

ACC Town Agents

Body Corporate Search Agency

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Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

(prepared 8th July 2025)

Body Corporate

Body Corporate for: Millbrook Villas Community Titles Scheme: 32107

Lot No: 39 on Survey Plan 159425

Address: Villa 39, 80 McIntyre Street, Hendra Q 4011

PRESCRIBED INFORMATION

Secretary of Body Corporate

Name: JDC Strata Services Pty Ltd

Address: PO Box 430, New Farm Q 4005

Telephone: (07) 3358 5006 Email: admin@jdcstrataservices.com.au

Body Corporate Manager

Name: Deborah Brown, JDC Strata Services

Address: 29 Balaclava Street, Woolloongabba Q

Telephone: 0412 877 567

Body Corporate Committee

Is there a Committee for the Body Corporate?

Yes



No

If there is a Committee, is the Body Corporate Manager engaged to perform the functions of the committee?*

Yes

No



Roll (Current Owner)

Real Life Ventures Pty Ltd

Contribution Schedule Lot Entitlements

The contribution schedule for lot entitlements is not equal.

Contribution lot entitlement for Lot 39 is 132 and the interest entitlement is 133.

There are 76 lots in the complex.

The aggregate of lot entitlements is 10,016 & aggregate of interest entitlements is 9,964.

Regulation Module

Accommodation scheme.

Body Corporate By-Laws

By-laws as per the registered CMS.

Exclusive Use

Lot 39 has exclusive use of courtyard 'Areas 39A & 39B', as per by-law 34.

Disclosure Statement

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Annual Contributions and Levies

Administrative Fund Levies

<u>PERIOD:</u>	<u>LEVY:</u>	<u>DISCOUNTED LEVY:</u>
01/02/25 - 31/05/25:	\$1,515.57	\$1,212.46
01/05/25 - 31/07/25:	\$1,515.57	\$1,212.46
01/08/25 - 31/10/25:	\$ 593.05	\$ 474.45
01/11/25 - 31/01/26:	\$ 593.05	\$ 474.45
01/02/26 - 31/05/26:	\$1,054.31	\$ 843.45

Sinking Fund Levies

<u>PERIOD:</u>	<u>LEVY:</u>	<u>DISCOUNTED LEVY:</u>
01/02/25 - 31/05/25:	\$ 250.40	\$ 200.32
01/05/25 - 31/07/25:	\$ 250.40	\$ 200.32
01/08/25 - 31/10/25:	\$ 276.75	\$ 221.40
01/11/25 - 31/01/26:	\$ 276.75	\$ 221.40
01/02/26 - 31/05/26:	\$ 263.58	\$ 210.86

NOTE: It was resolved at the 2025 AGM that the sinking fund levies be increased to finance the future external painting project.

Insurance Fund Levy

<u>PERIOD:</u>	<u>LEVY:</u>	<u>DISCOUNTED LEVY:</u>
01/08/25 - 31/10/25:	\$ 667.41	\$ 533.92
01/11/25 - 31/01/26:	\$ 667.41	\$ 533.92
01/02/26 - 31/05/26:	\$ 166.85	\$ 133.48

Financials

Refer the financial statements attached, for the breakdown of the Administrative Fund and Sinking Fund accounts held as at 8th July 2025.

Insurance

Insurance Company:	CHU Insurance
Policy Number:	HU0009532
Building:	\$39,129,024.00
Liability:	\$20,000,000.00
Premium:	\$68,360.44
Expiry Date:	31 st July 2025

Minutes of Meetings

The Annual General Meeting was held 30th April 2025.

Pool Safety Certificate

Pool safety certificate is attached.

Combustible Cladding

No documentation regarding cladding.

Improvements on Common Property for which Buyer will be Responsible

Nil noted on the records.

Disclosure Statement
Body Corporate and Community Management Act 1997
Section 206
(prepared 8th July 2025)

Signing

Seller / Seller's Agent

Witness

Date

**Buyer's
Acknowledgement**

The Buyer acknowledges having received and read this statement from the Seller before entering into the Contract.

Buyer

Witness

Date

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 32107

Common Property Information

Entitlement Information

Lot	Unit	Liability	Entitlement
100	100	132	133
101	101	132	133
102	102	130	115
103	103	130	115
104	104	130	115
105	105	132	133
106	106	132	133
107	107	132	133
108	108	132	133
109	109	132	133
110	110	132	133
111	111	132	133
112	112	132	133
113	113	132	133
114	114	132	133
115	115	132	133
116	116	132	133
117	117	132	133
118	118	132	133
23	23	130	115
24	24	130	115
25	25	130	115
26	26	130	115
27	27	130	115
28	28	132	133
29	29	132	133
30	30	132	133
31	31	132	133
32	32	132	133
33	33	132	133
34	34	132	133
35	35	132	133
36	36	132	133
37	37	132	133
38	38	132	133
39	39	132	133

OWNERS CORPORATION ROLL

Owners Corporation Roll for Plan Number 32107

40	40	132	133
41	41	132	133
62	62	132	133
63	63	132	133
64	64	132	133
65	65	132	133
66	66	132	133
67	67	132	133
68	68	132	133
69	69	132	133
70	70	132	133
71	71	132	133
72	72	132	133
73	73	132	133
74	74	132	133
75	75	132	133
76	76	132	133
77	77	132	133
78	78	132	133
79	79	132	133
80	80	132	133
81	81	132	133
82	82	132	133
83	83	132	133
84	84	132	133
85	85	132	133
86	86	132	133
87	87	132	133
88	88	132	133
89	89	132	133
90	90	132	133
91	91	132	133
92	92	132	133
93	93	132	133
94	94	132	133
95	95	132	133
96	96	132	133
97	97	132	133
98	98	132	133
99	99	132	133

OWNERS CORPORATION ROLL
Owners Corporation Roll for Plan Number 32107

Total	10016	9964
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Insurance Information

Policy Number	HU0009532
Expiry Date	31/07/2025
Insurance Company	CHU Underwriting Agencies
Insurance Broker	Scuderi Insurance Risk Management Pty Ltd
Amount of Premium	\$ 68,360.44
Period of Insurance	31/07/2024 to 31/07/2025

Policy Type	Excess	Sum Insured
Building Catastrophe	\$ 0.00	\$11,738,707
Building Catastrophe - Loss of Rent/Temp Accom	\$ 0.00	\$1,760,806
Building Catastrophe - Removal of Contents/Evacuat	\$ 0.00	\$586,935
Building Catastrophe - Temporary Accommodation	\$ 0.00	\$586,935
Common Area Contents	\$ 0.00	\$391,290
Damage (i.e. Building) Policy	\$ 0.00	\$39,129,024
Fidelity Guarantee Insurance	\$ 0.00	\$100,000
Government Audit Costs	\$ 0.00	\$25,000
Government Audit Costs - Appeal Expenses	\$ 0.00	\$100,000
Government Audit Costs - Legal Defense Expenses	\$ 0.00	\$50,000
Loss of Rent	\$ 0.00	\$5,869,353
Lot Owner's Fixtures and Improvements	\$ 0.00	\$250,000
Office Bearers Liability Insurance	\$ 0.00	\$5,000,000
Property, Death and Injury (Public Liability)	\$ 0.00	\$20,000,000
Voluntary Workers Insurance	\$ 0.00	\$200,000/\$2,000

Plan and Lot Information

Plan Information

Plan Number	32107
Property Name	Millbrook Villas
Property Address	80 McIntyre Street, Hendra, QLD, 4011
Module Type	Accommodation
Original Owner	Unknown
Original Owner ACN	

OWNERS CORPORATION ROLL
Owners Corporation Roll for Plan Number 32107

Lot Information

Lot Number	39
Unit Number	39
Lot Liability	132
Lot Entitlement	133
Type of Lot	Residential
Subdivided	No
Car Spaces	

Ownership Information

Original Owner Information

No Details Recorded

Current Owner Information

Registered Lot Owner	Real Life Ventures Pty Ltd
Corporate Owner	Yes
Current Owner ACN	
Date Interest Acquired	10/03/2004
Manner Interest Arose	Transfer
Committee Member	No
Residential Business Address	32 Prince Edward Park Road, Woronora, 2232
Email Address	mark@globalfrontier.com.au
Levy Address	By email to: mark@globalfrontier.com.au
Correspondence Address	By email to: mark@globalfrontier.com.au

Mortgagee Information

No Details Recorded

Current Lease Information

Current Tenant	Amir Aghmahammadkhan
Type of Lease	
Start Date of Lease	
Period of Lease	
Termination Date (if any)	
Residential or Business Address	, ,

Letting Agent Information

Letting Agent	Tiger Stripe Property Pty Ltd ATF Tiger Stripe Property Group
Business Address	49 The Promenade, Hendra, 4011
Service of Notice Address	49 The Promenade, Hendra, 4011

OWNERS CORPORATION ROLL
Owners Corporation Roll for Plan Number 32107

Other Information Relating to the Lot

Lot Improvements

The following authorisation was given by the Owners Corporation to the owner of this Lot to make improvements to part of the common property for which they are responsible:

No Details Recorded

Rules

Details of rules granted to the current or previous owners of this Lot:

No Details Recorded

Exclusive Use Grants

Details of exclusive use grants allocated to the current or previous owners of this Lot:

No Details Recorded

Body Corporate for Millbrook Villas CTS 32107

80 McIntyre Street Hendra Queensland 4011
ABN/ACN 58109311286

LEVY STATEMENT - 39

OWNER: Real Life Ventures Pty Ltd

For the period 1 Feb 2025 to 31 Jan 2026 - sorted by Due Date

Due Date	Issue Date	Grace Days	Payment Date	Description	Period (if applicable)	Admin Fund	Admin Penalty	Sink Fund	Sink Penalty	Levy Balance	Penalty Balance
01-02-25	24-12-24			brought forward		1,324.06		200.32		1,524.38	0.00
01-02-25	24-12-24			Levies - normal (interim)	01-02-25 to 30-04-25			-200.32		1,324.06	0.00
				Levies - normal (interim)	01-02-25 to 30-04-25	-1,212.46				111.60	0.00
				02-04-25 TRANSFER Payment 1301.18		1,100.86		200.32		1,412.78	0.00
01-05-25	23-03-25			Levies - normal (interim)	01-05-25 to 31-07-25			-200.32		1,212.46	0.00
01-05-25	23-03-25			Levies - normal (interim)	01-05-25 to 31-07-25	-1,212.46				0.00	0.00
				26-06-25 TRANSFER Payment 1229.77		1,008.37		221.40		1,229.77	0.00
01-08-25	23-06-25			Levies - normal	01-08-25 to 31-10-25			-221.40		1,008.37	0.00
01-08-25	23-06-25			Levies - normal	01-08-25 to 31-10-25	-474.45				533.92	0.00
01-08-25	23-06-25			Levies - normal	01-08-25 to 31-10-25	-533.92				0.00	0.00
Balance of account as at 31 Jan 2026 \$						0.00	0.00	0.00	0.00	0.00	0.00
Total Balance \$										0.00	0.00

Important Note: The date range shown on the top of this report represents the period over which the report is showing transactions. This is NOT a reflection of your "paid to" date.

ANNUAL FINANCIAL STATEMENTS

For the period 1 February 2025 to 31 January 2026

Prepared For

Millbrook Villas

CTS 32107

80 McIntyre Street
Hendra
Queensland 4011

Manager

Deborah Brown
JDC Strata Services

Printed

8 July 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for Millbrook Villas CTS 32107

As at 31st January 2026

80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Assets

	2026	2025
Cash	463,766.86	380,575.11
Prepaid Expenses	0.00	2,607.23
Accounts Receivable	0.00	200.00
Levies in Arrears	Note 9 73,120.92	9,361.84
GST balance to collect	0.00	124.96
Total Assets	\$ 536,887.78	\$ 392,869.14

Liabilities

Levies in Advance	0.00	88,876.74
Levy payments unidentified	Note 11 4,615.88	4,615.88
Accounts Payable Liability	Note 12 47,016.95	5,744.62
Unearned Revenue	0.00	7,445.40
Unallocated Monies Received	Note 10 4,243.17	9,108.79
Accrued Expenses	0.00	6,550.00
GST Liability	61,804.93	38,334.08
Total Liabilities	\$ 117,680.93	\$ 160,675.51
Net Assets	\$ 419,206.85	\$ 232,193.63

Equity

Administrative Fund	180,360.48	16,808.68
Sinking Fund	238,846.37	215,384.95
Total Equity	\$ 419,206.85	\$ 232,193.63

Income and Expenditure Statement

Administrative Fund

Body Corporate for Millbrook Villas CTS 32107

1 February 2025 to 31 January 2026

80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Income	Actuals	Actuals
	01/02/24	01/02/25
	31/01/25	31/01/26
Body Corporate Manager - management fees	88.09	0.00
Discount Levies - normal	(85,264.75)	(54,414.07)
Insurance Premiums	6,918.11	6,768.55
Levy Fees - Debt recovery costs	760.00	720.00
Levy Fees - adjustment	2,734.67	(1,417.75)
Levy Fees - normal	465,175.92	295,454.72
Lock & Key Systems	454.55	90.91
Total Administrative Fund Income	390,866.59	247,202.36
Expenditure		
Accountant - BAS/IAS fees	1,000.00	224.00
Accountant - audit fees	1,200.00	(1,200.00)
Accountant - company tax returns	850.00	(850.00)
Administrative Fees & Charges	0.00	1,614.55
Administrative Fees & Charges - computer/internet f...	1,748.00	0.00
Administrative Fees & Charges - debt collection fees	540.00	0.00
Bank Fees & Charges - DEFT fees	390.46	36.36
Bank Fees & Charges - account keeping fees	11.20	8.00
Body Corporate Manager - additional services	2,500.00	(2,500.00)
Body Corporate Manager - communications and outl...	1,600.00	(1,000.00)
Body Corporate Manager - disbursements	376.53	2,082.33
Body Corporate Manager - management fees	8,297.24	3,569.71
Building Fabric/Structural	0.00	1,713.50
Caretaking Services	53,067.53	0.00
Cleaning Service - gutter cleaning	1,240.85	0.00
Consultant	268.18	200.00
Electrical Repairs	130.20	0.00
Fence & Gate Maintenance	108.18	0.00
General Repairs	2,601.43	1,254.51
Insurance	69,649.55	0.00
Insurance Premiums	28,576.43	0.00
Insurance Premiums - stamp duty component	6,801.26	0.00
Legal Services	5,032.21	3,065.56
Minor Building Maintenance	1,347.58	25,807.24
Plumbing	0.00	419.85
Reimbursement	1,301.18	0.00
Roof	100.00	0.00
Roof - gutters & downpipes	0.00	1,828.00
Shared Facilities - Shared Facilities - Admin Fund	138,472.64	34,618.64
Shared Facilities - Shared Facilities - Insurance	5,604.02	0.00
Shared Facilities - Shared Facilities - Sinking Fund	49,593.22	12,398.31
Structural - Engineer	650.00	0.00
Telephone & Internet Services - equipment	0.00	360.00
Trees & Shrubs	200.00	0.00
Total Administrative Fund Expenditure	383,257.89	83,650.56

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for Millbrook Villas CTS 32107

1 February 2025 to 31 January 2026

80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Summary

Opening Balance as at 1 February 2025	16,808.68
Total Revenue during period	247,202.36
Total Expenditure during period	(83,650.56)
Administrative Fund balance as at 31 January 2026	\$ 180,360.48

Income and Expenditure Statement

Sinking Fund

Body Corporate for Millbrook Villas CTS 32107

1 February 2025 to 31 January 2026

80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Income	Actuals	Actuals
	01/02/24	01/02/25
	31/01/25	31/01/26
Discount Levies - normal	(12,589.62)	(10,000.58)
Fence & Gate Maintenance	1,300.00	0.00
Levy Fees - adjustment	60.13	(136.59)
Levy Fees - normal	69,089.44	53,636.44
Minor Building Maintenance	(850.00)	0.00
Total Sinking Fund Income	57,009.95	43,499.27

Expenditure		
Building Fabric/Structural	0.00	1,055.00
General Repairs	1,146.71	0.00
Minor Building Maintenance	13,018.55	6,773.15
Pest Control Services - termites, ants	7,750.00	7,219.70
Plumbing	544.00	2,975.00
Roof	467.74	0.00
Roof - gutters & downpipes	2,080.00	2,015.00
Structural - Engineer	4,000.00	0.00
Total Sinking Fund Expenditure	29,007.00	20,037.85

Summary

Opening Balance as at 1 February 2025	215,384.95
Total Revenue during period	43,499.27
Total Expenditure during period	(20,037.85)
Sinking Fund balance as at 31 January 2026	\$ 238,846.37

Notes To Financial Statements

Body Corporate for Millbrook Villas CTS 32107
80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Levies in Arrears - also see note 2

Detail	Amount
Lot: 23 Unit: 23	1146.97
Lot: 24 Unit: 24	1146.97
Lot: 26 Unit: 26	1146.97
Lot: 27 Unit: 27	1146.97
Lot: 28 Unit: 28	1229.77
Lot: 30 Unit: 30	1229.77
Lot: 32 Unit: 32	1229.77
Lot: 35 Unit: 35	250.00
Lot: 36 Unit: 36	1229.77
Lot: 38 Unit: 38	2622.61
Lot: 40 Unit: 40	1229.77

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for Millbrook Villas CTS 32107

80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Detail	Amount
Lot: 41 Unit: 41	1229.77
Lot: 62 Unit: 62	1626.96
Lot: 63 Unit: 63	1229.77
Lot: 64 Unit: 64	1620.88
Lot: 65 Unit: 65	1229.77
Lot: 66 Unit: 66	1229.77
Lot: 67 Unit: 67	1229.77
Lot: 70 Unit: 70	1229.77
Lot: 71 Unit: 71	1229.77
Lot: 72 Unit: 72	1229.77
Lot: 73 Unit: 73	1229.77
Lot: 74 Unit: 74	1279.85
Lot: 75 Unit: 75	1229.77
Lot: 76 Unit: 76	1229.77
Lot: 77 Unit: 77	1229.77
Lot: 78 Unit: 78	1229.77
Lot: 79 Unit: 79	1229.77
Lot: 80 Unit: 80	1229.77
Lot: 81 Unit: 81	1229.77
Lot: 83 Unit: 83	1229.77
Lot: 84 Unit: 84	1229.77
Lot: 85 Unit: 85	1229.77
Lot: 86 Unit: 86	1229.77
Lot: 87 Unit: 87	1229.77
Lot: 88 Unit: 88	1626.96
Lot: 89 Unit: 89	1229.77
Lot: 90 Unit: 90	1229.77
Lot: 92 Unit: 92	1229.77
Lot: 93 Unit: 93	1626.96
Lot: 94 Unit: 94	1229.77
Lot: 95 Unit: 95	1229.77
Lot: 96 Unit: 96	586.94
Lot: 99 Unit: 99	1229.77
Lot: 100 Unit: 100	1229.77
Lot: 101 Unit: 101	1229.77
Lot: 102 Unit: 102	1146.97
Lot: 103 Unit: 103	1146.97
Lot: 104 Unit: 104	1146.97
Lot: 105 Unit: 105	1229.77
Lot: 106 Unit: 106	1229.77
Lot: 107 Unit: 107	1229.77
Lot: 108 Unit: 108	1229.77
Lot: 110 Unit: 110	970.86
Lot: 111 Unit: 111	1229.77
Lot: 113 Unit: 113	1229.77
Lot: 115 Unit: 115	1229.77
Lot: 117 Unit: 117	1229.77
Lot: 118 Unit: 118	1229.77
	\$ 73,120.92

Note 10 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 29 Unit: 29	3149.83
Lot: 34 Unit: 34	477.45
Lot: 82 Unit: 82	183.01
Lot: 98 Unit: 98	432.88
	\$ 4,243.17

Note 11 Levy payments unidentified - also see note 2

Notes To Financial Statements

Body Corporate for Millbrook Villas CTS 32107
80 McIntyre Street Hendra Queensland 4011

ABN/ACN 58109311286

Detail	Amount
Unidentified Payment Unidentified Levy payment 07 Jun 2023	2563.88
Unidentified Payment Unidentified Levy payment 13 Sep 2023	2052.00
	\$ 4,615.88

Note 12 Accounts Payable Liability

Detail	Amount
Millbrook Estates - New Levy 01/02/2024 - 30/04/2024	47016.95
	\$ 47,016.95



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0009532
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/07/2024 to 31/07/2025 at 4:00pm
The Insured	BODY CORPORATE FOR MILLBROOK VILLAS COMMUNITY TITLE SCHEME 32107
Situation	80 MCINTYRE STREET HENDRA QLD 4011

Policies Selected

Policy 1 – Insured Property

Building: \$39,129,024

Common Area Contents: \$391,290

Loss of Rent & Temporary Accommodation (total payable): \$5,869,353

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Sum Insured: \$11,738,707

Extended Cover - Loss of Rent & Temporary Accommodation: \$1,760,806

Escalation in Cost of Temporary Accommodation: \$586,935

Cost of Removal, Storage and Evacuation: \$586,935

Policy 8 – 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

Policy 9 – Lot owners' fixtures and improvements (per lot)



Sum Insured: \$250,000

Flood Cover is excluded.

Flood Exclusion

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

30/07/2024

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 QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Identification number: PSC0239337

2. Location of the swimming pool

Property details are usually shown on the title documents and rates notices

Street address: 80 MCINTYRE ST
HENDRA QLD Postcode 4 0 1 1
Lot and plan details: 9999/SP/159424 Local government area: BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

If an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool ☒

Non-shared pool ☐

Number of pools 1

5. Pool safety certificate validity

Effective date: 1 7 / 0 1 / 2 0 2 5

Expiry date: 1 7 / 0 1 / 2 0 2 6

6. Certification

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name: CRAIG WILLIAM HERGENHAN

Pool safety inspector
licence number: PS101491

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

Minutes of the Annual General Meeting

Body Corporate for Millbrook Villas CTS 32107

Meeting Date	30 Apr 2025		
Meeting Location	Pool House - 80 McIntyre Street, Hendra, QLD, 4011		
Time	05:30 PM	Opened: 05:49 PM	Closed: 05:58 PM
Lots Represented	Lot 23	Kylie Philippe	Electronic vote
	Lot 24	Jacqueline Burke	Electronic vote
	Lot 25	Alan George Hardcastle	Electronic vote
	Lot 26	Yvonne Robson	Electronic vote
	Lot 27	Jody Gilchrist	Electronic vote
	Lot 29	Anna Riabtseva	Electronic vote
	Lot 31	Diana Margaret Osbaldiston	Electronic vote
	Lot 32	Shaun O'Connor	Electronic vote
	Lot 33	Sharala Kumari Shanmugam	Electronic vote
	Lot 34	Lydia King	Owner present (pre-voted)
	Lot 35	Hniopek	Electronic vote
	Lot 36	Suzanne & Peter McLaughlin	Owner present (pre-voted)
	Lot 37	Kim Reinke	Owner present (pre-voted)
	Lot 40	Anne Maree Smith	Owner present (pre-voted)
	Lot 41	Paul Brown	Electronic vote
	Lot 63	Narelle Renfrew	Electronic vote
Lot 65	Douglas De Souza	Owner present	

	Lot 66	Charmaine Martins	Owner present
	Lot 69	Winnie Ho & Yvonne Ho	Electronic vote
	Lot 70	Vugar Shikhkarimov	Electronic vote
	Lot 75	Len & Maria Thompson	Paper vote
	Lot 77	Lorraine Romeril	Electronic vote
	Lot 78	Fiona Poole	Electronic vote
	Lot 79	Mark Callaghan	Electronic vote
	Lot 81	Richard Smith	Electronic vote
	Lot 82	Bridie Doyle	Owner present (pre-voted)
	Lot 83	Brendan Croese	Electronic vote
	Lot 85	Len & Maria Thompson	Paper vote
	Lot 86	Stefan van der Linde	Electronic vote
	Lot 87	Samantha Thompson	Electronic vote
	Lot 89	Rodney & Heather Blaney	Electronic vote
	Lot 90	Juliet and Kevin Low	Electronic vote
	Lot 92	Tom Reiher	Electronic vote
	Lot 94	Mr Scott Andrew Delaney	Owner present (pre-voted)
	Lot 95	David T Bright	Owner present (pre-voted)
	Lot 96	Peter Byrne	Electronic vote
	Lot 97	Ms Pat Boswell	Paper vote

	<p>Lot 99 Amy and Gary sillett Electronic vote</p> <p>Lot 100 jonathan hopper Owner present (pre-voted) (by phone)</p> <p>Lot 101 Colin Cool Electronic vote</p> <p>Lot 103 Mitchell Elks Electronic vote</p> <p>Lot 104 Amanda McCalman Electronic vote</p> <p>Lot 105 Les & Elena Jenkinson Owner present (pre-voted)</p> <p>Lot 107 Francy Betancourt Electronic vote</p> <p>Lot 108 Sarah Kereama Electronic vote</p> <p>Lot 109 Vladislav Bismarck Electronic vote</p> <p>Lot 114 Ruth Angela Scandrett Electronic vote</p> <p>Lot 117 Kevin Bevan Electronic vote</p> <p>Lot 118 Sonja Taylor Electronic vote</p>
Chairperson	Deborah Brown at the request of the meeting
Additional Attendees	<p>Deborah Brown, JDC Strata Services - Body Corporate Manager Mel Page, Returning Officer - MyBodyCorpReport Gareth Anderson, Caretaker</p> <p><u>Millbrook Homes</u> Dot Hynes Anne Lewis Janet & Ian Searle Russell Nicols Barry M Jones (proxy) Lydia King Rosanne Jackson Stephen & Ann-Marie Ware Brian Bawden Phil Lucas Peta Cavanough Graham Lowry</p>
Apologies	Len & Maria Thompson

	Ruth Scandrett
Returning Officer	Mel Page, MyBodyCorpReport

It was declared that a quorum was represented, and the meeting was opened at 05:49 PM.

Motion 1				
Adoption of Minutes		Ordinary Resolution Statutory Motion Submitted by Strata Committee		
RESOLVED That the minutes of the last General Meeting, held on 28th of June 2024 and previously distributed, represent a true and accurate account of the meeting.				
Motion CARRIED.				
VOTES		Yes : 31	No: 1	Abs: 16 Inv: 1

Motion 2				
Statement of Accounts		Ordinary Resolution Statutory Motion Submitted by Strata Committee		
RESOLVED That the Statement of Accounts for the period ending 31st of January 2025 as attached to the agenda be reviewed and approved as presented, without amendment.				
Cash at bank as at 31st of January 2025 \$381,275.15				
Motion CARRIED.				
VOTES	Yes : 32	No: 0	Abs: 16	Inv: 1

Motion 3				
Audit of Statement of Accounts		Special Resolution Statutory Motion Submitted by Strata Committee		
That the Body Corporate Statement of Accounts for the financial year ending 31 January 2026 not be audited.				
<u>Note:</u> If you want the accounts to be audited, vote NO; if you do not want the accounts to be audited, vote YES.				
Motion DEFEATED.				
VOTES	Yes : 22	No: 20	Abs: 6	Inv: 1

Motion 4				
Appointment of Auditor		Ordinary Resolution Submitted by Strata Committee		
RESOLVED That in the event of an audit being required for the year ending 31 January 2026, the audit of the Books and Accounts of the Body Corporate shall be carried out by <i>Sciacca's Accountants + Advisers</i> at an indicative cost of \$990.00 (inclusive of GST).				
Motion CARRIED.				
VOTES	Yes : 34	No: 2	Abs: 12	Inv: 1

Motion 5

Administrative Fund Budget and Advance (Interim) Issue

Ordinary Resolution

Statutory Motion Submitted by Strata Committee

RESOLVED That the Administrative Fund Budget of \$320,000.00 be confirmed for the Body Corporate's 12 month financial year and levies be determined as follows:

PERIOD	AMOUNT (per lot entitlement)	DUE DATE
01 Feb 25 to 30 Apr 25	\$11.4816	01 Feb 25 (Pre-Set)
01 May 25 to 31 Jul 25	\$11.4816	01 May 25 (Pre-Set)
01 Aug 25 to 31 Oct 25	\$4.4928	01 Aug 25
01 Nov 25 to 31 Jan 26	\$4.4928	01 Nov 25
Total per contribution entitlement: \$31.9489		
Total contribution entitlements: 10,016		
ADVANCE ISSUE		
01 Feb 26 to 30 Apr 26	\$7.9872	01 Feb 26
01 May 26 to 31 Jul 26	\$7.9872	01 May 26

* Proposed Budget is enclosed with Meeting Papers.

** Discount of 20% is applicable on levies paid on or before the due date.

*** 2.5% interest will be accrued monthly on any overdue levies.

Motion CARRIED.

VOTES

Yes : 30

No: 2

Abs: 16

Inv: 1

Motion 6

Insurance Fund Budget and Advance (Interim) Issue

Ordinary Resolution

Statutory Motion Submitted by Strata
Committee

RESOLVED That the Insurance Fund Budget of \$100,000.00 be confirmed for the Body Corporate's 12 month financial year and levies be determined as follows:

PERIOD	AMOUNT (per lot entitlement)	DUE DATE
01 Feb 25 to 30 Apr 25	\$0.00	01 Feb 25 (Pre-Set)
01 May 25 to 31 Jul 25	\$0.00	01 May 25 (Pre-Set)
01 Aug 25 to 31 Oct 25	\$5.0181	01 Aug 25
01 Nov 25 to 31 Jan 26	\$5.0181	01 Nov 25
Total per interest entitlement: \$10.0361		
Total interest entitlements: 9964		
ADVANCE ISSUE		
01 Feb 26 to 30 Apr 26	\$1.2545	01 Feb 26
01 May 26 to 31 Jul 26	\$1.2545	01 May 26

* Proposed Budget is enclosed with Meeting Papers.

** 2.5% interest will be accrued monthly on any overdue levies.

NOTE: The owner of each lot that is included in the community titles scheme and is covered by reinstatement insurance required to be taken out by the body corporate is liable to pay a contribution levied by the body corporate that is a proportionate amount of the premium for reinstatement insurance that reflects, for a lot created under a standard format plan of subdivision, the cost of instating the buildings on the lot.

Motion CARRIED.

VOTES

Yes : 34

No: 2

Abs: 12

Inv: 1

Motion 7

Sinking Fund Budget and Advance (Interim) Issue

Ordinary Resolution

Statutory Motion Submitted by Strata
Committee

RESOLVED That the Sinking Fund Budget of \$80,000.00 be confirmed for the Body Corporate's 12 month financial year and levies be determined as follows:

PERIOD	AMOUNT (per lot entitlement)	DUE DATE
01 Feb 25 to 30 Apr 25	\$1.8970	01 Feb 25 (Pre-Set)
01 May 25 to 31 Jul 25	\$1.8970	01 May 25 (Pre-Set)
01 Aug 25 to 31 Oct 25	\$2.0966	01 Aug 25
01 Nov 25 to 31 Jan 26	\$2.0966	01 Nov 25
Total per contribution entitlement: \$7.9872		
Total contribution entitlements: 10,016		
ADVANCE ISSUE		
01 Feb 26 to 30 Apr 26	\$1.9968	01 Feb 26
01 May 26 to 31 Jul 26	\$1.9968	01 May 26

* Proposed Budget is enclosed with Meeting Papers.

** Discount of 20% is applicable on levies paid on or before the due date.

*** 2.5% interest will be accrued monthly on any overdue levies.

Motion CARRIED.

VOTES

Yes : 32

No: 3

Abs: 13

Inv: 1

Motion 8				
Insurance		Ordinary Resolution Statutory Motion Submitted by Strata Committee		
RESOLVED That the body corporate confirm, (as set out in Insurance Report and / or Certificate of Currency attached) and, if appropriate, changes be made as determined by the members present: a) Its existing insurance policies and arrangements; and b) The full replacement value of all buildings the body corporate is required to insure under the applicable regulation module. Insurer: CHU Underwriting Agencies Pty Ltd Broker: Scuderi Insurance Risk Management Policy No: HU0009532 Due Date: 31/07/2025 Sum Insured Building: \$39,129,024 Public Liability: \$20,000,000 Office Bearers: \$5,000,000 Premium: \$68,360.44 Excess: \$5,000 [standard] / \$10,000 [water damage, exploratory costs (burst pipes), storm damage] And that the Committee of the Body Corporate be authorised to obtain quotes and place insurance based on the best premium and terms available upon expiry of the current policy. An insurance valuation report was prepared for the scheme by <i>Olive Tree Consulting Group</i> on 17 March 2023 for a capital replacement value determined at \$37,265,737.00 (including GST). <i>Lot owners are reminded of the necessity to individually arrange for adequate insurance for the contents of their Lots, whether or not the lot is occupied by the lot owner or tenant, including for the following:</i> <ul style="list-style-type: none">• <i>Mobile or fixed air-conditioning units servicing a particular lot</i>• <i>Curtains, blinds and other internal window coverings</i>• <i>Carpets and loose floor coverings</i>• <i>Mobile dishwashers, clothes dryers or other electrical or gas appliances not wired or plumbed in</i>• <i>Fixtures which can be removed at the end of a tenancy.</i> <i>Owners should also ensure that their insurance includes Legal Liability (the Body Corporate Legal Liability cover applies primarily to common property) as well as Loss of Rent (where a unit becomes uninhabitable due to insurable damage to the contents).</i>				
Motion CARRIED.				
VOTES	Yes : 41	No: 0	Abs: 7	Inv: 1

9 FINANCING OPTIONS FOR EXTERNAL PAINTING

In the foreseeable future, Millbrook Villas will require external painting. To effectively budget and plan for this significant expense, the committee are requesting input from lot owners regarding their preferred financing option.

Motion 9.1

FINANCING OPTIONS FOR EXTERNAL PAINTING - Increase levy contributions

Ordinary Resolution

Submitted by Strata Committee

RESOLVED That Sinking Fund levies be increased to raise an additional \$3,590 per lot / year for three (3) years.

* This is based on an approximate amount held on \$80,000 and the painting costing approximately \$800,000 and is on top of standard levy contributions.

Motion QUALIFIED.

VOTES

Yes : 23

No: 16

Abs: 9

Inv: 1

Motion 9.2

FINANCING OPTIONS FOR EXTERNAL PAINTING - Special Levy

Ordinary Resolution

Submitted by Strata Committee

That a one-time Special Levy be issued to raise \$10,530 per lot.

* This is based on an approximate amount held of \$80,000 and the painting costing approximately \$800,000 and is on top of standard levy contribution amounts.

Motion NOT QUALIFIED.

VOTES

Yes : 7

No: 34

Abs: 7

Inv: 1

Motion 9.3				
FINANCING OPTIONS FOR EXTERNAL PAINTING - Loan		Ordinary Resolution Submitted by Strata Committee		
That the body corporate for MILLBROOK VILLAS CTS 32107 be authorised to take out a loan with a lender and terms yet to be determined.				
Motion NOT QUALIFIED.				
VOTES	Yes : 16	No: 24	Abs: 8	Inv: 1

Motion 9.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion				
Motion 10				
Amendment of Caretaking and Letting Agreement - BY SECRET BALLOT		Ordinary Resolution Without use of Proxies Submitted by Owner Kevin Low – Lot 90		
<p>RESOLVED That the Body Corporate resolves to amend the Caretaking and Letting Agreement dated 17 June 2004 with a current term (including options) expiring on 16 June 2044 to grant the Caretaker an option to extend the term of the Caretaking and Letting Agreement for a further period of five (5) years commencing on 17 June 2044 and expiring on 16 June 2049; and that to give effect to such amendment the Body Corporate enter into and execute a Deed of Variation in terms of the Deed attached to this Motion, with such changes as the parties may agree on to give effect to this resolution, and that that such deed be executed on behalf of the Body Corporate by either of the secretary and a committee member, two committee members, the secretary acting alone, the chairman acting alone or the Body Corporate Manager acting alone, or in any other way authorised by law. A BCCM Form 20 is attached to this motion as required by the <i>Body Corporate and Community Management Act 1997</i>;</p> <p><i>NOTE: Motions submitted by Lot Owners must be put on the voting paper as received, without any change to the wording or grammar.</i></p>				
Motion CARRIED.				
VOTES	Yes : 25	No: 21	Abs: 2	Inv: 1

RETURNING OFFICER REPORT	
Number of Votes Received	49
Number of Votes Invalidated	1
Total Votes Counted	48
Reason(s) for Invalid Secret Ballots	Handed via Third Party

Motion 11

Administration Agreement

**Ordinary Resolution Without use
of Proxies**
Submitted by Strata Manager

RESOLVED That the Body Corporate for MILLBROOK VILLAS appoint JDC Strata Services as its Body Corporate Manager for a term of two (2) years commencing on 1st April 2026, upon terms set out in the proposed Body Corporate Management Agreement ("the Agreement") included with the Notice of Meeting, at a fee of \$9,500.00 per annum (exclusive of GST), plus fixed disbursements, and that the Body Corporate resolves to execute the Agreement under its Common Seal.

Further, that the Body Corporate be authorised to exercise some or all of the powers of the Executive Committee, in accordance with Section 119 of the Body Corporate and Community Management Act 1997 and as detailed in the attached Agreement circulated to the members of the Body Corporate.

Motion CARRIED.

VOTES

Yes : 36

No: 5

Abs: 7

Inv: 1

Election of Committee

Election of Chairperson

Elena (Ellie) Jenkinson has been elected unopposed as Chairperson.

Election of Secretary

Elena (Ellie) Jenkinson has been elected unopposed as Secretary.

Election of Treasurer

Ms Kim Reinke has been elected as Treasurer

Name	Details	Votes	Outcome
Ms Kim Reinke		23	Elected
Ms Maree Smith		19	Elected

Election of Ordinary Member

Mr David Bright, Jonathan Richard Hopper, Ms Maree Smith, Scott Andrew Delaney have been elected to the committee.

With no further business to discuss, the meeting was closed at 05:58 PM.

Secretary:

Body Corporate for Millbrook Villas CTS 32107

c/- JDC Strata Services

PO Box 8027

Woolloongabba QLD 4102