



# Disclosure Statement

*With Implied Warranties*

## Body Corporate and Community Management Act 1997

### SECTION 206

<b>Body Corporate</b>	Body Corporate for: <b>200 BROAD STREET</b> Community Titles Scheme <b>40811</b>
	Lot No: <b>4</b> on SP <b>197358</b>
	Address: <b>60 BROAD STREET, LABRADOR QLD 4215</b>

#### PRESCRIBED INFORMATION

<b>Secretary of Body Corporate</b>	Name: <b>ALL PROPRIETORS C/- COCKERILL &amp; COMPANY</b>
	Address: <b>PO BOX 6317 GOLD COAST MAIL CENTRE QLD 9726</b>
	Telephone: <b>(07) 5538 2199</b>

<b>Body Corporate Manager</b>	Name: <b>COCKERILL &amp; COMPANY</b>
	Address: <b>AS ABOVE</b>
	Telephone: _____

<b>Annual Contributions and Levies</b>	Administrative Fund: <b>\$1,512.50</b> <b>GROSS</b> each year by instalments in advance on the <b>FIRST</b> day of each <b>QUARTER</b> <b>Discount: N/A</b>
	Sinking Fund: <b>\$1,250.00</b> <b>GROSS</b> each year by instalments in advance on the <b>FIRST</b> day of each <b>QUARTER</b> <b>Discount: N/A</b>
	Other: <b>N/A</b>

<b>Contribution Schedule Lot Entitlements</b>	Based on <u>Contribution Schedule Lot Entitlements</u> : Lot Entitlement 1 Aggregate 4 1512.00 (Admin) 1250.50 (Sinking) N/A (Other) Ratified at AGM dated 27/11/2024
	Based on <u>Interest Schedule Lot Entitlements</u> : Lot Entitlement 1 Aggregate 4 N/A (Insurance included in Admin Fund Levy) Ratified at AGM dated N/A <b>*Only applies if a separate Levy has been struck for Insurance otherwise the Insurance is paid from Administration Fund</b>

<b>Improvements on Common Property for which Buyer will be responsible</b>	<b>NOTHING SIGHTED IN RECORDS PROVIDED</b>
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Initial  
MS  
Initials

<b>Body Corporate Committee</b>	Is there a committee for the Body Corporate?	Yes	X
		No	
	If there is a committee, is the Body Corporate manager engaged to perform the functions of the committee?	Yes	X
		No	

**Information prescribed under Regulation Module** SMALL SCHEMES – NIL

**Body Corporate Assets Required to be Recorded on Register** NOTHING SIGHTED IN RECORDS PROVIDED

**Sinking Fund Balance** \$9,933.00 AS AT 31 OCTOBER 2024

**Insurance**

**Insurer:** SUNCORP  
**Policy No:** HPS047115742  
**Building:** \$2,437,100.00  
**Public Liability:** \$20,000,000.00  
**Other:** SEE ATTACHED  
**Valid to:** 01/04/2026

**Warranties**

The Seller warrants that:-

1. The body corporate records do not reveal any latent or patent defects in the common property assets, other than the following –
  - (a) Defects arising through fair wear and tear; and
  - (b) Defects disclosed in the contract
2. The body corporate records do not disclose any defects to which the Warranty in paragraph (a) above applies.  
**REFER TO ATTACHED MINUTES**
3. The body corporate records do not reveal any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate’s normal operating expenses, other than liabilities disclosed in the contract.  
**REFER TO ATTACHED MINUTES, FINANCIALS & SINKING FUND FORECAST**
4. The body corporate records do not disclose any liabilities of the body corporate to which the warranty in paragraph (3) above applies.  
**REFER TO ATTACHED MINUTES, FINANCIALS & SINKING FUND FORECAST**
5. The seller warrants that the body corporate records do not reveal any circumstance (other than circumstances disclosed in the contract) in relation to the affairs of the body corporate likely to materially prejudice the buyer, i.e
  - (a) Has an Administrator been appointed under the Order of an Adjudicator under the dispute resolution provisions;  
**NOTHING SIGHTED IN RECORDS PROVIDED**

- (b) Has the body corporate failed to comply with the provisions of The Act to the extent that its affairs are in disarray, records are incomplete and there is no reasonable prospect of the buyer finding out whether the warranty mentioned in subsection (2) above has been breached.

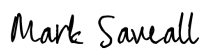
**NOTHING SIGHTED IN RECORDS PROVIDED**

*(For this sub-section, a seller is taken to have knowledge of a matter if the seller has actual knowledge of the matter or ought reasonably to have knowledge of the matter)*

The information in this Report has been prepared from records provided to us by the Secretary of the Body Corporate and personally inspected by our search agent. No responsibility will be given or accepted for any inconsistencies, errors or omissions.

Dated this **17<sup>TH</sup>** day of **JULY** **2025** Signed: Emily Strong  
**For Quicksearch QLD**


**Signing**

Signed by:  
  
 055B162EE6EB49F...  
 Seller Mark Saveall - McGrath Estate Agent  
 Witness \_\_\_\_\_  
 17-07-2025  
 Date \_\_\_\_\_

**Buyer's Acknowledgment**

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract and has received a copy of the Community Management Statement

Buyer \_\_\_\_\_ Witness \_\_\_\_\_  
 Date \_\_\_\_\_

Initial  
  
 \_\_\_\_\_ Initials

# LEVY NOTICE – LOT 4

27 May 2025

Mr. & Mrs. M. Donald  
 4/60 Broad Street  
LABRADOR. Q. 4215

Account	Period Payment	Due Date	Amount
<b>First Instalment</b>			
Administrative Fund	01/11/24 to 31/01/25	01/01/25	\$378.00
Sinking Fund	01/11/24 to 31/01/25	01/01/25	\$312.50
<b>Due by 01 January 2025</b>			<b><u>\$690.50 – Pd 10/12/24</u></b>
<b>Second Instalment</b>			
Administrative Fund	01/02/25 to 30/04/25	01/04/25	\$378.00
Sinking Fund	01/02/25 to 30/04/25	01/04/25	\$312.50
<b>Due by 1 April 2025</b>			<b><u>\$690.50 – Pd 11/03/25</u></b>
<b>Third Instalment</b>			
Administrative Fund	01/05/25 to 31/07/25	01/07/25	\$378.00
Sinking Fund	01/05/25 to 31/07/25	01/07/25	\$312.50
<b>Due by 1 July 2025</b>			<b><u>\$690.50 – Pd 28/05/25</u></b>
<b>Fourth Instalment</b>			
Administrative Fund	01/08/25 to 31/10/25	01/10/25	\$378.50
Sinking Fund	01/08/25 to 31/10/25	01/10/25	\$312.50
<b>Due by 1 October 2025</b>			<b><u>\$691.00</u></b>

Payment via the Internet Account Name: 200 Broad Street BSB 083-088 Account Number 229808884.  
 If transferring funds via Internet the Unit No MUST be quoted.

BODY CORPORATE FOR 200 BROAD STREET CTS 40811

BALANCE SHEET  
AS AT 31 OCTOBER 2024

PROPRIETORS FUNDS

Administration Fund Current Year	\$ 217.70	
Opening Balance	\$ 767.50	\$ 985.20
Sinking Fund Current Year	(\$11,767.00)	
Opening Balance	\$21,700.00	\$ 9,933.00
		<b><u>\$10,918.20</u></b>

THESE FUNDS ARE REPRESENTED BY  
CURRENT ASSETS

Cash At Bank	\$12,013.55
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TOTAL LIABILITIES

Owed to Cockerill and Company		
2023/2024 management fee	\$ 850.00	
Levies in credit – Unit 1	\$ 244.35	
Unit 2	\$ 0.50	
Unit 3	\$ 0.50	\$1,095.35
		<b><u>\$10,918.20</u></b>

NET ASSETS

**\$10,918.20**

Enquiries: 13 11 55  
 Claims: 13 25 24  
 (24 hours a day, 7 days a week for new claims)  
[suncorp.com.au/insurance](http://suncorp.com.au/insurance)

Policy number: **HPS047115742**  
 The insured: **200 Broad Street Cts 40811**

## Certificate of Insurance

This Certificate of Insurance is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Please also check the amount of cover meets your needs.



### Cover Details - Strata Insurance

Insured address:	<b>TOWNHOUSES 1-4 60 BROAD ST, LABRADOR QLD 4215</b>	
Period of insurance:	<b>From 1 April 2025 until 11.59pm 1 April 2026</b>	
Sum insured:	<b>Building</b>	<b>\$2,437,100</b>
	<b>Legal Liability</b>	<b>\$20 million</b>

### Excess Details

You may be able to reduce your premium if you choose a higher standard excess.

<b>Building</b>	Standard Excess:	<b>\$1,000</b>
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You will also have to pay the following excesses in addition if they apply to the circumstance of your claim:

Water damage excess:	<b>\$200</b>
Theft or burglary by tenants or their guests excess:	<b>\$500</b>
Malicious acts or vandalism by tenants or their guests excess:	<b>\$500</b>
Earthquake and tsunami excess:	<b>\$300</b>
Unoccupied excess:	<b>\$1,000</b>

**Enquiries:** 13 11 55  
**Claims:** 13 25 24  
(24 hours a day, 7 days a week for new claims)  
suncorp.com.au/insurance

## **What you have told us**

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This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

### **You have told us the following about the insured address**

- It is a townhouse complex
- It has a mix of owner occupied & tenanted units
- There is no business activity operating at or from the insured address
- It is in good condition and well maintained.  
*This includes, but is not limited to, there are: no leaks, holes, damage, rust, or wood rot in the roof, gutters, windows, walls, floors, fences, or anywhere else; no damage to foundations, walls, steps, flooring, ceilings, gates, and fences and is structurally sound; no damage from or infestation of termites, ants, vermin, or other pests; no broken, missing glass or boarded-up windows. Refer to the PDS for further details.*
- It is not undergoing any renovations

### **You have told us the following about the construction of the building**

- It is a double level building, with brick walls, tile roof, built in 2009
- The building does not have a lift and does not have a swimming pool/spa
- The building does not have recreational facilities
- The building has balconies

### **You have told us the following about the security of the insured address**

- There is no additional door or building security
- It has no monitored smoke detectors

## **Insurance history**

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### **You have told us that in the past 3 years:**

- You or anyone to be insured under this policy have NOT had an insurer decline or cancel a policy, impose specific conditions on a policy, or refuse a claim
  - You and anyone to be insured have had the following claim/s or losses:
    - 2019 - storm, cyclone or rainwater runoff
    - 2020 - accidental loss / damage at the home
- You or anyone to be insured under this policy have had no other insurance claims for loss or damage relating to strata insurance (above list excludes any claims made on this policy)

**(If any of the above information is incorrect, please contact us.)**

## **When you need to contact us**

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It is important that you check the information provided on your Certificate of Insurance. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

## **Other Important Information**

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The Product Disclosure Statement (PDS) is an important legal document that contains details of your insurance if you purchase this product from us. Before you decide to buy this product from us, please read this PDS carefully. If you purchase this product, your policy comprises of this PDS and your certificate of insurance which shows the details particular to you.

## **Your Privacy**

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We appreciate privacy is important to you. Suncorp is committed to protecting your personal information. For further information, please refer to our customer privacy statement by visiting [www.suncorp.com.au/privacy](http://www.suncorp.com.au/privacy) or call us on 13 11 55.

For complaints concerning Suncorp products or services, you can phone us on 1300 264 053; write to us at: Suncorp Customer Relations Team, PO Box 14180, Melbourne City Mail Centre VIC 8001; or email us on [idr@suncorp.com.au](mailto:idr@suncorp.com.au). You may have spoken about your policy with a Distributor providing financial services appointed under AFSL 230859 and representing AAI Limited ABN 48 005 297 807 trading as Suncorp (AAI). Distributors include EXL Service Philippines Inc. and/or WNS Global Services Philippines Inc. and their staff. AAI remunerates corporate distributors on a fee for service basis while their staff receive a salary comprising commission where they meet sales, risk, quality and behavioural targets.

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE PROPRIETORS "200 BROAD STREET" CTS 40811 HELD BY EMAIL ON 27 NOVEMBER 2024**

**PRESENT:**

Julie Martin Assistant Body Corporate Manager  
 Stephen and Sarah petty – Unit 1 by voting paper  
 Lynne and Eugene Johns – Unit 2 by voting paper  
 Donald and Rosemary Williamson – Unit 3 by voting paper  
 Mark and Rachael Donald - Unit 4 by voting paper

**CHAIRPERSON:** Lynne Johns – Unit 2

**GENERAL BUSINESS:**

The Motions contained in the voting paper were resolved as follows:-

1	<b>Minutes of prior AGM</b> Motion carried	In favour	4	Against	0	Abstain	0
2	<b>Statement of Accounts</b> Motion carried*	In favour	4	Against	0	Abstain	0
3	<b>Administration Fund Levy</b> Motion carried	In favour	4	Against	0	Abstain	0
4A	<b>Sinking Fund &amp; Levy Contribution</b> Motion carried	In favour	4	Against	0	Abstain	0
4B	<b>Sinking Fund &amp; Levy Contribution - Alternate</b> Motion lost	In favour	2	Against	2	Abstain	0
5A	<b>No Appointment of Auditor</b> Motion carried	In favour	4	Against	0	Abstain	0
5B	<b>Appointment of Auditor</b> Motion 5A carried – Motion 5B is not required						
6	<b>Insurance</b> Motion Carried	In favour	4	Against	0	Abstain	0
7	<b>Termite Inspection</b> Motion lost	In favour	1	Against	3	Abstain	0
	Owners to undertake their own termite inspections.						
9	<b>Appointment of Body Corporate Manager</b> Motion carried	In favour	4	Against	0	Abstain	0

10 **Determination of Committee**

CHAIRPERSON      Lynne Johns – Unit 2

COMMITTEE      All owners to form part the committee

There being no further business the meeting was concluded.

Confirmed a true record.

.....

..... DATE

11/03/2001



**Section 3  
Voting Paper**

If you want to vote using this voting paper, mark either "YES", "NO" or "ABSTAIN" opposite 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, forward it promptly to the Secretary at the address shown at the end of the agenda.

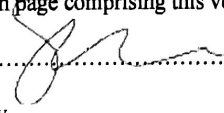
No.	MOTION	VOTE
1	Person proposing Requirement of Legislation  Lot No.  Resolution required Standard Resolution  "TEXT OF MOTION" – <b>Confirmation of prior AGM</b>  That the minutes of the prior Annual General Meeting be confirmed a true record.	YES/ <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (please circle one)

No.	MOTION	VOTE
2	Person proposing Requirement of Legislation  Lot No.  Resolution required Standard resolution  "TEXT OF MOTION" – <b>Statement of Accounts</b>  That the statement of accounts for the reporting period from <b>01/11/24 to 31/10/25</b> as prepared and submitted by the Treasurer be adopted.	YES/ <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (please circle one)

No.	MOTION	VOTE
3	Person proposing Requirement of Legislation  Lot No.  Resolution required Standard resolution  "TEXT OF MOTION" – <b>Administration Fund and Levy Contribution</b>  That the administrative fund budget for the period <b>01/11/24 to 31/10/25</b> amounting to \$6,050.00 net (\$1,512.50 per lot per annum) payable in four instalments be approved	YES/ <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (please circle one)

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

I/We have signed the bottom of each page comprising this voting paper.

Signature(s) of Voter(s).....

Name(s) of Voter(s)...Stephen Petty.....

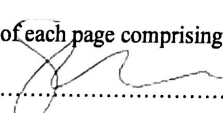
Lot No Unit 1..... Plan No.....

27 Nov 24

Date: / /

<p><b>Section 3 Voting Paper cont.</b></p>							
	<table border="1"> <thead> <tr> <th data-bbox="582 295 662 324">No.</th> <th data-bbox="662 295 1141 324">MOTION</th> <th data-bbox="1141 295 1372 324">VOTE</th> </tr> </thead> <tbody> <tr> <td data-bbox="582 331 662 369">4A</td> <td data-bbox="662 331 1141 721"> <p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” – Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget for the period <u>01/11/24 to 31/10/25</u> amounting to \$5,000.00 net (\$1,250.00 per lot per annum) payable in four instalments be approved</p> <p>Note: As per Sinking Fund Budget for the 2021 year</p> </td> <td data-bbox="1141 331 1372 721"> <p>YES/ [redacted]</p> <p>(please circle one)</p> </td> </tr> </tbody> </table>	No.	MOTION	VOTE	4A	<p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” – Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget for the period <u>01/11/24 to 31/10/25</u> amounting to \$5,000.00 net (\$1,250.00 per lot per annum) payable in four instalments be approved</p> <p>Note: As per Sinking Fund Budget for the 2021 year</p>	<p>YES/ [redacted]</p> <p>(please circle one)</p>
No.	MOTION	VOTE					
4A	<p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” – Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget for the period <u>01/11/24 to 31/10/25</u> amounting to \$5,000.00 net (\$1,250.00 per lot per annum) payable in four instalments be approved</p> <p>Note: As per Sinking Fund Budget for the 2021 year</p>	<p>YES/ [redacted]</p> <p>(please circle one)</p>					
<p><b>ALTERNATE MOTION 4B</b></p>	<table border="1"> <tbody> <tr> <td data-bbox="582 833 662 871">4B</td> <td data-bbox="662 833 1141 1800"> <p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” –Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget be varied to commence accumulation of a fund for expenditure anticipated to occur within the following nine year forecast period and that the Body Corporate Manager commission a report from a suitably qualified consultant at a cost of approximately \$600.00.</p> <p>COMMENT:</p> <p>The Body Corporate and Community Management Act requires that the sinking fund budget must allow for the raising of a reasonable capital amount to create a reserve for reasonably anticipated expenditure both in the coming year and the following nine years in accordance with a Sinking Fund Forecast prepared by a suitably qualified consultant. The existing contributions are based on the views of proprietors in prior years that there are no major items of expenditure anticipated within this period and pumps and motors are the only likely replacements however the time will arise when the building will require painting and/or gutter and facia replacement necessitating the accumulation of funds for such a purpose and as it is a mandatory requirement it is strongly recommended that the proprietors authorise the preparation of such a Sinking Fund Forecast in order to comply with the provisions of the BCCM Act. If this motion is passed the Committee will retain a suitable qualified consultant to quantify the necessary contributions for approval of the owners.</p> </td> <td data-bbox="1141 833 1372 1800"> <p>YES/ [redacted]</p> <p>(please circle one)</p> </td> </tr> </tbody> </table>	4B	<p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” –Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget be varied to commence accumulation of a fund for expenditure anticipated to occur within the following nine year forecast period and that the Body Corporate Manager commission a report from a suitably qualified consultant at a cost of approximately \$600.00.</p> <p>COMMENT:</p> <p>The Body Corporate and Community Management Act requires that the sinking fund budget must allow for the raising of a reasonable capital amount to create a reserve for reasonably anticipated expenditure both in the coming year and the following nine years in accordance with a Sinking Fund Forecast prepared by a suitably qualified consultant. The existing contributions are based on the views of proprietors in prior years that there are no major items of expenditure anticipated within this period and pumps and motors are the only likely replacements however the time will arise when the building will require painting and/or gutter and facia replacement necessitating the accumulation of funds for such a purpose and as it is a mandatory requirement it is strongly recommended that the proprietors authorise the preparation of such a Sinking Fund Forecast in order to comply with the provisions of the BCCM Act. If this motion is passed the Committee will retain a suitable qualified consultant to quantify the necessary contributions for approval of the owners.</p>	<p>YES/ [redacted]</p> <p>(please circle one)</p>			
4B	<p>Person proposing Requirement of Legislation</p> <p>Lot No.</p> <p>Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” –Sinking Fund &amp; Levy Contribution</b></p> <p>That the sinking fund budget be varied to commence accumulation of a fund for expenditure anticipated to occur within the following nine year forecast period and that the Body Corporate Manager commission a report from a suitably qualified consultant at a cost of approximately \$600.00.</p> <p>COMMENT:</p> <p>The Body Corporate and Community Management Act requires that the sinking fund budget must allow for the raising of a reasonable capital amount to create a reserve for reasonably anticipated expenditure both in the coming year and the following nine years in accordance with a Sinking Fund Forecast prepared by a suitably qualified consultant. The existing contributions are based on the views of proprietors in prior years that there are no major items of expenditure anticipated within this period and pumps and motors are the only likely replacements however the time will arise when the building will require painting and/or gutter and facia replacement necessitating the accumulation of funds for such a purpose and as it is a mandatory requirement it is strongly recommended that the proprietors authorise the preparation of such a Sinking Fund Forecast in order to comply with the provisions of the BCCM Act. If this motion is passed the Committee will retain a suitable qualified consultant to quantify the necessary contributions for approval of the owners.</p>	<p>YES/ [redacted]</p> <p>(please circle one)</p>					
	<p>I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.</p> <p>I/We have signed the bottom of each page comprising this voting paper.</p> <p>Signature(s) of Voter(s)..... [Signature] .....</p> <p>Name(s) of Voter(s)...Stephen Petty.....</p> <p>Lot No.....1..... Plan No.....</p> <p>Date: / /27 Nov 24</p>						

<b>Section 3 Voting Paper cont.</b>					
No.	MOTION				
	VOTE				
5A	<p>Person proposing Requirement of Legislation YES/ <input type="checkbox"/></p> <p style="text-align: right; font-size: small;">(please circle one)</p> <p>Lot No. Resolution required Special resolution</p> <p><b>“TEXT OF MOTION” – No Appointment of Auditor</b> That the Body Corporate’s financial records and statements for the prior financial year NOT BE audited.</p> <p>Note: If you want the accounts to be audited, vote NO, if you do not want the accounts to be audited, vote YES.</p>				
5B	<p>Person proposing Requirement of Legislation YES/ <input type="checkbox"/></p> <p style="text-align: right; font-size: small;">(please circle one)</p> <p>Lot No. Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” – Appointment of Auditor</b> That the Body Corporates financial records and statements for the prior year BE audited</p> <p>Note: The appointment of an auditor will require a reassessment of levies to provide for additional expenditure of approximately \$1,600.00</p>				
6	<p>Person proposing Requirement of Legislation YES/ <input type="checkbox"/></p> <p style="text-align: right; font-size: small;">(please circle one)</p> <p>Lot No. Resolution required Standard resolution</p> <p><b>“TEXT OF MOTION” - Insurance</b> That the following Insurance in the name of the Body Corporate be confirmed in respect to the following sums with Suncorp Insurance at a premium of \$4,679.47</p> <p style="text-align: center; font-size: small;">Full particulars of the policy are as follows:-</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%; font-size: small;">Building Insurance</td> <td style="text-align: right; font-size: small;">\$2,321,000.00</td> </tr> <tr> <td style="font-size: small;">Legal Liability</td> <td style="text-align: right; font-size: small;">\$20,000,000.00</td> </tr> </table> <p>Excess - \$500.00 per claim Water damage excess - \$200.00 “Contents” of Lots are not insured under the Body Corporate policy. Owners are required to make suitable arrangements to insure the contents of their Units.</p> <p>* Airconditioning Units are not insured under the Body Corporate Building Insurance as Airconditioners (if any) service individual units and accordingly owners should ensure that their individual contents insurance includes Airconditionings Unit (if any) The policy does not include Machinery Breakdown or Loss of Market Value.</p>	Building Insurance	\$2,321,000.00	Legal Liability	\$20,000,000.00
Building Insurance	\$2,321,000.00				
Legal Liability	\$20,000,000.00				
<p>I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.</p> <p>I/We have signed the bottom of each page comprising this voting paper.</p> <p>Signature(s) of Voter(s).....</p> <p>Name(s) of Voter(s).....Stephen Petty.....</p> <p>Lot No.....1..... Plan No.....</p>					

	Date: / /27 Nov 24	
<b>Section 3 Voting Paper cont.</b>	<b>No.</b>	<b>MOTION</b>
		<b>VOTE</b>
	7	Person proposing Requirement of Legislation YES/ <input type="checkbox"/> <small>(please circle one)</small>
		Lot No.
		Resolution required Standard resolution
		"TEXT OF MOTION" - <b>Termite Inspection</b>
		That a termite inspection be conducted in respect to the common property only. Owners requiring internal inspections will be required to arrange this direct with the pest inspector.
	<b>No.</b>	<b>MOTION</b>
		<b>VOTE</b>
	8	Person proposing Requirement of Legislation YES/ <input type="checkbox"/> <small>(please circle one)</small>
		Lot No.
		Resolution required Standard resolution
		"TEXT OF MOTION" - <b>Appointment of Body Corporate Manager</b>
		That Cockerill & Company Body Corporate Management Services Pty. Ltd. be appointed as the Body Corporate Manager and be authorised to carry out duties, functions and authorities pursuant to the Body Corporate and Community Management Act 1997 for a period of one (1) year commencing on 1 November 2024 and ending on 31 October 2025 or a fee of \$700.00 plus an allowance for postages of \$150.00 and that the agreement be in accordance with the terms and conditions of the attached Administration Agreement and that the Body Corporate Manager be authorised to include a motion for reappointment at expiry of the Agreement. The Common Seal is to be kept in the custody of the Body Corporate Manager and their Manager, Garry Cockerill be delegated the authority to affix and witness the affixing of the seal as required. That the Body Corporate Manager be authorised to continue to operate the Body Corporate bank account with the National Australia Bank.
	<b>No.</b>	<b>MOTION</b>
		<b>VOTE</b>
	9	Person proposing Requirement of Legislation NO VOTE REQ. Lot No.
		Resolution required Standard resolution
		"TEXT OF MOTION" - <b>Determination of Committee</b>
		Nominations will be accepted from the floor.
I/We require that this voting paper, completed by me/us, be recorded as my/our vote in respect of the motions set out above.		
I/We have signed the bottom of each page comprising this voting paper.		
Signature(s) of Voter(s).....  .....		

	Name(s) of Voter(s) ... Stephen Petty .....	
	Lot No. .... 1 .....	Plan No. ....
	Date: / / 27 Nov 24	

<p><b>SECTION 5</b>  <b>Statement</b>  <b>regarding</b>  <b>meeting</b>  <b>procedure and</b>  <b>voters' rights</b>  <b>for an Annual</b>  <b>General</b>  <b>Meeting</b></p>	<ol style="list-style-type: none"> <li>1. The Regulations* define who is entitled to vote at a meeting of the body corporate;</li> <li>2. The Regulations** set out how a person can vote at a meeting of the body corporate;</li> <li>3. A notice is enclosed for a corporate owner to appoint a company nominee to vote on its behalf;</li> <li>4. A person cannot vote on a motion requiring an ordinary resolution or a special resolution, or in an election ballot, if a contribution, instalment, penalty or another amount associated with the ownership of a lot due to the body corporate has not been paid;</li> <li>5. One vote only may be exercised for each lot in the scheme;</li> <li>6. Where there are 2 or more co-owners of a lot, a vote by any one of the co-owners will be counted as the vote for the lot unless a contrary vote is cast by another co-owner in which case no vote will be counted for the lot;</li> <li>7. A voter may request that a motion requiring an ordinary resolution be determined by a poll of the Contribution Schedule lot entitlements of voters, instead of on the basis of one vote for each lot. The request may be made in writing beside the motion where it appears on the Voting Paper, or personally at the meeting by the owner or the owner's proxy.</li> </ol>
<p><b>Notes</b></p>	<p>* See for example <i>Sections 49 and 49A of the Standard Module Regulation.</i>          ** See for example <i>Section 51 of the Standard Module Regulation</i> which provides that a person may vote in any of the following ways on a motion, other than a motion to be decided by secret ballot-</p> <ul style="list-style-type: none"> <li>● in person at the meeting.</li> <li>● in writing, by completing a "Voting Paper" and giving it to the Secretary at the address shown on the first page.</li> <li>● by appointing a proxy to vote on the person's behalf.</li> <li>● by casting an electronic vote (if allowed by the body corporate) in accordance with the <i>Electronic Transactions (Queensland) Act 2001</i> and in accordance with any instructions accompanying the voting paper.</li> </ul>

**MINUTES OF THE ANNUAL GENERAL MEETING OF THE PROPRIETORS "200 BROAD STREET" CTS 40811 HELD AT 60 BROAD STREET LABRADOR ON 27 NOVEMBER 2023**

**PRESENT:**

Julie Martin Assistant Body Corporate Manager in attendance.  
 Sarah Petty - Unit 1 in person  
 Lynne and Eugene Johns – Unit 2 in person  
 Donald and Rosemary Williamson – Unit 3 in person  
 Mark and Rachael Donald - Unit 4 in person

**CHAIRPERSON:** Lynne Johns – Unit 2

**GENERAL**

**BUSINESS:** The Motions contained in the voting paper were resolved as follows:-

1	<b>Minutes of prior AGM</b>					
	Motion carried	In favour	4	Against	0	Abstain 0
2	<b>Statement of Accounts</b>					
	Motion carried*	In favour	4	Against	0	Abstain 0
3	<b>Administration Fund Levy</b>					
	Motion carried	In favour	4	Against	0	Abstain 0
*4A	<b>Sinking Fund &amp; Levy Contribution</b>					
	Motion carried	In favour	4	Against	0	Abstain 0
4B	<b>Sinking Fund &amp; Levy Contribution - Alternate</b>					
	Motion lost	In favour	0	Against	4	Abstain 0
5A	<b>No Appointment of Auditor</b>					
	Motion carried	In favour	4	Against	0	Abstain 0
5B	<b>Appointment of Auditor</b>					
	Motion 5A carried – Motion 5B is not required					
**6	<b>Insurance</b>					
	Motion Carried	In favour	4	Against	0	Abstain 0
***7	<b>Valuation for Insurance</b>					
	Motion Carried	In favour	4	Against	0	Abstain 0
8	<b>Termite Inspection</b>					
	Motion lost	In favour	0	Against	4	Abstain 0

Owners to undertake their own termite inspections.

9 **Appointment of Body Corporate Manager**  
Motion carried In favour 4 Against 0 Abstain 0

10 **Determination of Committee**

CHAIRPERSON Lynne Johns – Unit 2  
SECRETARY Sarah Petty – Unit 1  
COMMITTEE Rosemary Williamson – Unit 3  
Rachael Donald - Unit 4

Motion 4A \*It was discussed that the Sinking Fund Levy would be re-visited in the new year to increase the contribution in order that sufficient funds be accumulated for future repairs and painting etc.

Motion 6 \*\* It was agreed that alternate quotations for Insurance be obtained closer to the expiry of the existing insurance. Julie informed the meeting that any claim with Suncorp was to be handled by individual owners as previously advised.

Motion 7 \*\*\* It was agreed that providing that the cost of an Insurance Valuation Report was less than \$350.00 to proceed. Confirmed with QBM Inspections that the cost was \$315.00 including GST. Insurance Valuation Reported ordered.

**GENERAL BUSINESS:**

1. Committee to obtain second quotation and decide on roofing contractor to restore roof (ie re-point, ridge capping, clean and paint).
2. Discussed installation of solar panels. It was noted that Units 2 and 4 were interested at this time to install solar panels after the roof restoration. Julie explained the requirement for amendment to the CMS to include a provision for maintenance and upkeep of solar panels, however it was agreed that a note be placed on file that if required in future owners would attend to such amendment to the CMS at that time.
3. Owners requested a report from pump contractor as to what works are undertaken at service.

There being no further business the meeting was concluded.

Confirmed a true record.

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..... DATE