrative Fund	1,842.37	1,317.73
Sinking Fund	13,917.88	9,115.80
TOTAL	**$ 15,760.25**	**$ 10,433.53**
THESE FUNDS ARE REPRESENTED BY		
CURRENT ASSETS		
Bank Balance Administrative Fu	4,534.44	2,790.56
Bank Balance Sinking Fund	15,599.20	9,765.54
Prepaid Expenses	388.75	341.05
TOTAL ASSETS	**20,522.39**	**12,897.15**
LIABILITIES		
Accrued Expenses	132.00	264.00
Levies In Advance	3,014.78	1,349.96
Insurance Levies In Advance	1,615.36	849.66
TOTAL LIABILITIES	**4,762.14**	**2,463.62**
NET ASSETS	**$ 15,760.25**	**$ 10,433.53**

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	ACTUAL 01/07/23-30/06/24
ADMINISTRATIVE FUND			
INCOME			
Admin Fund Levies	4,000.40	4,000.00	3,999.40
Insurance Levy	4,614.12	4,614.67	4,799.08
TOTAL ADMIN. FUND INCOME	**8,614.52**	**8,614.67**	**8,798.48**
EXPENDITURE - ADMIN. FUND			
Bank Fee - Deft/Stratapay	0.00	10.00	0.00
Compliance - Creditors	110.00	110.00	110.00
Compliance - Switchboard Test	253.00	286.00	0.00
Fees - Land Valuation	39.60	0.00	0.00
Insurance - Premium	5,221.96	4,614.67	4,732.67
Pest - Pest Control	170.00	170.00	132.00
Pest - Termite Inspection	132.00	220.00	160.00
R & M - Garden & Grounds	0.00	0.00	838.00
Reports - Insurance Valuation	409.00	433.00	0.00
Reports - Wphs	0.00	354.00	0.00
Bcm - Disbursements	308.04	308.00	308.04
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	220.00	250.00	220.00
Bcm - Secretarial Contract	757.68	755.84	726.72
Bcm - Software Licence Fee	105.60	112.20	105.60
Bcm - Voc	0.00	110.00	110.00
Bcm - Work Order & Quotes	297.00	297.00	396.00
Prior Yr's Adjustment	(264.00)	0.00	(5.20)
TOTAL ADMIN. EXPENDITURE	**8,089.88**	**8,360.71**	**8,163.83**
SURPLUS / DEFICIT	**$ 524.64**	**$ 253.96**	**$ 634.65**
Opening Admin. Balance	1,317.73	1,317.73	683.08
ADMINISTRATIVE FUND BALANCE	**$ 1,842.37**	**$ 1,571.69**	**$ 1,317.73**

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75 Killeen Street Nundah QLD 4012

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JULY 2024 TO 30 JUNE 2025

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	ACTUAL 01/07/23-30/06/24
SINKING FUND			
INCOME			
Sinking Fund Levies	4,802.08	4,803.00	3,695.52
TOTAL SINKING FUND INCOME	**4,802.08**	**4,803.00**	**3,695.52**
EXPENDITURE - SINKING FUND			
Sff Expenditure Items	0.00	223.00	0.00
TOTAL SINK. FUND EXPENDITURE	**0.00**	**223.00**	**0.00**
SURPLUS / DEFICIT	**$ 4,802.08**	**$ 4,580.00**	**$ 3,695.52**
Opening Sinking Fund Balance	9,115.80	9,115.80	5,420.28
SINKING FUND BALANCE	**$ 13,917.88**	**$ 13,695.80**	**$ 9,115.80**

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75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street Nundah QLD 4012

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	BUDGET 01/07/25-30/06/26
ADMINISTRATIVE FUND			
INCOME			
Admin Fund Levies	4,000.40	4,000.00	4,000.00
Insurance Levy	4,614.12	4,614.67	5,850.00
TOTAL ADMIN. FUND INCOME	**8,614.52**	**8,614.67**	**9,850.00**
EXPENDITURE - ADMIN. FUND			
Bank Fee - Deft/Stratapay	0.00	10.00	10.00
Compliance - Creditors	110.00	110.00	110.00
Compliance - Switchboard Test	253.00	286.00	0.00
Fees - Land Valuation	39.60	0.00	40.00
Insurance - Premium	5,221.96	4,614.67	5,850.00
Pest - Pest Control	170.00	170.00	180.00
Pest - Termite Inspection	132.00	220.00	180.00
R & M - Building	0.00	0.00	500.00
Reports - Insurance Valuation	409.00	433.00	0.00
Reports - Sff	0.00	0.00	379.00
Reports - Wphs	0.00	354.00	361.00
Bcm - Disbursements	308.04	308.00	308.00
Bcm - Income Tax Lodgement	330.00	330.00	330.00
Bcm - Additional	220.00	250.00	250.00
Bcm - Secretarial Contract	757.68	755.84	779.86
Bcm - Software Licence Fee	105.60	112.20	112.20
Bcm - Voc	0.00	110.00	110.00
Bcm - Work Order & Quotes	297.00	297.00	297.00
Prior Yr's Adjustment	(264.00)	0.00	0.00
TOTAL ADMIN. EXPENDITURE	**8,089.88**	**8,360.71**	**9,797.06**
SURPLUS / DEFICIT	**$ 524.64**	**$ 253.96**	**$ 52.94**
Opening Admin. Balance	1,317.73	1,317.73	1,842.37
ADMINISTRATIVE FUND BALANCE	**$ 1,842.37**	**$ 1,571.69**	**$ 1,895.31**
NUMBER OF UNITS OF ENTITLEMENT:		9,996	9,996
AMOUNT PER UNIT OF ENTITLEMENT:		$ 0.4002	$ 0.4002

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STRATACARE

75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street Nundah QLD 4012

PROPOSED ANNUAL BUDGET

	ACTUAL 01/07/24-30/06/25	BUDGET 01/07/24-30/06/25	BUDGET 01/07/25-30/06/26
SINKING FUND			
INCOME			
Sinking Fund Levies	4,802.08	4,803.00	6,244.00
TOTAL SINKING FUND INCOME	**4,802.08**	**4,803.00**	**6,244.00**
EXPENDITURE - SINKING FUND			
Sff Expenditure Items	0.00	223.00	0.00
TOTAL SINK. FUND EXPENDITURE	**0.00**	**223.00**	**0.00**
SURPLUS / DEFICIT	**$ 4,802.08**	**$ 4,580.00**	**$ 6,244.00**
Opening Sinking Fund Balance	9,115.80	9,115.80	13,917.88
SINKING FUND BALANCE	**$ 13,917.88**	**$ 13,695.80**	**$ 20,161.88**
NUMBER OF UNITS OF ENTITLEMENT:		9,996	9,996
AMOUNT PER UNIT OF ENTITLEMENT:		$ 0.4805	$ 0.6246

INSURANCE REPORT

25 August 2025

75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street
NUNDAH QLD 4012

Type	Sum Insured	Premium	Date Last Paid
BUILDING	2,375,000	$5,269.66	09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments: $1,000 Standard Excess
$1,000 Unoccupancy
Endorsement: 24.9.24

Type	Sum Insured	Premium	Date Last Paid
PUBLIC LIABILITY	20,000,000		09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments:

Type	Sum Insured	Premium	Date Last Paid
VOLUNTARY WORKERS	200,000/2,000		09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments:

Type	Sum Insured	Premium	Date Last Paid
FIDELITY GUARANTEE	100,000		09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments:

Type	Sum Insured	Premium	Date Last Paid
OFFICE BEARERS	5,000,000		09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments:

Type	Sum Insured	Premium	Date Last Paid
MACHINERY BREAKDOWN	NOT INCL.		09/07/24

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU CHU Underwriting Agencies GPO Box 705 BRISBANE QLD 4001	3135 7900 Facsimile: 3135 7901	HU0006049297	27 July 2025

Excess/Comments:

INSURANCE REPORT

75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street
NUNDAH QLD 4012

Type	Sum Insured	Premium	Date Last Paid
LOSS RENT/TEMP ACCOM	**356,250**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments: **$1,000 Standard Excess** **$1,000 Unoccupancy**	

Type	Sum Insured	Premium	Date Last Paid
LEGAL EXPENSES	**50,000**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments:	

Type	Sum Insured	Premium	Date Last Paid
FLOOD	**NOT INCL.**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments:	

Type	Sum Insured	Premium	Date Last Paid
COMMON CONTENTS	**NOT INCL.**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments:	

Type	Sum Insured	Premium	Date Last Paid
BUILDING CATASTROPHE	**NOT INCL.**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments:	

Type	Sum Insured	Premium	Date Last Paid
FLOATING FLOORS	**INCLUDED**		**09/07/24**

Company/Broker	Telephone / Facsimile	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	Telephone: **3135 7900** Facsimile: **3135 7901**	**HU0006049297**	**27 July 2025**
		Excess/Comments: **$1,000 Standard Excess** **$1,000 Unoccupancy**	

INSURANCE REPORT

75 KILLEEN STREET RESIDENCE CTS 53803

75 Killeen Street
NUNDAH QLD 4012

Type	Sum Insured	Premium	Date Last Paid
AUDIT COSTS	**25,000**		**09/07/24**

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	**3135 7900** Facsimile **3135 7901**	**HU0006049297** Excess/Comments	**27 July 2025**

Type	Sum Insured	Premium	Date Last Paid
APPEAL EXPENSES WH&S	**100,000**		**09/07/24**

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	**3135 7900** Facsimile **3135 7901**	**HU0006049297** Excess/Comments	**27 July 2025**

Type	Sum Insured	Premium	Date Last Paid
LOT OWNERS FIXTURES	**250,000**		**09/07/24**

Company/Broker	Telephone	Policy Number	Due Date
QBE Via CHU **CHU Underwriting Agencies** **GPO Box 705** **BRISBANE QLD 4001**	**3135 7900** Facsimile **3135 7901**	**HU0006049297** Excess/Comments	**27 July 2025**

Type	Sum Insured	Premium	Date Last Paid

Company/Broker	Telephone	Policy Number	Due Date
	Facsimile	Excess/Comments	

Type	Sum Insured	Premium	Date Last Paid

Company/Broker	Telephone	Policy Number	Due Date
	Facsimile	Excess/Comments	

Type	Sum Insured	Premium	Date Last Paid

Company/Broker	Telephone	Policy Number	Due Date
	Facsimile	Excess/Comments	