

ACC Town Agents

Body Corporate Search Agency

Ph: 0414 80 40 80

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Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

(prepared 16th February 2024)

Body Corporate

Body Corporate for: The Avenues at Hendra Community Titles Scheme: 19617

Lot No: 15 on Group Titles Plan 3591

Address: 15 / 40 Blaikie Street, Hendra Q 4012

PRESCRIBED INFORMATION

Secretary of Body Corporate

Name: Yule Strata Pty Ltd

Address: PO Box 76, Clayfield Q

Telephone: (07) 3262 3527

Email: contactus@yulestrata.com.au

Body Corporate Manager

Name: Yule Strata Pty Ltd

Address: Level 1, 38 Hudson Road, Albion Q

Telephone: (07) 3262 3527

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)

Nola Nicholson

Contribution Schedule Lot Entitlements

The contribution schedule for lot entitlements is not equal.

Lot entitlement for Lot 15 is 1 and the interest entitlement is 1.

There are 43 lots in the complex.

The aggregate of lot entitlements is 43 and aggregate of interest entitlements is 43.

Regulation Module

Standard scheme

Body Corporate By-Laws

By-laws as per the registered CMS.

Exclusive Use

No exclusive use area noted.

Disclosure Statement

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(prepared 16th February 2024)

Annual Contributions and Levies

Administrative Fund Levies

PERIOD:	LEVY:	DISCOUNTED LEVY:
01/07/23 – 30/09/23:	\$ 350.00	\$ 315.00
01/10/23 – 31/12/23:	\$ 350.00	\$ 315.00
01/01/24 – 31/03/24:	\$ 500.00	\$ 450.00
01/04/24 – 30/06/24:	\$ 500.00	\$ 450.00
01/07/24 – 30/09/24:	\$ 444.44	\$ 400.00

Sinking Fund Levies

PERIOD:	LEVY:	DISCOUNTED LEVY:
01/07/23 – 30/09/23:	\$ 155.56	\$ 140.00
01/10/23 – 31/12/23:	\$ 155.56	\$ 140.00
01/01/24 – 31/03/24:	\$ 222.22	\$ 200.00
01/04/24 – 30/06/24:	\$ 277.78	\$ 250.00
01/07/24 – 30/09/24:	\$ 305.55	\$ 275.00

Financials

The balance of the Administrative Fund account as at 15th February 2024 was \$10,988.09.

The balance of the Sinking Fund account as at 15th February 2024 was \$89,863.11.

Refer copy of the financial statements attached for the breakdown of accounts held.

Minutes of Meetings

The last Annual General Meeting was held 26th September 2023.

Insurance

Insurance Company: Longitude Insurance
Policy Number: LNG-STR-134571
Building: \$ 1,437,569.00
Liability: \$20,000,000.00
Expiry Date: 11th June 2024

Pool Safety Certificate

No pool at the complex.

Combustible Cladding

Not applicable.

Improvements on Common Property for which Buyer will be Responsible

Nil noted on the records at the time of the inspection.

Signing

Seller / Seller's Agent

Witness

Date

Disclosure Statement

Body Corporate and Community Management Act 1997

Section 206

(prepared 16th February 2024)

Buyer's Acknowledgement

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

Buyer

Witness

Date

Body Corporate and Community Management Act 1997
Body Corporate and Community Management (Standard Module)
 Roll of Lots and Entitlements (Section 204)
THE AVENUES AT HENDRA CTS 19617

LOT NO. 15 UNIT NO. 15 PLAN NO. 3591 TYPE S.F.P. ACCOUNT NO. 02100015

ORIGINAL OWNER		
Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Hebbridge Pty Ltd and Ross Nielson Properties Pty Ltd	Level 2 433 Upper Edward Street SPRING HILL QLD 4000	Level 2 433 Upper Edward Street SPRING HILL QLD 4000

CONTRIBUTION ENTITLEMENTS	
Contribution Entitlements	Date of Registration
1.00	11-Jun-93

INTEREST ENTITLEMENTS	
Interest Entitlements	Date of Registration
1.00	11-Jun-93

PARTICULARS OF SUBSEQUENT OWNERS			
Full Name of Owner(s)	Residential Address	Address for service of notices on Owner(s)	Date of notice
Ms Nola C Nicholson	15/40 Blaikie Street HENDRA QLD 4011	15/40 Blaikie Street HENDRA QLD 4011	17/10/16
Ms N C Nicholson	15/40 Blaikie Street HENDRA QLD 4011	15/40 Blaikie Street HENDRA QLD 4011	07/06/16

YULESTRATA

BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

THE AVENUES AT HENDRA CTS 19617

ABN 30 582 616 765

STATEMENT

Ms N C Nicholson
15/40 Blaikie Street
HENDRA QLD 4011

Transfer Date:
30/06/00

Statement Period

01 Jul 22 to 15 Feb 24

A/c No	15	Lot No	15
Page Number	1 of 2	Unit No	15

Date	Type	Details	Reference	Debit	Credit	Balance
01/07/22	Admin Fund	Brought forward				0.00
01/07/22	Sinking Fund	01/07/22 To 30/09/22	I0002079	338.89		338.89
01/07/22	Receipt	01/07/22 To 30/09/22	I0002122	138.89		477.78
01/07/22	Receipt	Admin Fund	R0001148		305.00	172.78
01/07/22	Receipt	Sinking Fund	RA001148		125.00	47.78
01/07/22	Discount	Admin Discount	RB001148		33.89	13.89
01/07/22	Discount	Sink Discount	RC001148		13.89	0.00
30/08/22	Admin Fund	01/10/22 To 31/12/22	I0002193	338.89		338.89
30/08/22	Sinking Fund	01/10/22 To 31/12/22	I0002236	138.89		477.78
18/10/22	Other	Arrears Notice Fee	M0000232	22.00		499.78
02/11/22	Other	Arrears Notice Fee	M0000242	22.00		521.78
17/11/22	Other	Arrears Notice Fee	M0000251	22.00		543.78
22/11/22	Admin Fund	01/01/23 To 31/03/23	I0002279	350.00		893.78
22/11/22	Sinking Fund	01/01/23 To 31/03/23	I0002322	155.56		1,049.34
20/01/23	Admin Fund Jnl	Reverse Arrears	J0010270		66.00	983.34
24/01/23	Receipt	Admin Fund	R0001235		272.89	710.45
24/01/23	Receipt	Sinking Fund	RA001235		138.89	571.56
24/01/23	Receipt	Other	RB001235		18.22	553.34
More details on next page...				\$1,527.12	\$973.78	\$553.34
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: Nil	
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid

Payment Options



Tel: 1300 552 311
Ref: 1447 2108 1

Telephone: Call this number to pay by credit card.
International: +613 8648 0158 (charges apply).



www.stratamax.com.au
Ref: 1447 2108 1

Internet: Make credit card payments online (charges apply).
Visit www.stratamax.com.au



www.stratapay.com/dds
Ref: 1447 2108 1

Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/dds to register
*Credit card charges apply.



Bill Code: 74625
Ref: 1447 2108 1

BPAY: Contact your participating financial institution to make a payment from your cheque or savings account using BPAY.



Billpay Code: 3599
Ref: 1447 2108 1

In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.



Make cheque payable to:
StrataPay 1447 2108 1

Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9
GCMC, Bundall Qld 9726 Australia



BSB: 067-970
Acct No: 1447 2108 1
(Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.



StrataPay Reference

1447 2108 1

Amount

\$0.00

Due Date

See Levy Notice

YULE STRATA PTY LTD
19617/02100015 Lot 15/15

Ms N C Nicholson
15/40 Blaikie Street
HENDRA QLD 4011



*3599 144721081

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 410 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

YULESTRATA

BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

THE AVENUES AT HENDRA CTS 19617

STATEMENT

Ms N C Nicholson
15/40 Blaikie Street
HENDRA QLD 4011

Statement Period

01 Jul 22 to 15 Feb 24

A/c No

15

Lot No

15

Page Number

2 of 2

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		1,527.12	973.78	553.34
24/01/23	Receipt	Admin Fund	R0001236		226.66	326.68
24/01/23	Receipt	Sinking Fund	RA001236		155.56	171.12
24/01/23	Receipt	Other	RB001236		47.78	123.34
22/02/23	Admin Fund	01/04/23 To 30/06/23	I0002365	350.00		473.34
22/02/23	Sinking Fund	01/04/23 To 30/06/23	I0002408	155.56		628.90
03/04/23	Receipt	Admin Fund	R0001269		438.34	190.56
03/04/23	Receipt	Sinking Fund	RA001269		140.00	50.56
03/04/23	Discount	Admin Discount	RB001269		35.00	15.56
03/04/23	Discount	Sink Discount	RC001269		15.56	0.00
24/05/23	Admin Fund	01/07/23 To 30/09/23	I0002451	350.00		350.00
24/05/23	Sinking Fund	01/07/23 To 30/09/23	I0002494	155.56		505.56
04/07/23	Receipt	Admin Fund	R0001318		315.00	190.56
04/07/23	Receipt	Sinking Fund	RA001318		140.00	50.56
04/07/23	Discount	Admin Discount	RB001318		35.00	15.56
04/07/23	Discount	Sink Discount	RC001318		15.56	0.00
22/08/23	Admin Fund	01/10/23 To 31/12/23	I0002537	350.00		350.00
22/08/23	Sinking Fund	01/10/23 To 31/12/23	I0002580	155.56		505.56
03/10/23	Receipt	Admin Fund	R0001364		315.00	190.56
03/10/23	Receipt	Sinking Fund	RA001364		140.00	50.56
03/10/23	Discount	Admin Discount	RB001364		35.00	15.56
03/10/23	Discount	Sink Discount	RC001364		15.56	0.00
23/11/23	Admin Fund	01/01/24 To 31/03/24	I0002623	500.00		500.00
23/11/23	Sinking Fund	01/01/24 To 31/03/24	I0002666	222.22		722.22
04/12/23	Receipt	Admin Fund	R0001373		450.00	272.22
04/12/23	Receipt	Sinking Fund	RA001373		200.00	72.22
04/12/23	Discount	Admin Discount	RB001373		50.00	22.22
04/12/23	Discount	Sink Discount	RC001373		22.22	0.00
				\$3,766.02	\$3,766.02	Nil

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BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

PO Box 76, Clayfield QLD 4011

THE AVENUES AT HENDRA CTS 19617

BALANCE SHEET AS AT 15 FEBRUARY 2024

	ACTUAL 15/02/2024	ACTUAL 30/06/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	10,988.09	2,483.35
Sinking Fund	89,863.11	69,260.80
<u>TOTAL</u>	<u>\$ 100,851.20</u>	<u>\$ 71,744.15</u>

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank	57,566.03	44,758.82
Term Deposit	22,190.53	21,744.33
Term Deposit	18,368.30	18,000.00
Levies In Arrears	1,761.66	160.90
Other Arrears	84.68	106.00
<u>TOTAL ASSETS</u>	<u>99,971.20</u>	<u>84,770.05</u>

LIABILITIES

Arrears Clearing Account	(880.00)	(792.00)
Next Year Discounts	0.00	(1,415.68)
Levies In Advance	0.00	15,211.58
Other Payments In Advance	0.00	22.00
<u>TOTAL LIABILITIES</u>	<u>(880.00)</u>	<u>13,025.90</u>

<u>NET ASSETS</u>	<u>\$ 100,851.20</u>	<u>\$ 71,744.15</u>
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BODY CORPORATE MANAGERS

Level 1 - 38 Hudson Road, Albion QLD 4010

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THE AVENUES AT HENDRA CTS 19617

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 JULY 2023 TO 15 FEBRUARY 2024

	ACTUAL 01/07/23-15/02/24	BUDGET 01/07/23-30/06/24	VARIANCE %	ACTUAL 01/07/22-30/06/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	51,600.00	73,100.00	70.59	59,244.54
Discount - Admin Fund	(4,713.89)	(7,310.00)	64.49	(4,923.97)
By Laws	(2,875.81)	0.00	0.00	0.00
TOTAL ADMIN. FUND INCOME	44,010.30	65,790.00		54,320.57
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Tax Return Fee	66.00	55.00	120.00	55.00
Auditors - Audit Services	0.00	0.00	0.00	1,936.00
Bank Charges	88.15	300.00	29.38	210.10
Electrical Repairs	0.00	500.00	0.00	0.00
Fences	2,141.00	4,000.00	53.52	3,675.00
Gardens & Grounds	24,199.60	40,000.00	60.50	37,387.60
Insurance - Premium	0.00	5,000.00	0.00	4,880.00
Land Valuation To Owners	0.00	94.60	0.00	94.60
Management Fee	4,425.00	6,100.00	72.54	5,990.00
Management Fee - Additional	723.50	0.00		647.70
Management Fee - Disbursement	2,167.50	2,950.00	73.47	2,890.00
Monthly Status Report	108.00	144.00	75.00	144.00
Pest Control	0.00	200.00	0.00	199.00
Plumbing & Drainage	0.00	2,000.00	0.00	239.00
Postage At Cost	538.80	500.00	107.76	366.10
Line Marking	0.00	1,000.00	0.00	0.00
Reports - Safety Audit	0.00	1,300.00	0.00	0.00
Software Support	0.00	402.05	0.00	402.05
Storage Of Records	66.00	66.00	100.00	66.00
Taxation - Return Preparation	132.00	132.00	100.00	132.00
Taxation - Payable	26.70	250.00	10.68	0.00
Utilities - Electricity	757.31	750.00	100.97	561.20
Quotes/Work Orders Issued	66.00	132.00	50.00	0.00
TOTAL ADMIN. EXPENDITURE	35,505.56	65,875.65		59,875.35
SURPLUS / DEFICIT	\$ 8,504.74	\$ (85.65)		\$ (5,554.78)
Opening Admin. Balance	2,483.35	2,483.35	100.00	8,038.13
ADMINISTRATIVE FUND BALANCE	\$ 10,988.09	\$ 2,397.70		\$ 2,483.35

YULESTRATA

BODY CORPORATE MANAGERS

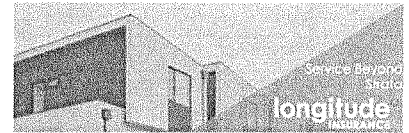
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PO Box 76, Clayfield QLD 4011

THE AVENUES AT HENDRA CTS 19617

STATEMENT OF INCOME AND EXPENDITURE FOR THE PERIOD 01 JULY 2023 TO 15 FEBRUARY 2024

	ACTUAL 01/07/23-15/02/24	BUDGET 01/07/23-30/06/24	VARIANCE %	ACTUAL 01/07/22-30/06/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	22,933.62	34,877.77	65.75	25,322.70
Discount - Sinking Fund	(2,100.81)	(3,487.77)	60.23	(2,118.73)
Interest On Investments	814.50	0.00		245.22
TOTAL SINKING FUND INCOME	21,647.31	31,390.00		23,449.19
<u>EXPENDITURE - SINKING FUND</u>				
Driveway Replacement/Repair	0.00	0.00	0.00	1,129.00
Engineers Report	1,045.00	0.00		0.00
Fences	0.00	0.00	0.00	5,000.01
Letterboxes	0.00	0.00	0.00	89.00
Plumbing & Drainage	0.00	0.00	0.00	2,099.52
Signage	0.00	0.00	0.00	805.17
Tree Removal/Lopping	0.00	0.00	0.00	6,209.50
TOTAL SINK. FUND EXPENDITURE	1,045.00	0.00		15,332.20
SURPLUS / DEFICIT	\$ 20,602.31	\$ 31,390.00		\$ 8,116.99
Opening Sinking Fund Balance	69,260.80	69,260.80	100.00	61,143.81
SINKING FUND BALANCE	\$ 89,863.11	\$ 100,650.80		\$ 69,260.80



Issue date: 19 May 2023

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	BC for The Avenues At Hendra CTS 19617	
INTERESTED PARTY(S):	Name	Classification
DESCRIPTION OF INSURED BUSINESS:	Community Strata	
SITUATION OF RISK:	40 BLAIKIE STREET, HENDRA, QLD 4011	
SECTION 1:	<u>Property - Physical Loss, Destruction or Damage</u> Buildings - \$1,437,569.00 Common Contents - \$14,372.00	
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$2,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	<u>Fidelity Guarantee</u> Limit - \$100,000.00 in the aggregate Period of Insurance	
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000.00 each and every Occurrence	
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Taxation and Audit Costs Limit of Indemnity - \$30,000 in the aggregate Period of Insurance (b) Workplace Health and Safety Breaches Limit of Indemnity - \$150,000 in the aggregate Period of Insurance (c) Legal Defence Expenses Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-134571	
PERIOD OF INSURANCE:	11 June 2023 expiring on 11 June 2024 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

Minutes for Annual General Meeting

The Avenues At Hendra CTS 19617

Date and Time of Meeting: Tuesday 26th September 2023 at 3:30pm

Location of Meeting: Toombul Bowls Club, 70 Flower Street, Northgate QLD 4013.

Meeting Opened at 3:33pm

Attendance Record

Lot	Owners	Attendance
1	C Shah	Not Present
2	B Dempsey	Present
3	D & A Villanova	Not Present
4	P Anderson	Present
5	G Hodges	Present
6	F Leddick	Present
7	R Wati	Not Present
8	P Margrie	Voting Paper
9	L Woobridge	Voting Paper
10	D Hardy	Present
11	G & E Haughey	Voting Paper
12	G & E Clay	Present
13	C Leftwich	Not Present
14	A Deller	Not Present
15	N Nicholson	Apology
16	R Kelly	Present
17	B Crawford	Not Present
18	L Richards	Apology & Voting Paper
19	M Schmidt	Present & Voting Paper
20	C Duro	Voting Paper
21	T Meadmore & J Stafford	Not Present
22	D & T Cronin	Present
23	P Hauenschild	Not Present
24	K Asprey	Present & Voting Paper
25	S & K Karey	Not Present
26	A & T Shields	Not Present
27	M & T Watson	Present
28	S Hayes	Not Present
29	S Buchanan	Present & Voting Paper
30	A Hall & S Zaranski	Not Present
31	C Willims	Not Present
32	E & M Genn	Present
33	M & M Windsor	Not Present
34	R Woods	Voting Paper
35	J Wong	Not Present
36	R Hawkins & R Carlile	Present & Voting Paper

37	S Faint	Present from Motion 4
38	S Brogan	Not Present
39	J Bull	Present & Voting Paper
40	P Cole	Voting Paper
41	V Grimman	Voting Paper
42	J Shaw	Not Present
43	M Bennett	Present & Voting Paper
Body Corporate Manger	S Walsh	Present
Body Corporate Manger	E Paige	Present

As twenty-five (25) lots were represented, a quorum was attained and the meeting was declared valid.

S Walsh assisted R Carlile to chair the meeting.

Motion 1 – Approval of Minutes

(STATUTORY MOTION - Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve the minutes of the general meeting held 13/09/2022.

YES – 22 NO – Nil ABSTAIN – 2

Motion 2 – Financial Statements

(STATUTORY MOTION - Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve the financial statements as prepared by Yule Strata Pty Ltd for the financial period ending 30/06/2023.

YES – 21 NO – Nil ABSTAIN – 3

Motion 3 – Administration Fund Budget
(STATUTORY MOTION - Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Administrative Fund Budget for the financial year ending 30/06/2024 of \$65,790.00 be adopted and the contribution per lot entitlement be as follows: Total Entitlements = 43

Date			Gross	Discount	Net	Entitlements	Total Levy
01/07/23	to	30/09/23	\$350.00	\$35.00	\$315.00	43	\$13,545.00
01/10/23	to	31/12/23	\$350.00	\$35.00	\$315.00	43	\$13,545.00
01/01/24	to	31/03/24	\$500.00	\$50.00	\$450.00	43	\$19,350.00
01/04/24	to	30/06/24	\$500.00	\$50.00	\$450.00	43	\$19,350.00
						Total	\$65,790.00
Pre-Approval of First Two Periods of Following Financial Year							
01/07/24	to	30/09/24	\$444.44	\$44.44	\$400.00	43	\$17,200.00
01/10/24	to	31/12/24	\$444.44	\$44.44	\$400.00	43	\$17,200.00

YES – 18 NO – 5 ABSTAIN – 1

Motion 4 – Sinking Fund Budget
(STATUTORY MOTION - Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Sinking Fund Budget for the financial year ending 30/06/2024 of \$31,390.00 be adopted and the contribution per lot entitlement be as follows: Total Entitlements = 43

Date			Gross	Discount	Net	Entitlements	Total Levy
01/07/23	to	30/09/23	\$150.00	\$10.00	\$140.00	43	\$6,020.00
01/10/23	to	31/12/23	\$150.00	\$10.00	\$140.00	43	\$6,020.00
01/01/24	to	31/03/24	\$222.22	\$22.22	\$200.00	43	\$8,600.00
01/04/24	to	30/06/24	\$277.77	\$77.77	\$250.00	43	\$10,750.00
						Total	\$31,390.00
Pre-Approval of First Two Periods of Following Financial Year							
01/07/24	to	30/09/24	\$305.55	\$30.55	\$275.00	43	\$11,825.00
01/10/24	to	31/12/24	\$333.33	\$33.33	\$300.00	43	\$12,900.00

YES – 17 NO – 8 ABSTAIN – Nil

Motion 5 – Audit of Accounts

(STATUTORY MOTION – Special Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve that the financial statements for the period 01/07/2023 - 30/06/2024 not be audited.

YES – 17 NO – 7 ABSTAIN – 1

Motion 6 – Appointment of Auditor (if required)

(STATUTORY MOTION – Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

That the Body Corporate approve Sciacca’s Accountants and Advisers Pty Ltd to audit the accounts (if approved in Audit of Accounts motion), for the period 01/07/2023 - 30/06/2024, at a cost of \$1,463.00, to be funded by the Administration Fund.

As motion 5 was resolved, this motion was withdrawn.

Motion 7 – Confirmation of Insurance

(STATUTORY MOTION – Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve the current insurance as per the attached document and that the Committee be authorised to obtain quotes for insurance cover for the next 12 months and to authorise renewal.

YES – 25 NO – Nil ABSTAIN – Nil

Motion 8 – Amendment to Body Corporate By-Laws & Lodgment of New Community Management Statement

(OPEN MOTION – Special Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate resolves to amend the Community Management Statement for the scheme, by replacing the existing by-laws with the new by-laws **enclosed** herein and marked 'Annexure A';

AND THAT the Body Corporate approves the engagement of Grace Lawyers to finalise the Community Management Statement, to include the new by-laws attached at 'Annexure A' and attend to lodgment of the new Community Management Statement;

AND THAT the Body Corporate endorse its consent on a new Community Management Statement identical to the existing Community Management Statement but incorporating the new by-laws as per the **enclosed** document marked 'Annexure A', subject to such minor and/or technical variations
or additions as may be necessary to enable the new Community Management Statement to be recorded in the relevant Department;

AND THAT the seal of the Body Corporate be affixed to the new Community Management Statement as permitted by law (including by the Body Corporate Manager if so, authorised by its terms of engagement) and that Grace Lawyers be authorised to sign on its behalf, all documents necessary to record the new Community Management Statement in the Department of Natural Resources, Mines and Energy.

YES – 22 NO – 3 ABSTAIN – Nil

Motion 9 – Yellow No Parking Lines

(OPEN MOTION – Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Not Resolved that the Body Corporate approve for yellow lines to be painted on the roadway, as per the attached map, at a cost of \$330 and that this be funded by the Administration Fund.

YES – 11 NO – 12 ABSTAIN – 2

Motion 10 – Visitor Park Markings
(OPEN MOTION – Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve for 'VISITOR' to be painted on the existing curb side parking bays at a cost of \$532.00 and that this be funded by the Administration Fund.

YES – 12 NO – 11 ABSTAIN – 2

Motion 11 – Letterbox Area
(OPEN MOTION – Ordinary Resolution)

Proposed by:	Committee
Lot Number:	Not Applicable

Resolved that the Body Corporate approve for '5 MINUTE ZONE' to be painted on the area outside the letterboxes at a cost of \$76.00 and that this be funded by the Administration Fund.

YES – 13 NO – 11 ABSTAIN – 1

Election of Committee

Chairperson: B Carlile
Secretary/Treasurer: M Asprey
Committee: M Schmidt
 M Genn
 S Brogan
 D Cronin

General Business:

- Grahame to replace library box at the front of complex.
-

Meeting Closed at 4:40pm

Address of Secretary

M Asprey
C/- Yule Strata Pty Ltd
PO Box 76
CLAYFIELD QLD 4011