

MINUTES OF THE VOTE OUTSIDE COMMITTEE MEETING CENTRAL HEIGHTS CTS 20078

DATE & TIME Monday, 17 November 2025 at 02:00 PM

LOCATION Online only

VOTES RECORDED

Date Notices Sent

Monday, 10 November 2025

Due by Date

Monday, 17 November 2025

Committee Members

Moreblessings N Nyathi	Lot 32	Electronic vote
Leigh Carlson	Lot 84	Electronic vote
John Connor	Lot 99	Electronic vote
Kym Juleff	Lot 121	Electronic vote
Alan Martin	Lot 128	Electronic vote

1. SOLAR PANEL INSTALLATION - LOT 60 **Ordinary Resolution**
Motion CARRIED.

Resolved that the body corporate approve the owner of Lot 60 to install solar panels on the roof as per the request from the owner on the condition that the current owner and any future owners are to comply with the following conditions:

- 1. that any solar battery required to power the solar panels are to be located external to the building.*
- 2. that the solar panel system must be installed by a qualified licensed professional tradesperson as per the manufacturer's instructions in accordance with the Workplace Health & Safety standards and be in accordance with the proposed dimensions in the provided layout subject to the installers recommendation and the final dimensions of solar panels to be installed and their frames.*
- 3. that the owner of the lot (and future lot owners) for which the installed solar panel/s service is responsible for all installation costs and the ongoing maintenance of the panels, including renewal of the panels when required.*
- 4. whilst the body corporate insurance may cover damage to the solar panels (as they form part of the building's fixtures and fittings), in the event of a claim being lodged on the body corporate insurer, the lot owner is responsible for paying any insurance claims excess imposed.*
- 5. the owner of the solar panels will remove same (at their cost) at the request of the body corporate in the event that roof repairs are required on the section of the roof at the panels are installed on. This shall be done within 14 days of written notice been provided to the unit owner. Furthermore, the unit owner undertakes to make good the roof upon removing the solar panels.*
- 6. from the period of installation or reinstallation the body corporate is indemnified for a period of twelve (12) months from any roofing repairs on the sections of roof that the solar panels are installed on. This indemnification remains in place regardless of who authorises any repairs to the roof whereby the solar panels are required to be removed.*

7. *the committee, may at their discretion, request that the solar panels be taken down (at the cost of the lot owner) in the event that they are not being maintained to a serviceable standard.*
8. *as the solar panels and associated equipment are not the property of the body corporate, if the body corporate is required to insure the panels as a result of being attached to the building, the body corporate reserves the right to claim additional insurance costs should the premium affected as a result of the panels. the body corporate undertakes to disclose its calculations in arriving at the additional insurance cost.*
9. *the owner of the lot undertakes to pass on the conditions for solar panel installation to any future purchaser, and furthermore undertakes to have inserted as a special condition of any contract the following clause "as the purchaser named in this contract, I acknowledge receipt of the conditions for solar panel installation (and subsequent variations issued by the body corporate) and furthermore I undertake to insert this condition in any contract of sale that I may enter into at a future date - this is to remove all doubt as to the requirements of the body corporate in relation to the solar panels fitted to the body corporate property".*
10. *the associated inverter shall be housed within the lot.*
11. *any electrical costs incurred by the body corporate as a result of the solar panels shall be claimable against the unit owner.*
12. *that the common areas to be left in a clean and tidy condition upon completion of works.*
13. *it is the applicants responsibility to ensure the installation of the solar panel system complies with any relevant local and/or government authority / regulations, development approval conditions and body corporate by-laws.*
14. *written confirmation that the installation will not compromise the structural integrity of the roof due to its load must be provided prior to commencement by a suitably qualified professional.*

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

2. AIR CONDITIONER - LOT IMPROVEMENT LOT 32 Ordinary Resolution
Motion CARRIED.

Resolved that the Body Corporate gives approval for the owner of Lot 32 to install an air conditioner to the lot on the following conditions:

1. *Installation works will be in accordance with the requirements and directions of the Body Corporate Committee and compliant with any local council approval requirements*
2. *All condensation shall be drained in accordance with any local council plumbing standards and requirements*
3. *The design, installation and size of the air conditioning system shall be such that when it is operating, it does not create a nuisance noise to an occupant of another lot or the common property*
4. *Any damage caused by the installation of the air conditioning is to be repaired within 7 days at the lot owners cost*
5. *If the installation of the air conditioning requires any penetrations to the common property, these are required to be properly sealed*
6. *If the installation is on a rooftop, any penetrations are required to be waterproofed by a qualified and licensed waterproofer and a certificate provided for the body corporate records*
7. *All costs associated with the installation and future maintenance are the responsibility of the lot owner*
8. *The works are to be undertaken by a contractor licensed to perform the works and currently holds Public Liability Insurance cover*
9. *The owner of the lot shall indemnify the body corporate, and or the occupant or invitee of another lot within the complex against any damage, loss, or expense, legal or otherwise, incurred or suffered as a result of these works*

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

3. CONCRETING WORKS - LOT OWNER IMPROVEMENT LOT 107
Motion CARRIED.

Ordinary Resolution

THAT the Body Corporate gives approval for the owner of Lot 107 to undertake concreting works within their Lot as outlined within their application for works on the following conditions:

- 1. All works are in accordance with the plans as submitted.*
- 2. The improvement does not detract from the appearance of any lot included in, or common property for the scheme.*
- 3. The use and enjoyment of the improvement is not likely to promote a breach of the owner's duties as an occupier.*
- 4. Approval (if required) must be obtained from any local Council, prior to commencement of the work and a copy of this approval provided to the Body Corporate.*
- 5. The work must be completed by a suitably qualified and licensed contractor that holds the appropriate insurance to cover the owner and the Body Corporate.*
- 6. Construction must comply with the existing By-Laws and not interfere with adjoining neighbours.*
- 7. The Lot Owner or contractor must provide prior notice to the Building Manager of all movements of materials through the common area and noise from the works and to ensure that these occur at a time to minimise any interference or annoyance to adjoining neighbours.*
- 8. During completion of the works, no materials or storage of other items associated with the improvement are to be placed or remain on common property without the prior written approval of the Body Corporate.*
- 9. Any damage to common property caused by the improvement is to be repaired within 7 days at the Lot Owner's cost.*
- 10. All costs associated with the works and future maintenance of the improvement are the responsibility of the Owner of the lot.*

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

Body Corporate for CENTRAL HEIGHTS CTS 20078
c/- The Secretary
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