Seller disclosure statement



Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING - You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 -	-Selle	ran	d property details	
Seller Hawl	Pty Ltd AC	N 106 8	84 904	
Property addre	1	701/140	Alice Street	
"property" in this statement)		ane, Qld	, 4000	
Lot on plan de	scription	Lot 70	1 on SP 264238	
Community ti		e [Yes	□ No
		-	^f Yes , refer to Part 6 of this statement for dditional information	If No , please disregard Part 6 of this statement as it does not need to be completed

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	The seller gives or has given the buyer the following—		
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	\boxtimes	Yes
	A copy of the plan of survey registered for the property.	\boxtimes	Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.							
	You should seek legal advice about your rights and obligations before signing the contract.							
Unregistered encumbrances	There are encumbrances not registered on the title that will continue \Box Yes \boxtimes No to affect the property after settlement .							
(excluding statutory encumbrances)	Note —If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.							
,	Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:							
	» the start and end day of the term of the lease:							
)) the amount of rent and bond payable:							
	» whether the lease has an option to renew:							
	Other unregistered agreement in writing (if applicable)							
	If the unregistered encumbrance is created by an agreement in Yes writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.							
	Unregistered oral agreement (if applicable)							
	If the unregistered encumbrance is created by an oral agreement, and is							
	not an unregistered lease, the details of the agreement are as follows:							
	N/A							
Statutory encumbrances	There are statutory encumbrances that affect the property.							
	If Yes , the details of any statutory encumbrances are as follows:							
	Any Statutory Easements or Services which traverse the Property and may not appear on the title, but which are shown in the attached .							
	"Services" means infrastructure for the prevision of services including water, gas, electricity, telecommunications, sewerage or drainage.							
Residential tenancy or rooming	The property has been subject to a residential tenancy agreement or a Yes No rooming accommodation agreement under the Residential Tenancies and Rooming Accommodation Act 2008 during the last 12 months.							
accommodation agreement	If Yes , when was the rent for the premises or each of the residents' rooms last increased? (Insert date of the most recent rent increase for the premises or rooms)							
	Note—Under the Residential Tenancies and Rooming Accommodation Act 2008 the rent for a							

Note—Under the *Residential Tenancies and Rooming Accommodation Act 2008* the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

· · · · · · · ·	City Centre Neighbourhood Plan/ Principal Centre (City Centre) The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport	ļ,						
* Transport infrastructives olution or adoption Contamination environmental		ļ,						
esolution or adoption Contamination and environmental	infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.		Ye	÷S	\boxtimes	No		
esolution or adoption Contamination Ind environmental	The lot is affected by a notice of intention to resume the property or any part of the property.		Ye	:S	\boxtimes	No		
esolution or adoption contamination nd nvironmental	If Yes , a copy of the notice, order, proposal or correspondence must b	e giv	en l	by the sel	ler.			
nd nvironmental	ure has the meaning defined in the <i>Transport Infrastructure Act 1994.</i> by some official process to establish plans or options that will physica					/ ·		
rotection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .] \	Yes	\boxtimes	No		
	The following notices are, or have been, given:							
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	1] \	Yes		No		
	A notice under section 369C(2) of the <i>Environmental Protection Act</i> 1994 (the property is a place or business to which an environmental enforcement order applies).] \	Yes		No		
	A notice under section 347(2) of the <i>Environmental Protection Act</i> 1994 (the property is a place or business to which a prescribed transitional environmental program applies).] \	Yes		No		
rees	There is a tree order or application under the <i>Neighbourhood</i> Disputes (Dividing Fences and Trees) Act 2011 affecting the property.] ,	Yes	\boxtimes	No		
	If Yes , a copy of the order or application must be given by the seller.							
leritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection</i>	and the second] •	Yes	\boxtimes	No		
looding	and Biodiversity Conservation Act 1999 (Cwlth).							

Vegetation, habitats and protected plants

Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

Swimming pool	There is a relevant pool for the property.	\boxtimes	Yes		No			
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	\boxtimes	Yes		No			
	Pool compliance certificate is given.	***************************************	Yes	\boxtimes	No			
	OR							
	Notice of no pool safety certificate is given.	\boxtimes	Yes		No			
Unlicensed building work under owner	Building work was carried out on the property under an owner builder permit in the last 6 years.		Yes	\boxtimes	No			
builder permit	A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.							
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.		Yes	\boxtimes	No			
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.		Yes	\boxtimes	No			
	If Yes , a copy of the notice or order must be given by the seller.							
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m2, Certificate is available on the Building Energy Efficiency Register.	3 Buile	ding Energ	y Effi	ciency			
Asbestos	The seller does not warrant whether asbestos is present within building property. Buildings or improvements built before 1990 may contain a materials (ACM) may have been used up until the early 2000s. Asbest dangerous when damaged, disturbed, or deteriorating. Information a is available at the Queensland Government Asbestos Website (asbest common locations of asbestos and other practical guidance for home	sbesto os or bout a os.glo	os. Asbesto ACM may l asbestos l.gov.au) in	os cor becor	ntaining me			

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

Rates	Whichever o	of the following appli	es—					
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:							
	Amount: \$5	648.82	Date Range:	ge: 1/7/2025 to 30/9/2025				
	OR							
	The property	y is currently a rates o	exempt lot.**					
	OR	OR						
	The property	y is not rates exempt	but no separate asse	ssment of rates				
	is issued by a	a local government f	or the property.					
you meet the cr <i>Regulation 2012</i> ** An exemptio	iteria in section 120 c 2.	of the <i>Local Governm</i>	ent Regulation 2012 he exemption will not	or section 112 of	yer unless you meet the			
Water		of the following appli		y of Brisburie Act.	2010.			
		nount payable as cha r services notice* is:	rges for water service	es for the property	as indicated in the most			
	Amount: \$2	52.45	Date Range:	28/2/2025 to 3/	6/2025			
	OR							
		eparate water service		e lot; however, an	estimate of the total			
	Amount:		Date Range:					
	es notices means a no	otice of water charge	es issued by a water so	ervice provider un	der the Water Supply			

Part 6 - Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the

Commissioner for Bod	ly Corporate and Community Management.								
Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. (If Yes, complete the information below)	\boxtimes	Yes		No				
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.	\boxtimes	⊠ Yes						
	Note —If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.								
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i> , section 205(4) is given to the buyer.		Yes		No				
	If No — An explanatory statement is given to the buyer that states:		Yes						
)) a copy of a body corporate certificate for the lot is not attached; and								
	the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.								
Statutory Warranties	Statutory Warranties —If you enter into a contract, you will have imple Body Corporate and Community Management Act 1997 relating to map at patent defects in common property or body corporate assets; any actual financial liabilities that are not part of the normal operating costs; and relation to the affairs of the body corporate that will materially prejudice to property. There will be further disclosure about warranties in the contract.	tters al, ex d an /ou a	such as la xpected or y circumst s owner of	atent cont	or ingent				
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme (If Yes, complete the information below)		Yes	\boxtimes	No				
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i> , section 40AA(1) is given to the buyer.		Yes		No				
	If No— An explanatory statement is given to the buyer that states:								
)) a copy of a body corporate certificate for the lot is not attached; and								
	the reasons under section 7 of the Property Law Regulation 2024 why the seller has not been able to obtain a copy of the body corporate certificate for the lot.								

Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures - SELLER Andrew Howard Andrew Howard (Aug 18, 2025 11:58:07 GMT+10) Signature of seller Signature of seller Director - Hawl Pty Ltd ACN 106 884 904 Name of seller Name of seller 18/08/2025 Date Date **Signatures - BUYER** By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot. Signature of buyer Signature of buyer Name of buyer Name of buyer Date Date

CURRENT TITLE SEARCH QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 52928972

Search Date: 11/08/2025 10:35 Title Reference: 51095225 Date Created: 26/05/2017

Previous Title: 51094939

REGISTERED OWNER

Dealing No: 722222759 11/01/2023

HAWL PTY LTD A.C.N. 106 884 904

ESTATE AND LAND

Estate in Fee Simple

LOT 701 SURVEY PLAN 264238

Local Government: BRISBANE CITY COMMUNITY MANAGEMENT STATEMENT 49990

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 19537194 (ALLOT 9 SEC 37) Deed of Grant No. 19537195 (ALLOT 8 SEC 37) Deed of Grant No. 19537219 (ALLOT 7 SEC 37)

2. BUILDING MANAGEMENT STATEMENT No 718037520 23/05/2017 at 09:36 benefiting and burdening the lot

ADMINISTRATIVE ADVICES - NIL UNREGISTERED DEALINGS - NIL

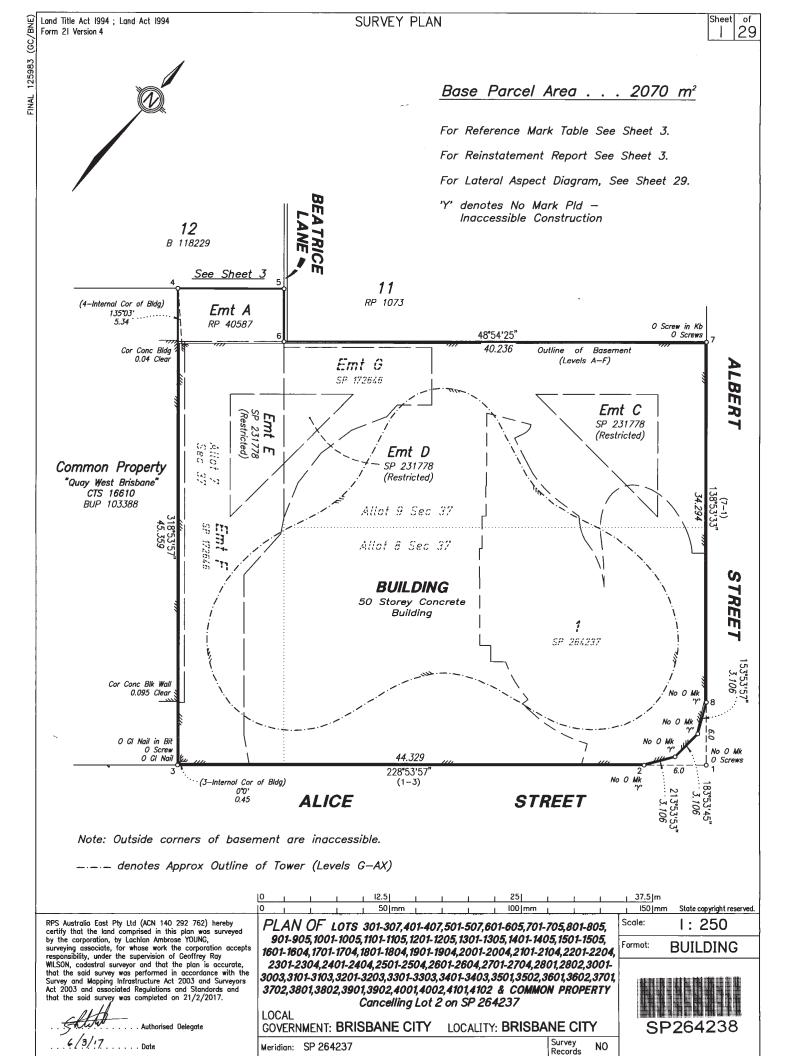
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025] Requested By: D-ENQ DYE & DURHAM (S)

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Land Title Act 1994; Land Act 1994 (GC/BNE) WARNING: Folded or Mutilated Plans will not be accepted. Form 2IB Version I Plans may be rolled. Information may not be placed in the outer margins. 5. Lodged by 718037525 \$14150.00 **BE 400 NT** (Include address, phone number, reference and Lodger Code) ı. Certificate of Registered Owners or Lessees. Existing Title Reference +/we ABIAN RESIDENCES PTY LTD Description New Lots Road Secondary Interests ACN 124 514 941 51094939 Lot 2 on SP 264237 301-307,401-407,501-507, 601-605,701-705,801-805, 901-905,1001-1005,1101-1105, 95&Las 1201-1205,1301-1305,1401-1405, 1501-1505,1601-1604,1701-1704, 1801-1804,1901-1904,2001-2004, 2101-2104,2201-2204,2301-2304, (Names in full) 2401-2404,2501-2504,2601-2604, ω 75/350c 17559114 3 2701-2704,2801,2802,3001-3003, *as Registered Owners of this lond agree to this plan and dedicate the Public Use Lond as shown hereon in accordance with Section 50 of the Land Title Act 1994. 3101-3103.3201-3203.3301-3303 3401-3403,3501,3502,3601,3602, 3701,3702,3801,3802,3901,3902,4001 4002,4101,4102 & COMMON PROPERTY Building Management Statement Lots to be Encumbered Lots to be Benefited SAHBA ABEDIAN Signature of *Registered Owners *Lesses 718037520 301-307,401-407,501-507,601-605,701-705,801-805, 301-307,401-407,501-507,601-605,701-705,801-805, 901-905,1001-1005,1101-1105,1201-1205,1301-901-905,1001-1005,1101-1105,1201-1205,1301-1305,1401-1405,1501-1505,1601-1604,1701-1704, 1305,1401-1405,1501-1505,1601-1604,1701-1704, POMENIC CHIRICO 1801-1804,1901-1904,2001-2004,2101-2104,2201-1801-1804.1901-1904.2001-2004.2101-2104.2201-2204,2301-2304,2401-2404,2501-2504,2601-2604, 2204,2301-2304,2401-2404,2501-2504,2601-2604, 2701-2704,2801,2802,3001-3003,3101-3103,3201-2701-2704,2801,2802,3001-3003,3101-3103,3201-BY ITS DLY CONSTITUTED ATTORNEYS 3203.3301-3303.3401-3403.3501.3502.3601.3602.3701. 3203.3301-3303.3401-3403.3501.3502.3601.3602.3701. SANBA ASEDIAN & ROMENIC CHIRICO 3702,3801,3802,3901,3902,4001,4002,4101,4102 & CP | 3702,3801,3802,3901,3902,4001,4002,4101,4102 & CP UNDER ROWER OF ATTORNEY NO. 115710553 Mortgage Lots Fully Encumbered Lots Partially Encumbered Addition to 6. 716386597 301-307,401-407,501-507,601-605,701-705,801-805,901-905, Easement Lots to be Encumbered 1001-1005,1101-1105,1201-1205,1301-1305,1401-1405,1501-1505,1601-1604,1701-1704,1801-1804,1901-1904,2001-2004, (Emt A on RP40587) COMMON PROPERTY 601654216 2101-2104,2201-2204,2301-2304,2401-2404,2501-2504,2601-714891859 (Emt C on SP231778) COMMON PROPERTY
COMMON PROPERTY 2604,2701-2704,2801,2802,3001-3003,3101-3103,3201-3203, (Emt D on SP231778) (Emt E on SP231778) 714891859 COMMON PROPERTY 3301-3303,3401-3403,3501,3502,3601,3602,3701,3702,3801,3802, 714691859 (Emt F on SP172646) COMMON PROPERTY COMMON PROPERTY 718037497 3901,3902,4001,4002,4101,4102 718037497 (Emt G on SP172646) 302,402,502,602,702,802,902, Allots 8 & 9 COMMON PROPERTY 705672735 (Emt A on RP40587) 1002.1102.1202.1302.1402. Sec 37 Notification has not been issued 1502,1602,1702,1802,1902, nijs by RPS Australia East Ply Ltd (ACN 140 292 762) to the owner(s) of Lot 12 on 2002,2102,2202,2302,2402, B118229 and Lot 1 on RP40587, 2502,2602,2702,2801,3001, Authorised Delegate 3101,3201,3301,3401,3501, in accordance with s.18 of the 25/5/17 Date 3601,3701,3801,3901,4001, Survey and Mapping 4101 Infrastructure Regulation 2014. *Rule out whichever is inapplicable 301,401,501,601,701,801,901, Allot 9 Sec 37 1001,1101,1201,1301,1401, 2. Planning Body Approval. Notification of these 1501,1601,1701,1801,1901, Brisbane City Council encroachments was sent as part 2001,2101,2201,2301,2401, of IS 254696 in 2014. hereby approves this plan in accordance with the: 2501,2601,2701 There has been no changes in % 303-305,403-405,503-505, Allot 8 Sec 37 ownership since this time. SUSTAINABLE PLANNING ACT 2009 603,604,703,704,803,804,903, 904,1003,1004,1103,1104, Development Approval: 17/2/15 1203,1204,1303,1304,1403, 1404,1503,1504,1603,1703, Building Format Plans only. 1803,1903,2003,2103,2203, I certify that: 2303,2403,2503,2603,2703, * As far os it is practical to determine, no part 3002.3102.3202.3302.3402 of the building shown on this plan encroaches onto adjoining lots or road; 307,407,507,605,705,805,905, Allots 7, 8 & 9 * Part of the building shown on this plan 1005,1105,1205,1305,1405, Sec 37 1505,1604,1704,1804,1904, 2004,2104,2204,2304,2404, All 2504,2604,2704,2802,3003, Authorised Delegate 3103,3203,3303,3403,3502 28th day of April, 2017 Cadastral Surveyor/Director
*delete words not required 3602,3702,3802,3902,4002, 4102 & CP 10. Lodgement Fees: 306,406 & 506 Allots 7 & 8 Sec 37 Olmun Survey Deposit HULLIN NEVIN Lots Oria Lodgement .. Delfgate # New Titles 7. Orig Grant Allocation: Photocopy **★Insert the name of the Planning Body.** % Insert applicable approving legislation. 8. Passed & Endorsed: Postage #Insert designation of signatory or delegation TOTAL RPS Australia East Pty Ltd 3. Plans with Community Management Statement: 4. References: Date: 613/2012 Dept File: CMS Number: Local Govt : A00J843785 Signed ()

SP264238

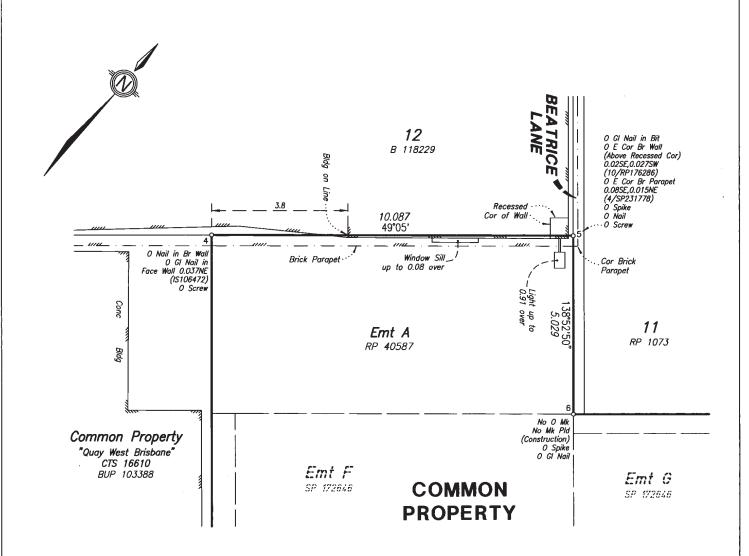
Name: ABIAN BOTANIC GARDENS

FINAL 125983 (GC/BNE)

	REFERENCE MARKS						
STN	TO	BRG	DIST	REMARKS			
1	O Screw in Pavers	52°07'	3.831	8/IS254696			
1	O Screw in Stone Wall	137°11'40"	20.547	24/SP142332			
3	O Screw in Conc	210°41'	9.228	11/IS254696			
3	O GI Nail in Bit	161 ° 58′	21.297	26/SP142332			
4	O Screw in Conc	145°53′	4.29	7/SP172646			
5	O Spike in Bit	354°39′	0.125	22/SP142332			
5 5 5	O Nail in Br Wall	231°13'	0.178	22/SP142332			
5	0 Screw in Stone Wall (Base)	317*46'30*	0.638	IS106472			
6	O Spike in Bit	350°54′	2.121	16/IS254696			
6	O Gl Nail in Bit	250°31′	11.952	2/SP231778			
1 7	O Screw in Kerb	67°26'	1.565	18/SP142332			
7	O Screw in Payers	84°30'	4.315	12/SP172646			
7	O Screw in Kerb	81°28′	4.969	18/SP142332			
7	O Screw in Pavers	56°40′15°	16.377	18/SP142332			

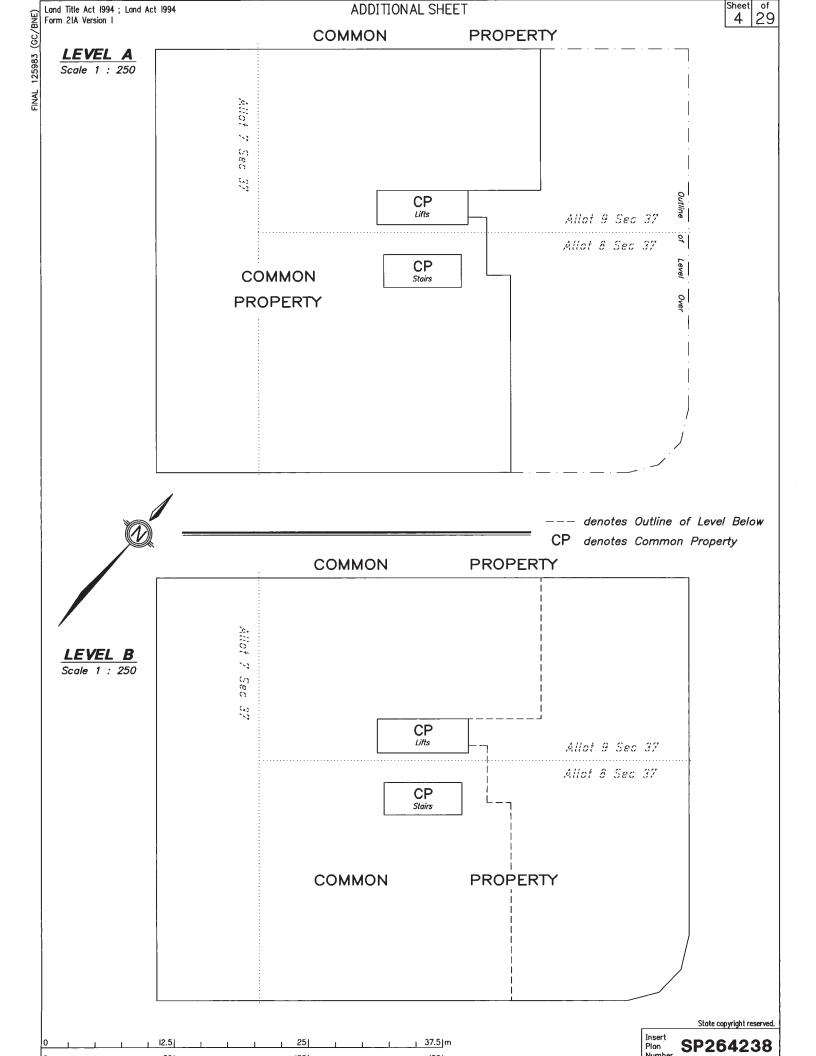
REINSTATEMENT REPORT

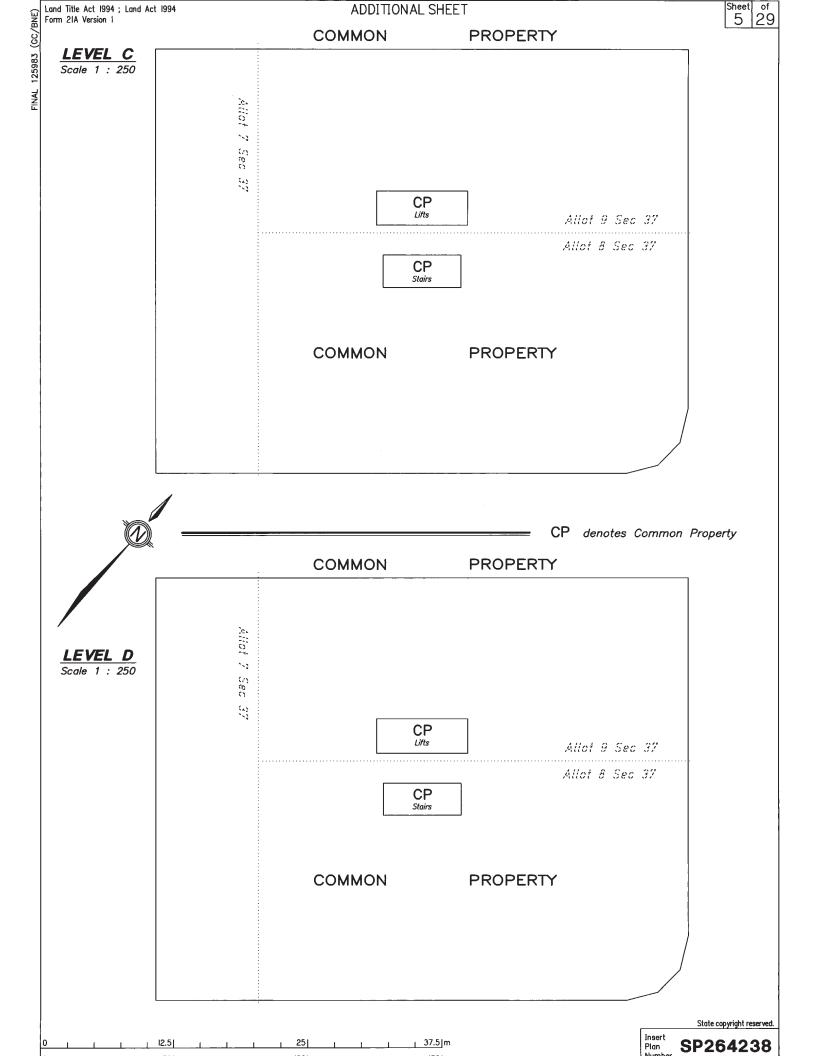
- Plans searched iS254696, SP231778, SP142332, SP231766, IS171385, RP817701, IS106472, RP176286, RP40587, SP264237.
- Fixation of stns 1-4-5-6-7-8-10 generally follow the reinstatement principles & dimensions of recent survey SP172646.
- Fixation of truncation stns 10-2 are based on RP176286.

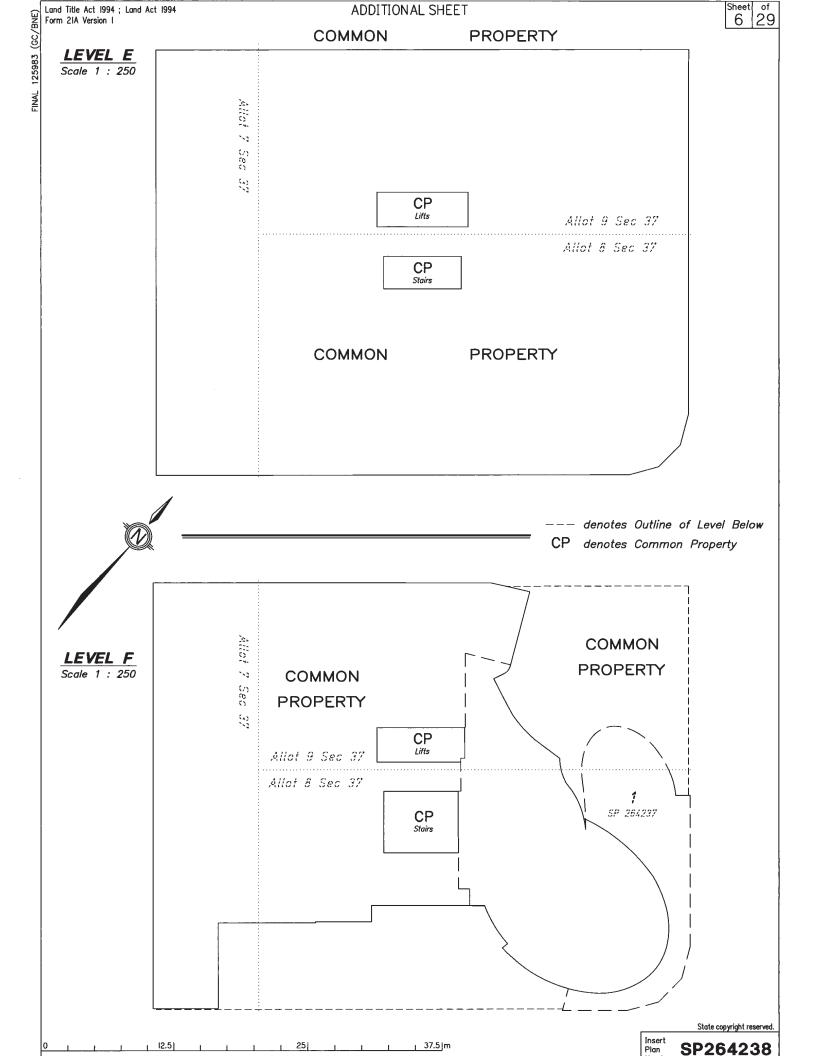


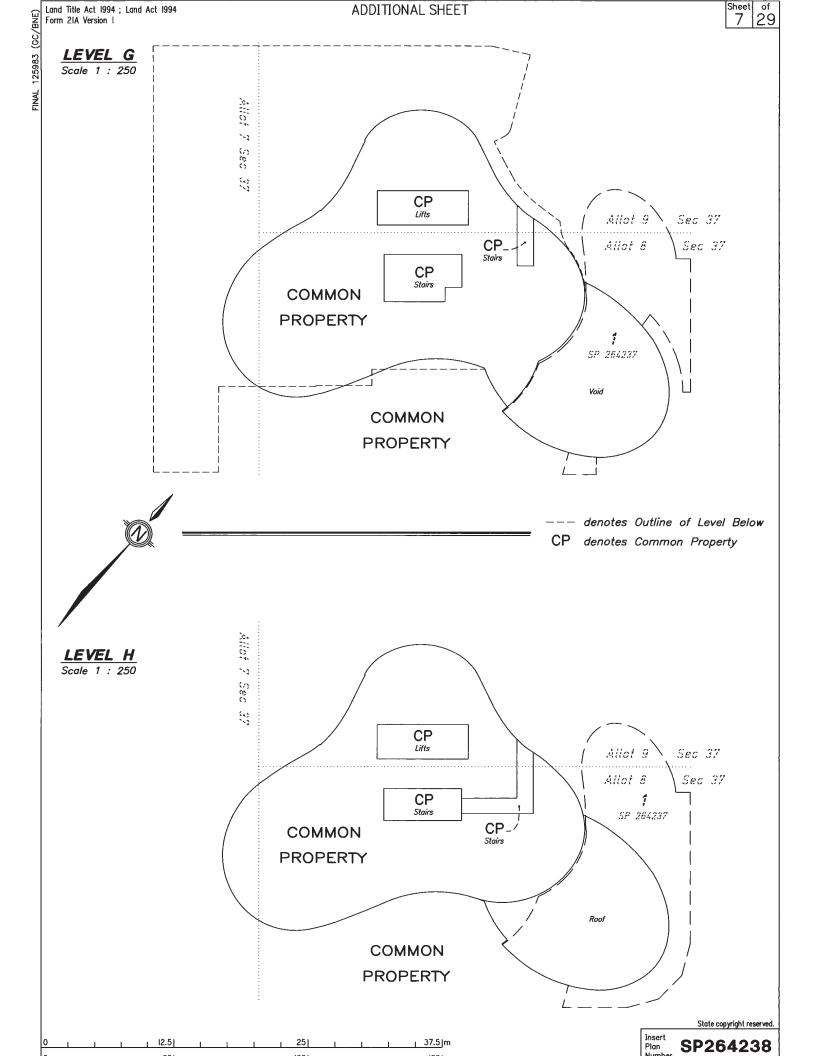
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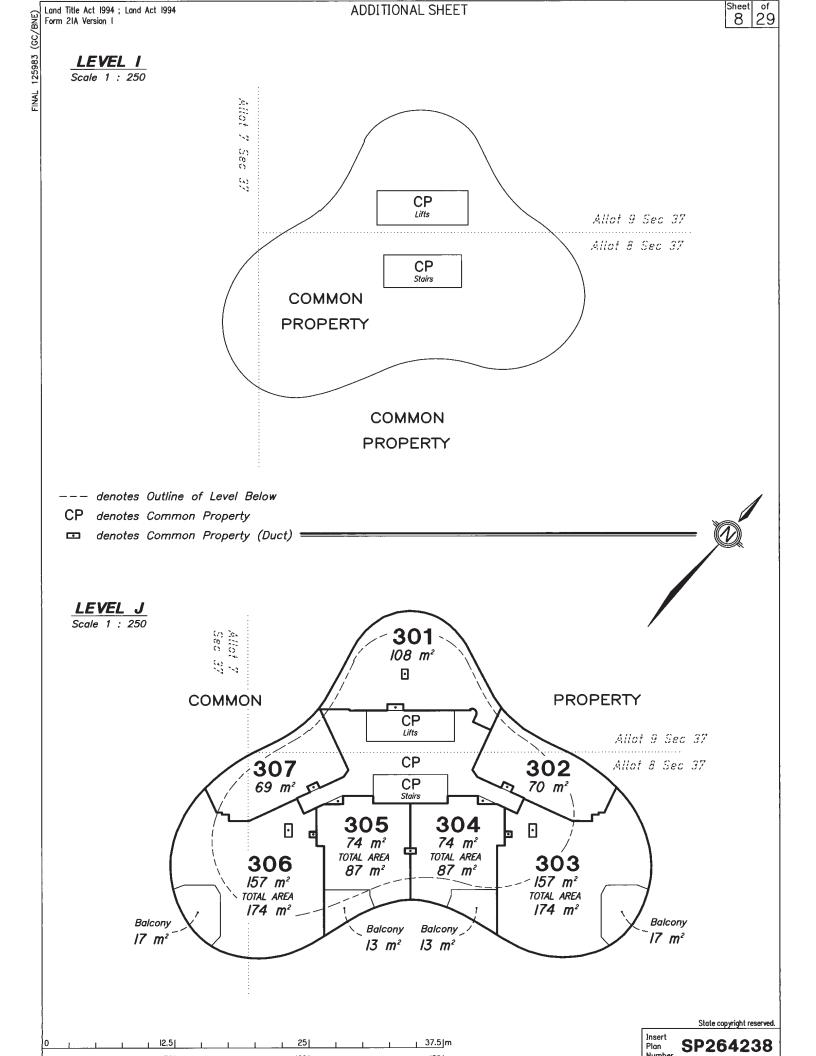
<u>Scale 1 : 75</u>

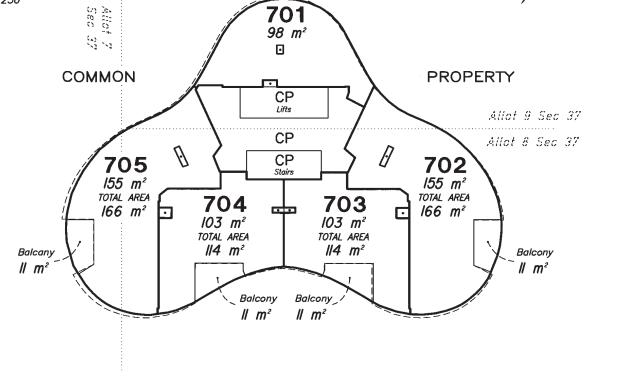












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SP264238

Insert Plan

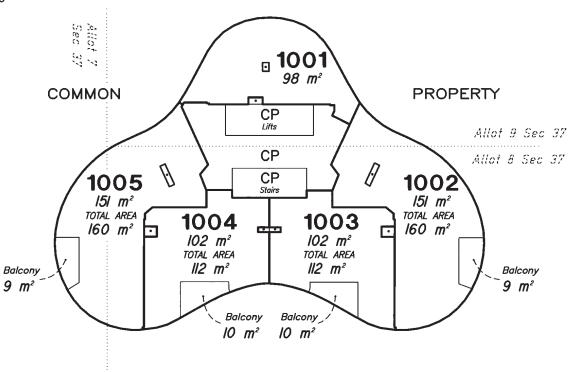
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Insert Plan SP264238

LEVEL QScale 1 : 250

125983 (GC/BNE)



--- denotes Outline of Level Below CP denotes Common Property denotes Common Property (Duct) LEVEL R Scale 1: 250 Allot Sec : ₀ 1101 (A) (A) 97 m² COMMON **PROPERTY** CP Allot 9 Sec 37 CP Allot 8 Sec 37 CP 1105 1102 Stairs 150 m² 150 m² TOTAL AREA TOTAL AREA 1104 1103 159 m² 159 m² ⊡ 102 m² 102 m² TOTAL AREA TOTAL AREA II2 m² 112 m² Balcony Balcony 9 m² 9 m² Balcony Balcony / 10 m² 10 m²

1 1 37.5 m

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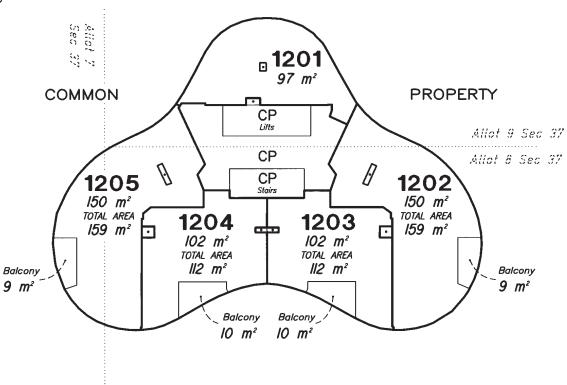
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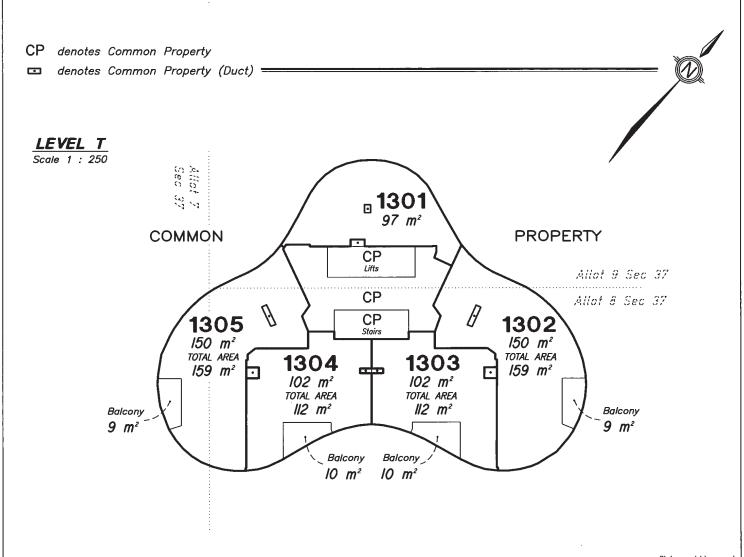
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Insert Plan

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LEVEL S Scale 1 : 250





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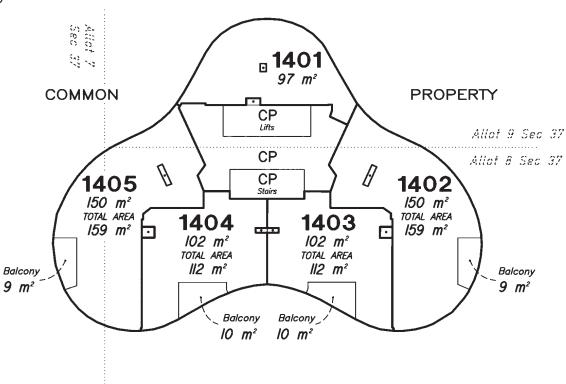
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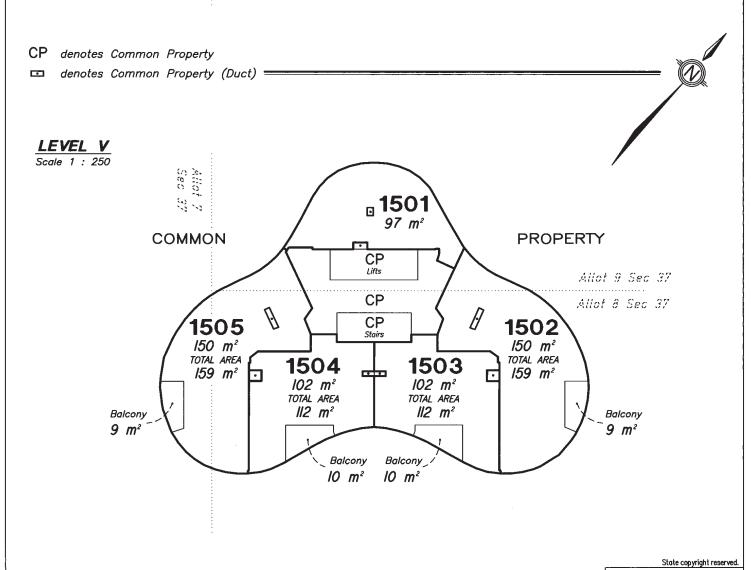
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Plan

SP264238

LEVEL U Scale 1 : 250





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1 12.5

1 1 37.5 m

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Insert Plan Number SP264238

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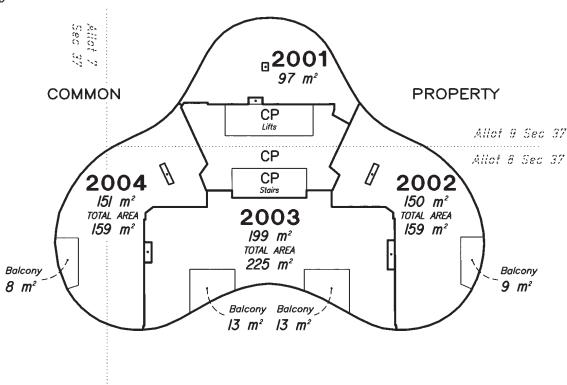
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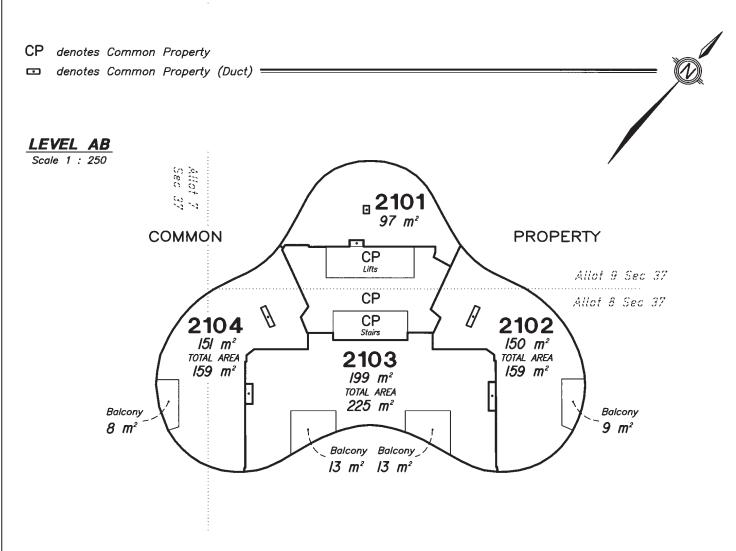
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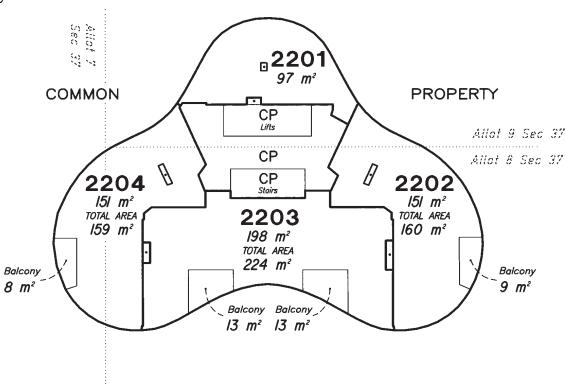
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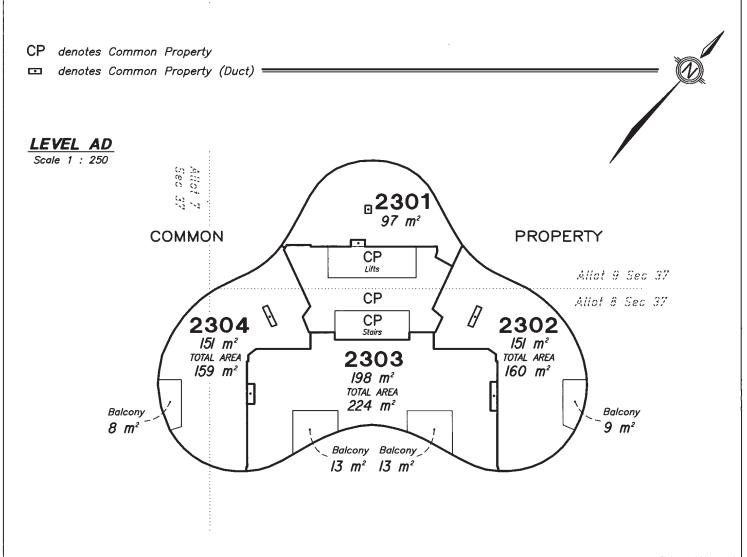
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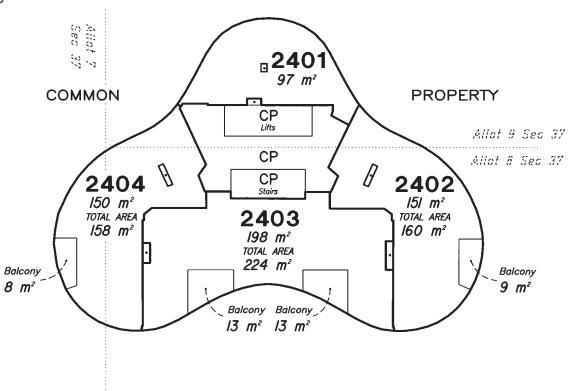
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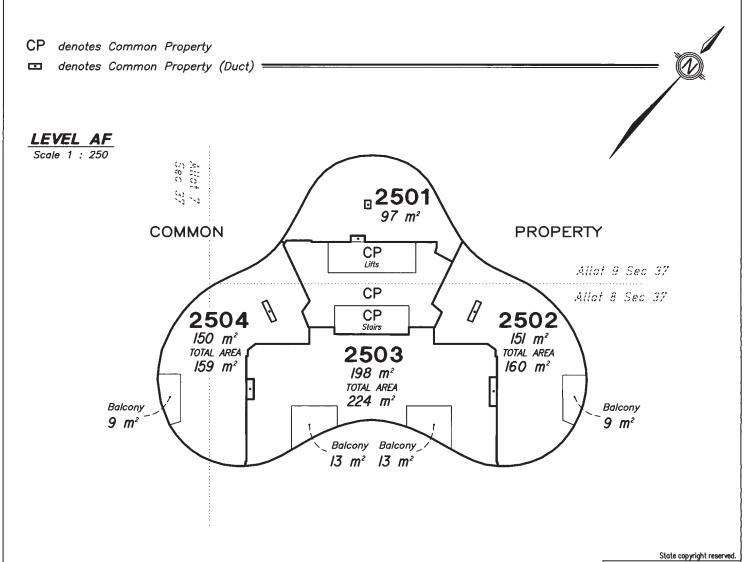
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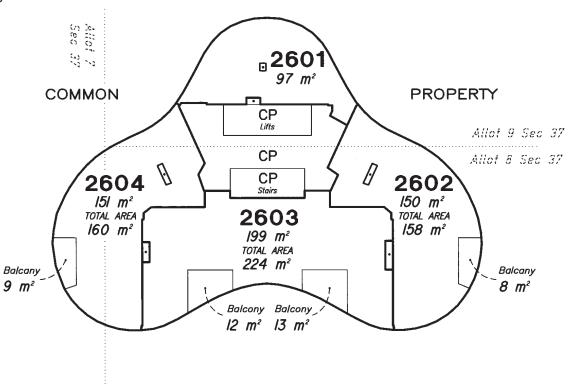
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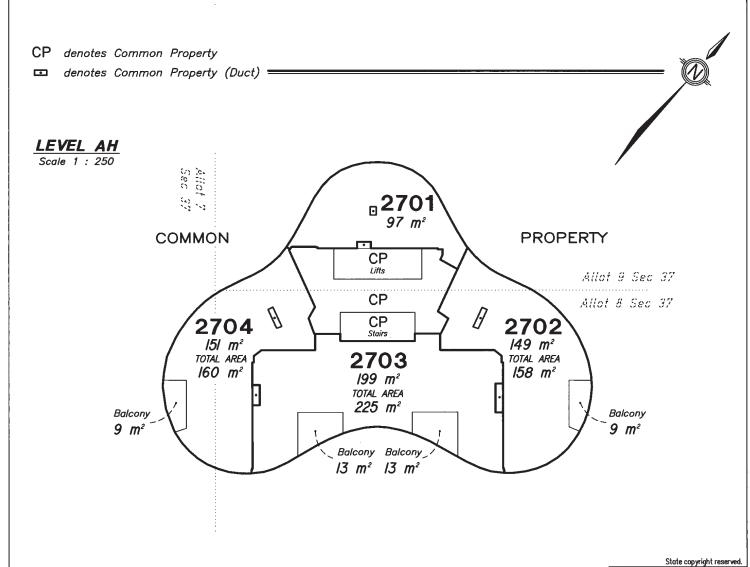
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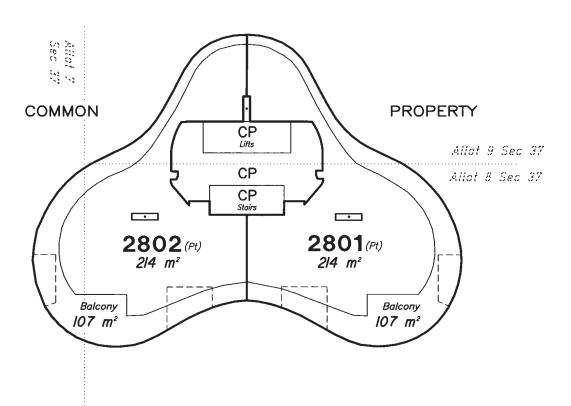


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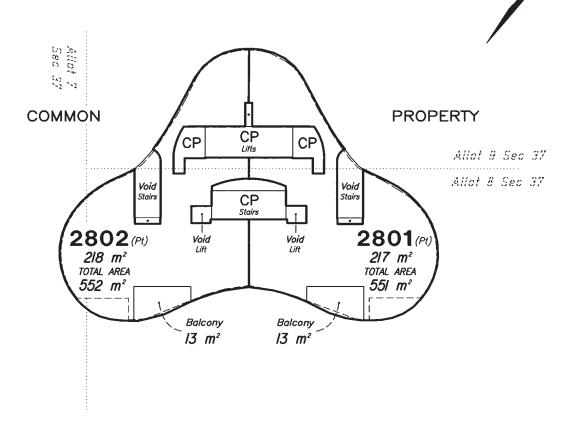


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CP denotes Common Property

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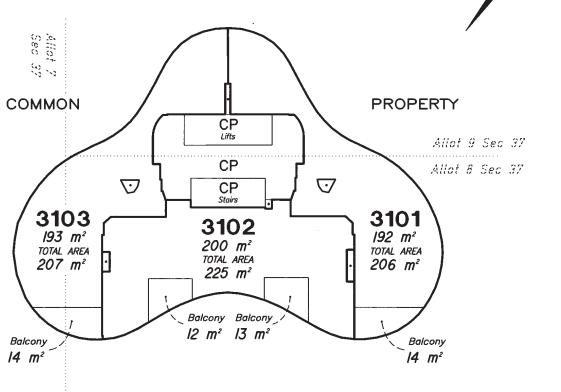


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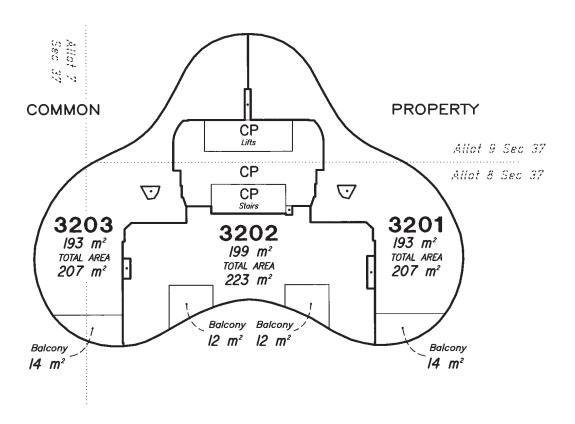
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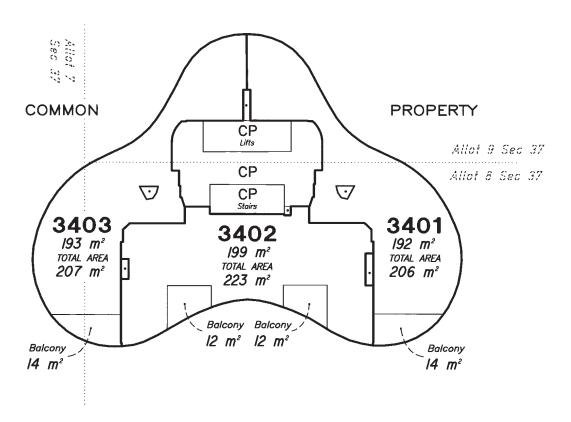


CP denotes Common Property LEVEL AN Scale 1 : 250 44 **PROPERTY** COMMON CP Allot 9 Sec 37 CP Allot 8 Sec 37 $\overline{\mathbf{U}}$ $\overline{\mathbf{Q}}$ СP 3303 3301 3302 193 m² 192 m² 199 m² TOTAL AREA TOTAL AREA TOTAL AREA 207 m² 206 m² 223 m² Balcony Balcony 12 m² 12 m² Balcony Balcony 14 m² 14 m²

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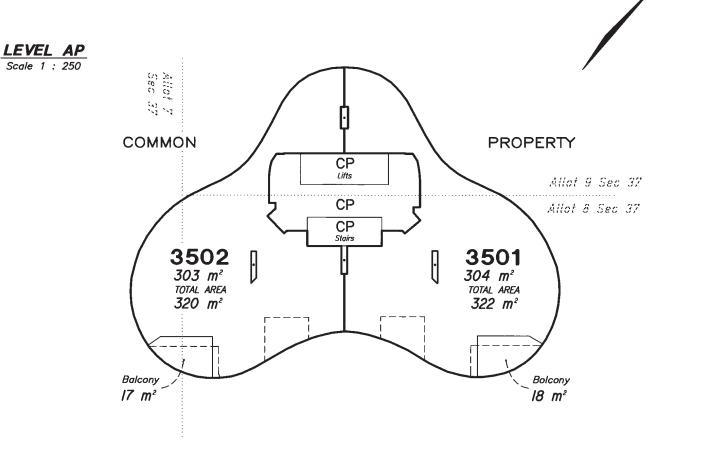
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CP denotes Common Property

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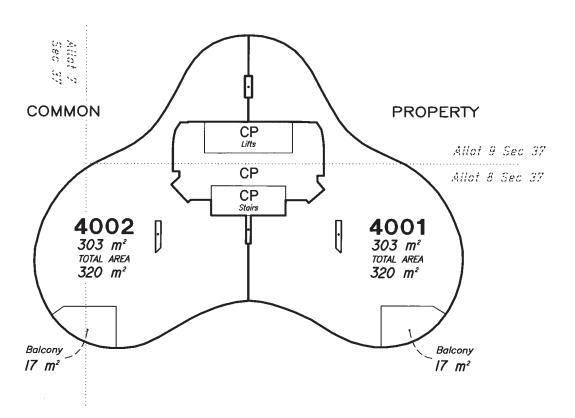
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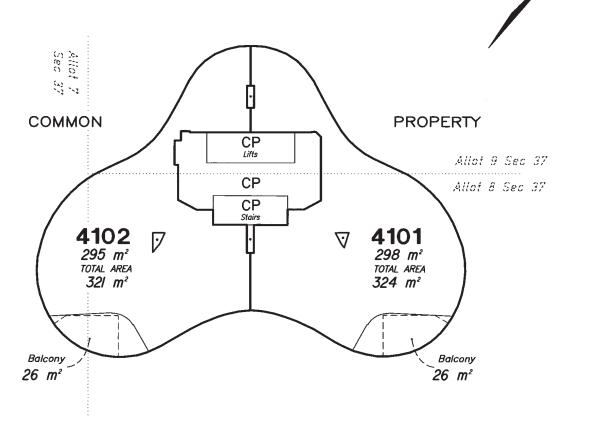
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CP denotes Common Property

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FINAL 125983 (GC/BNE)



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 certifica	ate number	Identification num	psc0218427				
2. Location of the swimming pool Property details are usually shown on the title documents and rates notices							
Street address:	140 ALICE ST						
	BRISBANE CITY QLD Postcode						
Lot and plan details:	9999/SP/264238	Local government area:	BRISBANE CITY				
3. Exemptions or alter	rnative solutions for the swi	mming pool (if applicable	e)				
and practical explanation	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 2						
5. Pool safety certification	ate validity						
Effective date:	0 2 / 0 7 / 2 0 2 4 Expiry date: 0 2 / 0 7 / 2 0 2 5						
6. Certification							
I certify that I have inscomplying pool.	e inspected the swimming pool and I am reasonably satisfied that, under the Building Act 1975, the pool is a						
Name:	SAMUEL KOSTIUK						
Pool safety inspector licence number:	PS100610						
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

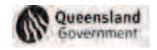
The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information 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.

Office of the Commissioner for Body Corporate and Community Management

BCCM Form 33



Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4) This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- · details of the property and community titles scheme
- by-laws and exclusive use areas
- · lot entitlements and financial information
- · owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 10/08/2025

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

ABIAN BOTANIC GARDENS

CTS No. 49990

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: Maddison Wallis Company: Archers BCM (Brisbane) Pty Ltd

Phone: (07) 3220 9400 Email: brisbane@abcm.com.au

Accessing records

Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: 701

Plan type and number: 264238

Plan of subdivision: BUILDING FORMAT PLAN

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Accommodation

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

Yes

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

Yes

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
29/07/17	701	Area C420 marked on plan A, bylaw29	Carpark
29/07/17	701	Area S401 marked on plan A, bylaw29	Storage area

Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: 65.00

Total contribution schedule lot entitlements for all lots: 10,179.00

Interest schedule

Interest schedule lot entitlement for the lot: 166.00

Total interest schedule lot entitlements for all lots: 57,378.00

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

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Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot 701 for the current financial year: \$ \$8,651.76

Number of instalments: 4 (outlined below)

Discount for on-time payments (if applicable): 0 %

Monthly penalty for overdue contributions (if applicable): 0.00 %

Due date	Amount due	Amount due if discount applied	Paid
01/05/24	1,946.62	1,946.62	17/04/24
01/08/24	1,946.62	1,946.62	02/07/24
05/11/24	2,379.26	2,379.26	07/10/24
01/02/25	2,379.26	2,379.26	27/12/24
01/05/25	2,379.26	2,379.26	21/03/25
01/08/25	2,379.26	2,379.26	28/07/25

Amount overdue Nil

Amount Unpaid including amounts billed not yet due \$0.00

Sinking fund contributions

Total amount of contributions (before any discount) for lot 701 for the current financial year: \$ \$1,896.56

Number of instalments: 4 (outlined below)

Discount for on-time payments (if applicable): 0 %

Monthly penalty for overdue contributions (if applicable): 0.00 %

Due date	Amount due	Amount due if discount applied	Paid
01/05/24	456.58	456.58	17/04/24
01/08/24	456.58	456.58	02/07/24
05/11/24	491.70	491.70	07/10/24
01/02/25	491.70	491.70	27/12/24
01/05/25	491.70	491.70	21/03/25
01/08/25	491.70	491.70	28/07/25

Amount overdue \$0.00

Amount Unpaid including amounts billed not yet due \$0.00

Special contributions - Administrative Fund (IF ANY)

Date determined: / (Access the body corporate records for more information).

Total amount of contributions (before any discount) Nil

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date Amount due Amount due if discount applied Paid

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Amount overdue

Nil

Amount Unpaid including amounts billed not yet due

\$0.00

Special contributions - Sinking Fund (IF ANY)

Date determined: / (Access the body corporate records for more information).

Total amount of contributions (before any discount) \$1,053.66

Number of instalments: 4 (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): 0.00 %

Due date	Amount due	Amount due if discount applied	Paid
05/11/24	526.83	526.83	07/10/24
01/02/25	526.83	526.83	27/12/24
01/05/25	526.83	526.83	21/03/25
01/08/25	526.83	526.83	28/07/25

Amount overdue Nil

Amount Unpaid including amounts billed not yet due Nil

Other contribution	ıs			
	Due date	Amount due	Amount due if discount applied	Paid
Insurance Fund	01/05/24	232.16	232.16	17/04/24
Insurance Fund	01/08/24	232.16	232.16	02/07/24
Insurance Fund	05/11/24	232.54	232.54	07/10/24
Insurance Fund	01/02/25	232.54	232.54	27/12/24
Insurance Fund	01/05/25	232.54	232.54	21/03/25
Insurance Fund	01/08/25	232.54	232.54	28/07/25

Other amounts payable by the lot owner

Purpose Fund Amount Due date Amount

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions		Nil
Special contributions		Nil
Other contributions		Nil
Other payments		Nil
Penalties		Nil
Total amount overdue	(Total Amount Unpaid including not yet due \$0.00)	Nil

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 29/06/23

Current sinking fund balance (as at date of certificate): \$ 1,019,330.02

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date Description Conditions

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

A copy of the body corporate register assets is given with this certificate below

Description	Туре	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
Meeting room chairs	Furniture & Fittings		Developer			25,000.00
Concierge area chairs and	Furniture & Fittings					14,000.00
table						
Leaf blower	Office Equipment					200.00
Pool vacuum	Plant and Machinery					626.00
Diesel pumps	Plant and Machinery					4,800.00
Electric drill	Plant and Machinery					159.00
Additional bins	Furniture & Fittings					630.00
Coat racks	Furniture & Fittings					400.00
Pendant lights on lobby floors	Furniture & Fittings		Developer			77,000.00
Ladders	Office Equipment					600.00
Gold signs	Furniture & Fittings	01/01/18				850.00
Floor polisher	Plant and Machinery	30/05/19	Floorex Products	30.40	0.00	1,857.86
27/5/19 INV41126			Swan Hill VIC			
			Polisher -INV41126			
Book shelf 19/12	Office Equipment	10/01/22	MONTAGUE	1,600.00	0.00	1,600.00
			CONSTRUCTIONS			
			10 Fiesta Court			
			Everton Hills QLD 4053			
			Book Shelf 19/12			
Concierge desk and chair	Furniture & Fittings	01/02/24				8,000.00
Pressure cleaner	Plant and Machinery	15/10/24				829.00

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING	HU0006084768	264,765,155.00	481,445.63	27/05/26	30,000 Standard/5,000 Machinery Breakdown 50,000 WD/BP/Malicious Damage
PUBLIC LIABILITY CHU UNDERWRITING	HU0006084768	50,000,000.00	Included	27/05/26	30,000 Standard/5,000 Machinery Breakdown 50,000 WD/BP/Malicious Damage
OFFICE BEARERS CHU UNDERWRITING	HU0006084768	5,000,000.00	Included	27/05/26	30,000 Standard/5,000 Machinery Breakdown 50,000 WD/BP/Malicious Damage
MACHINERY BREAKDOWN CHU UNDERWRITING	HU0006084768	250,000.00	Included	27/05/26	30,000 Standard/5,000 Machinery Breakdown 50,000 WD/BP/Malicious Damage

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY POLICY NO. SUM INSURED PREMIUM DUE DATE EXCESS

BUILDING CATASTROPHE HU0006084768 79,429,546.00 Included 27/05/26 30,000 Standard/5,000 Machinery Breakdown

CHU UNDERWRITING 50,000 WD/BP/Malicious Damage

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

Yes - Name of caretaking service contractor engaged: Cambridge Management Services Pty Ltd

Has the body corporate authorised a letting agent for the scheme?

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s Archers BCM (Brisbane) Pty Ltd

Positions/s held Body Corporate Manager

Date 10/08/2025

Signature/s

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- · the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- · insurance policy details

SCHEDULE C

BY-LAWS

Definitions and Interpretation

1.1 Definitions

In this CMS:

Approved Storage Device means an appropriate storage device for use in car park areas and approved by the Committee.

BCCMA means the Body Corporate and Community Management Act 1997.

BCCM Regulations means the Regulation Module for the BCCMA set out in Item 2 of this document.

Bicycle means all bicycles including, but not limited to, push bikes, electric bikes and E-Bikes.

BMS means the BMS which burdens the Scheme Land.

Body Corporate means the body corporate for the Scheme.

Building means any building or improvement on Scheme Land.

By-law means these By-laws or any part of them.

Caretaker means the person appointed as the Body Corporate's service contractor to, amongst other things, maintain and repair the Common Property under an agreement with the Body Corporate.

Charging Device means the charging device including any associated cables, meters or other equipment.

CMS means this Community Management Statement.

Committee means the committee (as defined in the BCCMA) of the Body Corporate.

Common Property means the common property for the Scheme.

Conclerge means the person or their employee or agent appointed from time to time as the 'Conclerge' for the Scheme Land.

Electric Vehicle means a vehicle that uses an electric motor and runs in whole or in part on battery power and includes, without limitation, cars, vans, E-bikes, E-Scooters and plug-in hybrid vehicles.

Garbage means any garbage or refuse, and includes any items that are recyclable.

Invitee means a person invited by an Owner or Occupier onto their Lot or Common Property on a short-term basis.

Law means:

- (a) any statute, regulation or subordinate legislation of the Commonwealth of Australia, the State of Queensland or local or other government in force in the State of Queensland;
- the common law and principles of equity as applied from time to time in the State of Queensland;
 and
- any code, ruling, guideline, policy or other instrument that is legally binding on the persons to which
 it applies.

Lot means any lot in the Scheme.

Conclerge means the person appointed as the 'Concierge' under the 'Concierge Agreement' entered, or to be entered, into by the person and the Body Corporate for the provision of concierge and management services to the Body Corporate.

Occupation Authority means a written authority from the Body Corporate given to the Caretaker or the Concierge to occupy part of the Common Property in accordance with the BCCM Regulations.

Occupier has the meaning given in the BCCMA.

Original Owner has the meaning given in the BCCMA.

Owner has the meaning given in the BCCMA.

Pool Area means the swimming pool area and spa area.

Recreation Facilities means the Pool Area, gym, treatment area and meeting room.

Secretary means the secretary of the Body Corporate appointed under the BCCMA.

Scheme means the Abian Botanic Gardens Community Titles Scheme.

Scheme Land means the Lots and Common Property and includes any combination of them.

1.2 Interpretation

In this document:

(a) headings are for convenience only and do not affect interpretation;

and unless the context indicates a contrary intention:

- an obligation or a liability assumed by, or a right conferred on, 2 or more persons binds or benefits them jointly and severally;
- "person" includes an individual, the estate of an individual, a corporation, an authority, an
 association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- (d) a reference to a party includes that party's executors, administrators, successors and permitted assigns, including persons taking by way of novation;
- (e) a reference to a document (including this document) is to that document as varied, novated, ratified or replaced from time to time;
- a reference to a statute includes its delegated legislation and a reference to a statute or delegated legislation or a provision of either includes consolidations, amendments, re-enactments and replacements;
- a word importing the singular includes the plural (and vice versa), and a word indicating a gender includes every other gender;
- (h) a reference to a party. By-law, schedule, exhibit, attachment or annexure is a reference to a party. By-law, schedule, exhibit, attachment or annexure to or of this document, and a reference to this document includes all schedules, exhibits, attachments and annexures to it.
- if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
- (j) "Includes" in any form is not a word of limitation.

Use of Lots

- 2.1 An Owner or Occupier must only use a Lot:
 - (a) for residential purposes; or
 - (b) for a home-based business, in accordance with all Laws and these By-laws.
- 2.2 An Owner or Occupier must not use a Lot for home-based business purposes, unless they:
 - (a) conduct the home-based business entirely within the Lot;
 - comply with the requirements of any Authority in relation to the running of the home-based business, including any permits or insurances;
 - (c) not unreasonably interfere with the amenity of the Owners or Occupiers; and
 - (d) obey the reasonable directions and requirements of the Body Corporate in relation to such use.
- 2.3 An Owner or Occupier must not use their Lot or permit their Lot to be used for:
 - (a) any illegal or immoral purposes or any purpose inconsistent with community standards; or
 - any purpose which may interfere with the peaceful enjoyment if a person lawfully on another Lot or the Common Property; or
 - (c) any purpose that may cause a nuisance or hazard or that may endanger the safety or good reputation of another Owner or Occupier.
- 2.4 An Occupier must not, without the Body Corporate's written consent, use or store any chemicals, burning fluids, acetylene gas or alcohol in the Lot or on Common Property, other than:
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes;
 - (b) any chemical, liquid gas or other material in a fuel tank of a motor vehicle or other engine; or
 - (c) as otherwise permitted by a By-law.
- 2.5 Notwithstanding By-law 2 an Occupier must not in any other way cause a risk of fire or explosion on the Scheme Land or take any action or omit to take any action which results in the increase in the cost of fire insurance or the breach of any Law.
- 2.6 An Owner must ensure that any lease of their Lot complies with the City Plan of the Brisbane City Council and any licences and approvals required. This includes, without limitation, any Brisbane City Council licences, approvals and requirements in respect to short-term rentals.

Appearance/Alterations

3.1 Alterations and Improvements

An Occupier must not:

- install, construct, erect or affix anything on the balcony of its Lot or the terrace areas allocated to its Lot; or
- (b) make a change to the external appearance of a Lot, including:
 - (ii) installing external wireless and television aerials; or

 structural alterations to or permanently enclose, cover or partially cover a balcony, veranda, terrace or court yard of a Lot.

3.2 Appearance

- (a) A person must not hang any washing, towel, bedding, clothing or other item or display any sigh, advertisement, placard, banner, pamphlet or similar article or notice on any part of a Lot so that it is visible from outside the Lot or the Common Property or outside of the Scheme Land.
- (b) The external appearance of blinds, curtains and other window treatments visible from outside the Lot must be of a dark shade and must otherwise conform to the standards specified, or otherwise be approved, by the Committee.
- (c) Occupiers must keep any windows visible from outside their Lot clean and, if broken or cracked, promptly replaced with fresh glass of the same kind, colour and weight as that of the glass before it was damaged.
- (d) If an Occupier fails to comply with By-law 3.2(c), then the Body Corporate, and persons authorised by it, may enter upon the Lot to carry out such responsibilities. The Occupier will be liable for the costs incurred by the Body Corporate and must be paid by the Occupier on demand.
- (e) If a plant is visible from outside a Lot then the plant must be kept in good condition and appropriately pruned and dead plants must be removed promptly.

3.3 Maintenance of Lots

- (a) Lots must be kept clean, maintained in good order and condition and kept free of rubbish and vermin.
- (b) All Occupiers must carry out repairs to Lots in a prompt and workmanlike manner.
- (c) Garbage may only be disposed in the areas on each level designated for Garbage disposal and otherwise in the manner directed by the Body Corporate from time to time.
- (d) An Occupier must not throw, allow to fall or permit to be thrown or to fall any paper, rubbish, refuse, cigarette butts or other substances out of the windows or doors or down the staircase, from balconies, from the roof or in passageways of the Scheme.
- (e) If an Occupier breaches By-law 3.3(d), the Occupier will bear the cost of any damage, cleaning or repair caused by the breach.

4. Conduct of Occupiers

4.1 Behaviour

All Occupiers using the Common Property must at all times:

- (a) behave in a proper and orderly way;
- exercise caution and behave in a manner that is not likely to interfere with the use and enjoyment of the Common Property by other persons; and
- (c) show proper regard to the rights of others to peaceably enjoy the Common Property and neighbouring areas.

4.2 Nuisance

No Occupier on the Common Property or within their Lot may:

- carry on any noxious, unlawful, or offensive trade or activity, including any activity which may damage the reputation of the Body Corporate or the Scheme; or
- (b) do anything else which may be or become an annoyance or nuisance to the neighbourhood.

4.3 Noise

- (a) An Occupier must not
 - create any noise likely to interfere with the peaceful enjoyment of another Lot or any person lawfully using the Common Property; or
 - (ii) hold or permit to be held a social gathering which would cause any noise which unlawfully interferes with the peaceful enjoyment of a Lot or any person lawfully using the Common Property.
- (b) In the event of unavoidable noise in a Lot, an Occupier must take all practical steps to minimise annoyance to other Occupiers by closing all doors, windows and curtains of their Lot. The Occupier must also request any steps within their power for the same purpose.

4.4 Smoking

An Occupier, or Invitee must not engage in or allow:

- smoking, or the use of any vaping or e-cigarette products, in any areas of the Common Property;
 and
- (b) smoking, or the use of any vaping or e-cigarette products, on any balconies or within a Lot in such a way that is likely to create a health hazard or to interfere with the peaceful enjoyment of any person lawfully on another Lot or using the Common Property.

4.5 Security of Lots

Windows and external doors in Lots must be locked when nobody is in the Lot. The Committee reserves the right to enter and fasten an Occupier's widows or external doors if they are left insecurely fastened.

5. Use Of Common Property

5.1 Generally

- (a) An Occupier must not obstruct lawful use of the Common Property by any person.
- (b) An Occupier must not use the Common Property for its own purposes unless the use of the Common Property is permitted under these By-laws or any lease, agreement, or arrangement with the Body Corporate.
- (c) An Occupier may not erect any sign on Common Property except with prior Body Corporate approval and then only on such terms as it determines.
- (d) Skateboards, skates, roller blades or similar recreational devices may not be used anywhere on the Common Property.

5.2 Rubbish

An Occupier using the Common Property must

(a) deposit all Garbage in receptacles provided on the Common Property;

- (b) not deposit in those receptacles Garbage or other rubbish from other sources; and
- (c) not deposit any rubbish, dust or other material likely to interfere with the peaceful enjoyment of any person lawfully using the Common Property.

5.3 Drainage

No Occupier may do or to the extent it is within their control, permit anything that obstructs the flow of surface and/or sub-surface drainage onto, across or from the Common Property.

5.4 Common Property Structures

An Occupier must not -

- (a) alter;
- (b) paint or otherwise mark;
- (c) drive nails, screws or anything else into; or
- (d) otherwise damage or deface,

any structure or fixture (including any irrigation equipment or piping, landscaping, lighting and paved areas) forming part of the Common Property except with prior Body Corporate approval.

5.5 Gardens

- (a) An Occupier must not:
 - (i) damage any lawn or garden;
 - (ii) damage or remove any plant or part of a plant; or
 - (iii) Interfere with the operation of irrigation.

on Common Property.

(b) Occupiers must take all reasonable steps to preserve the natural fauna within the Common Property.

5.6 Committee may restrict access

- (a) Any areas of the Common Property used for:
 - (i) electrical substations, switchrooms, or control panels;
 - (iii) fire service control panels;
 - (iii) telephone exchanges; and
 - (iv) other services to the Lots and Common Property (or either of them),

may be kept locked by the Committee (or its appointed representative) unless otherwise required by Law. Persons may not enter or open such locked areas without the prior consent of the Committee.

(b) The Committee may use appropriate areas of the Common Property to store plant and equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access is prohibited without the prior consent of the Committee.

5.7 Access Devices

- (a) The Caretaker will manage the allocation of:
 - (i) Building access fobs or other electronic items which allow access to the Building (Building Access Device); and
 - Building keys which allow access to any Common Property door or lock (Building Access Key) together called Access Devices.
- (b) The Caretaker shall not issue an Access Device for any Lot which exceeds the maximum allocation, calculated as (B + 3) where B represents the number of bedrooms in the Lot, unless a further allowance has been approved by the Body Corporate.
- (c) Only Access Devices which are issued by the Caretaker on behalf of the Body Corporate may be used. The Caretaker is empowered to deactivate or cancel without notice any unauthorized Access Device, including any Access Device provided by any person other than the Body Corporate or Caretaker.
- (d) The Body Corporate shall impose a non-refundable service fee for the provision of new or replacement Access Devices. The fee does not have the effect of transferring ownership of the Access Device to the Owner or Occupier.
- (e) An Owner may only provide an Access Device to a third party (including a tenant, invitee, contractor, agent or guest) if it first provides to the Caretaker the full name, contact phone number, residential address and email address, a copy of the tenancy or occupancy agreement and acceptable identification of the third party to the Caretaker's reasonable satisfaction.
- (f) The Caretaker may conduct an audit of Access Devices from time to time which shall involve;
 - Requiring any person having an Access Device to report to the Caretaker personally and present the person's Access Devices for inspection
 - (ii) Requiring any person having an Access Device to present acceptable identification
 - (iii) Requiring any person having an Access Device to advise up to date contact information.
 - (iv) If after 30 days notice of the audit requirement an Access Device for a particular Lot is not presented in the way required by the audit, the Caretaker is authorised to impound, deactivate or cancel the Access Device,
- (g) Access Devices must not be left on Common Property, any mail box, or in an unsecured area including without limitation a public space such as Council land, in another property, within a lockbox whether for collection by third parties or otherwise. Owners and Occupiers must ensure that their agents comply with this by-law. The Caretaker is authorised to impound such Access Devices without notice.
- (h) An Owner, Occupier or other person who is issued with an Access Device must immediately notify the Caretaker if the Access Device is lost or misplaced. Any costs regarding the replacement of the Access Device will be borne by the Owner of the relevant Lot.
- (i) The Caretaker has the right to cancel or suspend the use of any Access Devices allocated to an Owner or Occupier where the obligations of this By-law are not adhered to by the Owner or Occupier of the relevant Lot.
- (i) Should a person gain access to the Scheme as a consequence of an Owner or Occupier breaching this by-law the Owner or Occupier in breach is responsible for any damage caused by that person and for any costs and expenses incurred by the Body Corporate in relation to such damage and or in re-securing the Scheme.

6. VEHICLES AND BICYCLES

6.1 Vehicles

- (a) An Owner or Occupier must not park or stand any motor vehicle in the Common Property other than:
 - (i) in a designated parking area in accordance with these By-laws;
 - (ii) under By-law 31; or
 - (iii) with the consent of the Body Corporate.
- (b) An Owner or Occupier must not park or stand any motor vehicle on any part of the Common Property designated as visitor parking areas.
- (c) An Owner or Occupier may permit an invitee to park on Common property subject to the following conditions:
 - Only invitees may park in the areas specifically designated for short-term visitor parking:
 - (ii) Invitees are only permitted to park in the designated area when they are visiting an Owner or Occupier at the Scheme;
 - (iii) Upon arrival, Invitees must register details of their vehicle with Concierge, including car registration, Lot being visited, contact details and estimated time of departure;
 - (iv) The Body Corporate may make, at its discretion, any additional rules in relation to visitor parking that are not inconsistent with these By-laws; and
 - (v) The Owner or Occupier who has permitted the Invitee to bring their vehicle onto the Common Property is responsible for ensuring these conditions are complied with and will be in breach By-laws if these conditions are not complied with.
- (d) Acting reasonably, the Committee acting on behalf of the Body corporate may (to the extent permitted by the BCCMA and at law generally) by majority authority remove, by towing or other means, any vehicle parked in contravention of any By-laws.
- (e) An Owner or Occupier must not wash a motor vehicle on Common Property except:
 - in an area designated from time to time by the Committee; and
 - (ii) in accordance with directions prescribed for that purpose by the Committee.

6.2 BICYLCES

- (a) All Bicycles (whether owned by an Owner, Occupier or Invitee) must only be stored within a Lot or in any art of the Common Property designated by the Body Corporate for bicycle storage.
- (b) All Bicycles stored in the bicycle storage area must be tagged with the owner's name and unit number. A tag is not required if this is being stored in your exclusive use area.
- (c) Owners and Occupiers are responsible for the prevention of theft to their or their invitees' Bicycles while stored on the Scheme.
- (d) The Committee acting on behalf of the Body Corporate is entitled to remove and dispose of any Bicycle not stored in accordance with these By-laws or otherwise abandoned on Common Property.

7. Use Of Facilities

- (a) All facilities in Lots and the Common Property must be used properly and not for any purpose for which they were not designed.
- (b) An Occupier or Occupier must:
 - (i) turn off taps after use;
 - (ii) turn off hot water systems if a Lot will be unoccupied for a significant period; and
 - (iii) pay for any damage to other Lots or the Common Property caused by the improper use of plumbing in the Lot.

8. Rules for Use of Common Property and Recreation Facilities

8.1 Common Property Rules

- (a) The Committee may make rules relating to the Common Property and the use of Recreation Facilities and other facilities, provided the rules are not inconsistent with these By-laws.
- (b) Occupiers must observe any rules made by the Committee unless and until the rules are revoked by a majority resolution at a general meeting of the Body Corporate.

8.2 Use of Recreation Facilities

- (a) Subject to the rules and restrictions imposed in this By-law 8, each Occupier has the right to use the Recreation Facilities.
- (b) When using the Recreation Facilities, Occupiers and their invitees must
 - (i) ensure that any invitees are accompanied by the Occupier;
 - (ii) be suitably attired;
 - (iii) comply with any rules (including signage) made from time to time by the Committee;
 - (iv) not adjust or interfere with the operation of any equipment associated with the recreation areas, unless the Occupier has proper authority from the Committee;
 - (v) not use the recreation areas between 10.00 pm and 6.00 am or such other hours as agreed to by the Committee; and
 - (vi) use any plant and equipment in accordance with directions and instructions given by the Committee or Caretaker.

8.3 Pool Area

When using the swimming pool and spa area on the Recreation Facilities, Occupiers and their invitees must.

- ensure that children under the age of 16 are supervised by an Occupier over the age of 18;
- (b) not bring or consume alcohol in or around the pool; and
- (c) must not bring food, glass, breakable items and pets into the Pool Area.

8.4 Reserved Areas

- (a) Part of the Recreation Facilities are subject to an Occupation Authority and the Concierge has the right to operate a reservation system (Reserved Areas).
- (b) In order to use the Reserved Areas, an Occupier must book the Reserved Area through the Reserved Area reservation system maintained by the Concierge.

9. Invitees and Guests

- (a) An Occupier must take reasonable steps to ensure that the Occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another Lot or someone else's peaceful enjoyment of the Common Property.
- (b) Occupiers must:
 - ensure its servants, employees, agents, children, invitees, and guests comply with the duties and obligations imposed by these By-laws; and
 - if any of its servants, employees, agents, children, invitees, or guests fall to comply, promptly cause those persons to leave the Scheme Land.
- (c) An Occupier must compensate the Body Corporate for damage caused by the Occupier and its invitees and guests to the Common Property or any improvements or other things on the Common Property.
- (d) An Owner must use reasonable endeavours to require any tenant of its Lot (and the tenant's invitees) comply with these By-laws, including taking any appropriate action under the relevant tenancy agreement.

10. KEEPING OF ANIMALS

- (a) Subject to this By-law and the provisions of the BCCMA, an Owner or Occupier must not keep any dog, cat, bird, reptile or any animal of any other kind (collectively referred to in this By-law as "pet") upon their Lot, bring any pet onto Common Property or permit an Invitee to bring a pet onto the Common Property without the written approval of the Body Corporate.
- (b) Any such approval, if given, will apply only to the pet for which the approval is given and no other replacement or substitute or additional pet.
- (c) An Owner or Occupier wishing to bring onto to keep a pet on their Lot must submit a written application to the Body corporate to do so, providing details of the type, size, and age of the pet and a photograph of the pet ("application").
- (d) The Body Corporate may take into consideration the following matters when considering any application:
 - whether the keeping of the pet would contravene a Law;
 - the unacceptable risk to the health and safety of an Owner or Occupier of a Lot should the application be approved;
 - (iii) whether or not such a risk could be reasonably managed by conditions imposed on the keeping of the pet;
 - the likely ability of the pet to reside on Scheme without unreasonable interference with or causing a nuisance to other Occupiers;

- (v) If the applicant is a tenant, any written approval for the pet provided by the Owner, and
- (vi) any other matter the Body Corporate, acting reasonably, considers relevant.
- (e) Any approval granted by the Body Corporate pursuant to this By-law 10 will be subject to any conditions that the Body Corporate may, in its discretion, impose.
- (f) Any Owner or Occupier found breaching this By-law 10 by keeping a pet on their Lot without the Body Corporate's approval will not be entitled to have the animal on Scheme Land without further written Body Corporate approval.

11. Debts

- (a) An Occupier must pay on demand all the Body Corporate's costs and expenses (including solicitor, or other debt collector, and own client costs) incurred in recovery (including enforcement of recovery action) of contributions levied upon that Occupier by the Body Corporate in accordance with the BCCMA.
- (b) Those costs and expenses constitute a liquidated debt due and owing to the Body Corporate.

12. Ongoing right to construct and market Lots in the Scheme

- (a) This By-law applies for as long as the Original Owner (and any person to whom the Original Owner assigns its rights under this By-law) remains an Owner of any Lot in the Scheme Land.
- (b) Despite By-law 3, the Original Owner, their contractors, agents, and other authorised persons may:
 - place signs and other advertising and display material in and about the Lot, and about the Common Property only if that material is consistent with the general aesthetics and amenity of the Scheme Land;
 - (ii) build, erect or construct any improvements on the Scheme Land; and
 - (iii) use the Common Property or other Lots in the Scheme:
 - for entry and exit from any part of the Scheme Land with or without vehicles and equipment (for that purpose any security system which restricts such movement must be adjusted or deactivated, as appropriate during marketing/ display unit hours); and
 - to store building materials, vehicles, equipment or fill on the Scheme Land.
- (c) The Original Owner may pass over the Common Property (with or without vehicles and equipment) to gain access to and exit from the Scheme Land as it deems appropriate in order to exercise any of its rights under this By-law 12.
- (d) The Original Owner must use reasonable endeavours to prevent undue interference with other Occupiers' enjoyment of their Lots and of the Common Property.
- (e) The Body Corporate and any Occupier will not object to the noise, nuisance or other inconvenience which might arise from the Original Owner exercising its rights under this By-law 12.
- (f) While any construction or building operations are occurring on the Scheme Land, Occupiers and their guests and invitees must comply with the reasonable directions of the Original Owner (and persons authorised by it). In particular, an Occupier must comply with any altered traffic (vehicle and pedestrian) flow directions.

13. Obstruction

- (a) An Occupier must not obstruct the lawful use of the Common Property by any person, including the Concierge or Caretaker from:
 - performing the duties or exercising the rights of the Concierge or Caretaker (as applicable) under any arrangement it has with the Body Corporate; or
 - using any part of the Common Property designated by the Body Corporate for use by the Concierge or Caretaker (as applicable).
- (b) An Occupier must not obstruct another person's access to another Lot.

14. Maintenance and Upgrading Of Services

- (a) The Body Corporate is authorised to, from time to time arrange for (including entry into agreements for) the maintenance and upgrading of telecommunications services (excluding TV) providing services to Lots.
- (b) If the relevant Owner does not pay for the upgrade as required to do so, the Body Corporate may (at its election) authorise the disconnection of any or all of the services provided to the Lot.

15. Access over Lots

15.1 Access for maintenance

- (a) The Committee may authorise a person to enter a Lot and remain on that Lot for the purpose of Maintaining anything which can only be reasonably accessed from that Lot. For example, if the windows forming part of the Common Property can only be accessed from a Lot, this By-law 15 allows reasonable access over that Lot.
- (b) The Committee must provide the Occupier a minimum of 7 days notice in writing, of the Committee's intention to access the Occupier's Lot for the purpose mentioned in this By-law.
- (c) In this By-law, "Maintaining" means maintaining, cleaning, repairing, replacing, renewing and doing any similar things.

15.2 Penthouse Lots Access for window cleaning

To remove doubt, and in addition to any other right in clause 15.1, the Committee may, upon giving 7 days written notice to the relevant Occupier, authorise a person to enter and remain (with or without equipment) for a reasonable period of time on a Lot, in particular tots 4101 and 4102 on SP264238, for the purpose of accessing, connecting, and/or operating any rope, pulley, or other mechanical system necessary to allow cleaning of external windows on, or maintenance of, the Building.

The Occupiers of Lots 4101 and 4102 on SP264238 acknowledge that there may be some loss of amenity while these activities are being undertaken.

15.3 Committee to be Permitted to Enter

- (a) Upon 1 days notice in writing the Committee and its servants, agents and contractors are permitted to inspect the interior of any Lot and test the electrical, gas or water installation or equipment therein and to trace and repair any leakage or defect in the said installations or equipment.
- (b) If the leakage or defect mentioned in By-law 15.3(a) is due to any act or default of the Owner or their guests, servants or agents, the Owner will bear the costs of the repairs.

(c) The Committee, in exercising this power, must ensure that its servants, agents and employees cause as little inconvenience to the Occupier as is reasonable in the circumstances.

15.4 Meters

If a Lot contains a meter and/or switchboard, an Occupier must make that meter and/or switchboard available for access at all reasonable times by a nominee of the Committee or the relevant body administering the supply of the relevant service to the Lot.

16. Water Apparatus

- (a) The water closets, conveniences and other water apparatus including waste pipes and drains must not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substance may be deposited therein.
- (b) Any costs or expenses resulting from damage or blockage to such water closets, conveniences and other water apparatus including waste pipes and drains from misuse or negligence will be borne by the Occupier regardless of whether the damage results from the Occupier's own actions or the actions of their household members, servants, agents or guests.

17. Insect Control

The Body Corporate is authorised to enter, by its agents, servants or contractors, onto each Lot (after giving reasonable notice), for the purpose of treating the Scheme Land with the intent of eradicating insects or vermin.

18. Infectious Diseases

In the event of any infectious disease which may require notification under any State regulation or ordinance, the Occupier must:

- (a) give written notice of the disease to the Body Corporate; and
- (b) where necessary, pay expenses of disinfecting the Building and replacing any articles or things the destruction of which may be rendered necessary by the disease.

19. Accidents and Emergencies

- (a) An Occupier must give the Body Corporate prompt notice of any accident to or default in the water pipes, gas pipes, electrical installations or fixtures which comes to their knowledge.
- (b) The Body Corporate may examine the Common Property and make repairs or renovations they deem necessary for the safety and preservation of the Lots and Common Property as often as may be necessary.
- (c) The Body Corporate may make the changes referred to in By-law 19(b) by its agents and servants.

20. Tenants To Have Notice Of By-laws

A copy of these By-laws must be exhibited in a prominent place in any Lot made available for letting.

21. Concierge's signs

- (a) Subject to By-law 21(b), the Concierge may display signs or notices on the Common Property to advertise any of the services provided, and any of the activities conducted, by the Concierge.
- (b) The Concierge may only display signs or notices if:
 - (i) the Concierge has received prior Committee approval; and
 - (ii) the signs or notices are displayed in an orderly manner so as to not inhibit internal vehicle and pedestrian movements and are otherwise consistent with the amenity and high standard of other improvements on Scheme Land.

22. Floor coverings

- 22.1 An Occupier must not install or cause to be installed or place, or cause or permit to be installed or replaced, in any Lot any hard flooring material such as timber, tiles, marble or any similar material collectively referred to as "hard flooring") without the prior written approval of the Body corporate. For the avoidance of doubt, no hard flooring works are to commence prior to the Body Corporate's written approval being received by the Owner or Occupier and only then on the terms and conditions (if any) given in respect to that approval.
- 22.2 The following procedure applies for the approval of the Body Corporate to the installation of any hard flooring in a Lot pursuant to this By-law:
 - (a) The Owner or Occupier must submit to the Committee for the Body Corporate a written request for the Body Corporate's approval to the proposed hard flooring woks prior to the works commencing ("the application");
 - (b) The application must include:
 - plans, specifications and explanatory details showing the extent and nature of the proposed works;
 - details of the proposed hard flooring material and proposed sound proofing system to be utilised ("the hard flooring system");
 - (iii) documentation demonstrating that the proposed hard flooring system has been tested by an independent third party with relevant expertise and meets the minimum installation and sound proofing standards specified in By-law 22.3(a).
 - (c) the Owner or Occupier must provide the Body Corporate with any further details it may request to assist it in considering the application; and
 - (d) to the extent permitted by Law and the BCCMA, the Body Corporate may impose conditions on the approval of the proposed hard flooring works.
- 22.3 Any approval granted by the Body Corporate pursuant to this By-law will, in addition to any other imposed conditions, be subject to the following specific requirements:
 - (a) Installation to meet Minimum Acoustic Performance Criteria

The Owner or Occupier must demonstrate to the Body Corporate that the installation will meet the following Minimum Acoustic Performance Criteria:

 Sound insulation (L'nT,w) - which is the measure of acoustic performance of the works when completed as used in the Building Code of Australia - must meet the rating of L'nT,w <55db as a minimum in all areas;

- (ii) Where carpets are installed, they can only be replaced with carpets or hand flooring to a 5 star (existing By-laws) standard;
- (iii) Where hard floors are being replaced with hard floors a test must be done (in each room or part of room) of the existing hard floors and the replacement hard floors must achieve at least an equal standard to the existing.

(b) Final Certification

Within 28 days after the completion of the hard flooring works that the Owner or Occupier will provide the body Corporate with a signed copy of the installation contractor's report verified by testing from an independent third party with the relevant expertise confirming that the installed sound proofing system and its installation conform to the sound proofing system supplier's specification and the Minimum Acoustic Performance Criteria as required under this By-law.

- 22.4 Where any hard flooring installation undertaken by an applicant pursuant to this by-law does not meet the conditions of the body Corporate's installation approval, the requirements of this by-law, or the Minimum Acoustic Performance Criteria identified in By-law 22.3(a), the Owner or Occupier of the relevant Lot must, on the written Notice of the Body corporate, within a reasonable time and at its cost cause the removal of the works and / or have additional procedures undertaken in order for the works to comply with the requirements of the approval and this By-law.
- 22.5 If an Owner or Occupier fails to comply with the requirements of this By-law, the Owner or Occupier of the relevant Lot must, on the written Notice of the Body Corporate, within a reasonable time and at its cost cause the removal of the works from the Lot. In such circumstances, responsibility and liability for removal must not cease on transfer on ownership of the Lot and will pass to any subsequent Owner of the Lot.
- 22.6 The Owner or Occupier of a Lot undertaking works pursuant to this by-law is, to the extent provided for in the Act and at Law generally, responsible for the cost of rectification of any damage to Common Property, or any additional cleaning of Common Property, caused as a result of the Works.

23. Fire control

- (a) An Occupier of a Lot must not use or interfere with any fire safety equipment except in the case of an emergency, and must not obstruct any fire stairs or fire escape.
- (b) The Body Corporate or an Occupier must, in respect of the Scheme or the Lot, as appropriate:
 - consult with any relevant authority as to an appropriate fire alarm and fire sprinkler system for the Scheme or the Lot;
 - ensure the provision of all adequate equipment to prevent fire or the spread of fire in or from the Scheme or the Lot to the satisfaction of all relevant authorities; and
 - (iii) take all reasonable stops to ensure compliance with fire Laws in respect of the Scheme or the Lot.

24. Auction Sales

- (a) A Lot Owner must not permit any auction sale to be conducted or to take place in their Lot without the prior approval in writing of the Committee.
- (b) This By-law does not apply to the Original Owner (and any person to whom the Original Owner assigns its rights under this By-law).

25. Committee's contractors

25.1 Committee may employ contractors

The Committee may employ for and on behalf of the Body Corporate such contractors, agents and servants as it thinks fit in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.

25.2 Instructions to Contractors

- (a) An Occupier must not give any instructions to any of the Body Corporate's contractors, agents or servants.
- (b) Any requests by the Occupier in respect of the Body Corporate's contractors, agents or servants are to be submitted in writing to the Caretaker or Body Corporate Secretary.

26. Breaches and Costs

26.1 Breach

- (a) An Occupier in breach of these By-laws (which includes breach of any proper direction given under them) must remedy that breach immediately upon the Occupier becoming aware of it and in any event within 7 days after notice from the Committee requiring the Occupier to do so.
- (b) A drunken or disorderly person found in or upon the Common Property may be summarily ejected and removed from the Scheme Land by a security officer or a member of the police force.

26.2 Costs

- (a) An Occupier must:
 - pay on demand all the costs and expenses (including solicitor and own client costs) incurred by the Body Corporate to enforce a By-law; or
 - (ii) make good any damage incurred by a breach of these By-laws by that Occupier or that Occupier's invitees and guests (including tenants) (including the costs and expenses of recovery or other action).
- (b) Where the Body Corporate expends money or pays any fines (including false alarm fees) ("Recovery Amount") to make good damage caused by a breach of the BCCMA or of these Bylaws by any Occupier or their guests, servants, employees, children, invitees, licensees or any of them, the Body Corporate may recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner of a Lot.
- (c) Any recovery amount mentioned in this By-law is an amount payable to the Body Corporate in respect of the Lot for the purpose of s 143(3) of the BCCM Regulations.

26.3 Recovery of Legal Costs

- (a) An Owner must pay on demand the whole of the Body Corporate's cost and expenses (including Solicitor and own client costs and any goods and service tax related to the costs and expenses) ("Amount") in connection with:
 - recovering levies or monies payable to the Body Corporate pursuant to the BCCMA duly levied upon the Owner by the Body Corporate, or otherwise pursuant to these By-laws; and

- all legal or other proceedings concluding in favour of the Body Corporate taken by or against an Occupier.
- (b) The Amount shall be deemed to be a liquidated debt due by the Owner to the Body Corporate.
- (c) If an Owner fails to pay any such costs upon demand, the Body Corporate may:
 - (i) take action for the recovery of those costs in a Court of competent jurisdiction; and/or
 - (ii) enter such costs and expenses against the levy account of the Owner.
- (d) The Amount will be an amount payable to the Body Corporate in respect of the Lot for the purpose of s 143(3) of the BCCM Regulations.
- In this By-law, references to an Owner includes a reference to a mortgagee in possession of any Owner's Lot.

27. Security

- (a) All security equipment (including video surveillance cameras and cabling) installed on Common Property and used in connection with the provision of security for the Scheme remains the property of the Body Corporate.
- (b) The Caretaker is responsible for operating and monitoring the video surveillance system (if any), and has the special right to use parts of the Common Property on which, or in which, there exists any video surveillance equipment, including cameras and cabling.
- (c) In no circumstances may the Body Corporate be responsible to an Occupier for any failure of the security systems on the Scheme to operate in the manner in which they are intended.

28. Bulk supply of electricity or other utility services

- (a) The Body Corporate may supply electricity or other utility services (including hot water supply) for the benefit of the Occupiers and in such case this By-law will apply.
- (b) The Body Corporate may purchase reticulated electricity or other services on the most economical basis for the whole of the Scheme Land from the relevant authority.
- (c) The Body Corporate may sell reticulated electricity or other services to Occupiers. Occupiers are not compelled to buy electricity or other services from the Body Corporate.
- (d) The Body Corporate must arrange for the installation of a separate electricity or other service meter for each Lot.
- (e) The Body Corporate is not required to supply to any Occupier electricity or other service requirements beyond those requirements which the relevant authority could supply at any particular time.
- (f) Insofar as it is lawful, the price to be charged by the Body Corporate to an Occupier for the supply of reticulated electricity or other service will be the total of:
 - The price paid by the Body Corporate for the electricity or other service;
 - The cost of repair & maintenance of the infrastructure necessary to provide the electricity or other service;

- (iii) The provision for the future capital expenditure in respect of the infrastructure necessary to provide the electricity or other service;
- (iv) Any additional cost incurred by the Body Corporate reading meters and issuing accounts and doing other things required for the supply of electricity or other service.
- (g) The Body Corporate may render accounts to an Occupier supplied with electricity or other services under this By-law. The Occupier's accounts are payable to the Body Corporate within 14 days of delivery of such accounts.
- (h) In respect of any account which has been rendered pursuant to these By-laws, the Occupier is liable, jointly and severally with any person who was liable to pay that electricity or other service account when that Occupier became the Occupier of that Lot.
- In the event that a proper account for the supply of reticulated electricity or other service is not paid by its due date for payment, then the Body Corporate is entitled to:
 - Recover that amount of the unpaid account or accounts (whether or not a formal demand has been made) from the Occupier of the Lot in any court of competent jurisdiction;
 - (ii) Recover that amount of the unpaid account or accounts (whether or not a formal demand has been made) from the Owner of the Lot in any court of competent jurisdiction, including in circumstances where the Owner of the Lot was not the Occupier of the lot when the account was rendered;
 - (iii) Recover any amount recoverable from the Owner of a Lot as a body corporate debt;
 - (iv) Disconnect the supply of reticulated electricity or other service to the relevant Lot.
- (j) The Body Corporate is not, under any circumstances whatscever, responsible or liable for any failure of the supply of electricity or other service due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class or description.
- (k) The Body Corporate may, from time to time, determine a security deposit to be paid by each Occupier who is entitled to the supply of reticulated electricity or other service.
- In this By-law, references to the Body Corporate include any person engaged by the Body Corporate to supply the services.

29. Exclusive use

29.1 Grant of exclusive use

- (a) An Occupier of a Lot has the exclusive use of that part of the Common Property identified next to that Occupier's Lot as set out in Schedule E to this CMS ("Exclusive Use Area").
- (b) Each Exclusive Use Area may only be used for the purpose, and on the conditions, set out in this By-law 29.

29.2 Car parks and storage

- (a) If the "Purpose" (as identified in Schedule E to this CMS) of the Exclusive Use Area is "Car parking and storage", then this By-law 29.2 will apply to the use of that area.
- (b) The following conditions apply to the use of the Exclusive Use Area:
 - the Occupier must use the area for parking motor vehicles (including motor bikes) and for storing items in an Approved Storage Device;

- the Owner and Occupier are jointly and severally liable to keep the relevant Exclusive.
 Use Area clean and tidy;
- (iii) without limiting By-law 29.2(b)(ii), the Owners and Occupiers are jointly and severally liable to pay for the cost of any repairs to, or cleaning of, the Exclusive Use Area required to be carried out as a result of the Occupier's use of the area (for example oil stains or chemical spills); and
- (iv) an Occupier may install an Approved Storage Device on the Exclusive Use Area provided the Occupier;
 - A. first obtains the consent of the Committee;
 - maintain and keep in good repair any Approved Storage Device; and
 - complies with all Laws and any applicable rules of the Committee.
- (c) Despite anything else in this By-law 29.2, an Occupier may not store items in the Exclusive Use Area other than within an Approved Storage Device.

29.3 Storage

- (a) If the "Purpose" (as identified in Schedule E to this CMS) of the Exclusive Use Area is "Storage", then this By-law 29.3 will apply to the use of that area.
- (b) The following conditions apply to the use of the Exclusive Use Area:
 - the Occupier must only use the Exclusive Use Area for storage purposes and may not use the area to park motor vehicles (including motor bikes);
 - (iii) the Owner and Occupier are jointly and severally liable for:
 - keeping the Exclusive Use Area clean and tidy; and
 - B. maintaining any doors or security gates on the Exclusive Use Area; and
 - (iii) without limiting 29.3(b)(iii), the Owner and Occupier are jointly and severally liable to pay for the cost of any repairs, cleaning of, or maintenance to, the Exclusive Use Area required to be carried out as a result of the Occupier's use of the area.

29.4 Allocation of exclusive use area

- (a) The Original Owner is authorised to allocate part of the Common Property for the exclusive use of Occupiers of Lots specified in a written notice to the Body Corporate ("Allocation Notice").
- (b) The Allocation Notice must identify the area of the Common Property subject to the exclusive use and nominate one of the following purposes of use:
 - (i) car parking and storage; or
 - (ii) storage.
- (c) When the allocations are made they will be identified in Schedule E to this CMS and if the purpose is:
 - (i) car parking and storage, By-law 29.2 will apply to the exclusive use of the area; or
 - (ii) storage, By-law 29.3 will apply to the exclusive use of the area.

29.5 General

- (a) An Occupier may not lease or licence its rights to another person in respect of an Exclusive Use Area.
- (b) Except as expressly provided in By-laws 29.2(b)(ii), 29.2(b)(iii), 29.2(b)(iv), 29.3(b)(ii), and 29.3(b)(iii), the Body Corporate must carry out its duties in respect of the Exclusive Use Area.
- (c) The Owner and Occupier must allow the Body Corporate, Committee, and any of their agents, access to the Exclusive Use Area at reasonable times to carry out any proper purpose.
- (d) If the Occupier does not carry out their responsibilities in accordance with this By-law 29, then the Body Corporate, and persons authorised by it, may enter upon the Exclusive Use Area to carry out the Occupier's responsibilities.
- (e) The Occupier will then be liable for the costs incurred by the Body Corporate in that regard. Such costs must be paid by the Occupier on the Body Corporate's demand.

30. BMS

The Occupiers:

- (a) are bound by the obligations of the Body Corporate as an owner of the 'Residential Lot' under the BMS, and must comply with and not cause a breach of those obligations; and
- (b) can exercise the rights of access and use of the Body Corporate as an owner of the 'Residential' Lot' under the BMS.

31. Flood Emergency Management and Evacuation Plan

- (a) Each Occupier must comply with the Flood Emergency Management and Evacuation Plan (Flood Plan) as if it was set out in full in this CMS, copies of which will be made available:
 - (i) from the Concierge,
 - (ii) Caretaker; or
 - (iii) at the office of the body corporate manager for the Scheme.
- (b) Each lease or rental agreement of a Lot must also include a requirement on the tenant to comply with the Flood Plan.

32. Owner taken to be occupier

(a) The Owner of a Lot is taken to be the Occupier of the Lot if the Owner of the Lot does not give a notice of a leasehold interest in the Lot to the Body Corporate pursuant to section 191 of the BCCM Regulation.

33. Owner's obligations in respect of lessee Occupiers

An Owner of a Lot who is not the Occupier of the Lot (for example if the Occupier is a lessee, tenant, guest or relative of the Owner) must:

(a) If the Occupier is a lessee or tenant of the Owner, enforce or cause its agent to enforce the terms of the lease or tenancy agreement to the maximum extent possible, including specifically:

- (ii) Where the Committee notifies the Owner of a breach of the body corporate by-laws by the Occupier, or a breach of the terms of the tenancy agreement, the Owner must issue or cause to be issued a notice to remedy breach or equivalent notice of breach under the Residential Tenancies and Rooming Accommodation Act 2008 (or any subsequent, amended or replacement legislation), and provide a copy of the notice to the Committee;
- (ii) If a breach of the by-laws or the tenancy agreement continues, the Owner must issue a notice to leave for unremedied breach or equivalent notice of breach under the Residential Tenancies and Rooming Accommodation Act 2008 (or any subsequent, amended or replacement legislation) and effect the removal of the Occupier from the Lot.
- (b) If the Occupier is a guest or relative of the Owner, upon request by the Committee provide the full legal name, residential and mailing address, and contact details of each Occupier to the Committee within 5 days.

34. Unaccompanied service providers

(a) For this by-law Unaccompanied service provider is any person who attends the building or a particular lot to provide a service, where the person is not known personally to the Occupier, and where the person is not accompanied by either the Concierge, or the Occupier.

This commonly includes:

- (i) Uber Eats or similar 'at your door' delivery services
- (ii) Couriers
- (iii) Tradespeople

Unaccompanied service provider does not include:

- (iv) Bona-fide visitors or guests who are known personally to occupiers
- Long-term service providers who are known personally to the occupier (e.g. weekly home-cleaning contractors)
- (b) Occupiers must not use the intercom system to grant access to unoccupied service providers.
- (c) Occupiers must:
 - (i) For deliveries:
 - instruct the service provider to wait outside the building entrance, and meet the service provider at the building entrance to take delivery; OR
 - instruct the service provider to attend the Concierge entrance and leave the delivery with concierge.
 - (ii) For service providers attending the lot:
 - A. instruct the service provider to wait outside the building entrance, meet the service provider at the building entrance, and accompany the service provider to the lot. Following the visit, accompany the service provider to the ground level and observe them exit the building.
- (d) Occupiers who may have mobility issues or are otherwise unable to comply with this rule may make personal arrangement with the Concierge.

35. Electric vehicle charging

- 35.1 An Owner or Occupier must not, without the Body Corporate Committee's prior written approval
 - (a) charge an Electric Vehicle from any power source on the Scheme Land; or
 - (b) Install a Charging Device.
- 35.2 The following procedure applies to an application for the approval of the Body Corporate to the Charging Device of a charging device pursuant to this By-law:
 - (a) The Owner or Occupier must submit to the committee for the Body Corporate a written request for the Body Corporate's approval to the proposed charging device ("EV Charger Application")
 - (b) The EV Charger Application must include:
 - (i) plans, specifications and explanatory details of the Charging Device;
 - (ii) documentation evidencing insurance in respect to the charging device, including (without limitation) coverage for damage to the property of the Body Corporate or any person or third party or injury to or the death of any person as a result of the Charging Device, its utilisation, installation or operation; and
 - (iii) any other details the Body Corporate may request to assist it in considering the EV Charger Application.
- 35.3 The Body Corporate Committee may grant approval to an Owner to install a Charging Device within an exclusive use carpark allocated to the Lot, subject to such terms and conditions as the Body Corporate Committee considers appropriate. This includes without limitation and subject to any additions or amendments deemed appropriate in respect to each approval:
 - the maximum capacity provided to the Charging Device must be single-phase, 240 volts and 16.
 Amps;
 - (b) the Charging Device must be carried out by properly qualified and licensed tradespersons;
 - the Charging Device must be installed to comply with any relevant Australian Standard, building code or applicable Law;
 - (d) the Charging Device must not interfere with any existing building systems or infrastructure;
 - power to supply the Charging Device must be run using existing ducting and cable trays. Where no
 existing ducting or cable tray exists, the cables must be concealed in a duct which is professionally
 and neatly installed;
 - (f) the power to the Charging Device must be individually metered to the Lot, either by:
 - (i) integration with the existing metered power supply to the Lot; or
 - (ii) installation of a new electricity meter. If a new sub-meter is installed it must be a National Measurement Institute (NMI) complaint meter, or alternatively it must ne a sub-meter capable of being read by existing building management computer;
 - any additional ongoing meter-reading or other administrative costs related to the metering of the power to the Lat must be met by the Lot Owner;

- if the power is to be measured via a sub-meter, the tariff will be set by the Body Corporate with reference to the Body Corporate's tariff, subject to ongoing review and change;
- the Lot Owner is responsible for the ongoing maintenance, repair, renewal and insurance of the improvement;
- (j) any certificates or other approval documents relating to this work (e.g. fire penetration certificate) must be promptly arranged by the Lot Owner and a copy provided to the Committee within 14 days after the document is issued, and no later than 60 days after the work is completed;
- (k) all work must be completed to a high professional standard, and the Committee reserves the right to direct the Lot Owner to improve the standard of the work if the standard is not commensurate with the general building standard; and
- (I) If the Body Corporate reasonably requires the Charging Device be removed or relocated in order for the body Corporate to carry out any of its statutory functions (e.g. maintain the Common Property), the cost of the removal and reinstatement of the Charging Device must be met by the Lot Owner.

35.4 Upon installation the Owner or Occupier must:

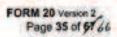
- (a) provide the Body Corporate with documentation demonstrating that the Charging device has been tested by an independent third party with relevant expertise and is compliant at least with the minimum installation and operational standards required by the manufacturer or any Law; and
- (b) ensure that all Charging devices are maintained and used in accordance with any Law and the manufacturer's specifications and recommendations (as may be made or modified from time to time).
- 35.5 All costs of an incidental to the installation, maintenance, supply, certification, testing and approval of the Charging Device must be met by the Lot Owner;
- 35.6 The Owner or Occupier of a Lot undertaking works pursuant to this By-law is, to the extent provided for in the Act and at a Law generally, responsible for the cost of rectification of any damage to Common Property, or any additional cleaning of Common Property, caused as a result of the works, the Electric Vehicle or the Charging Device.
- 35.7 Acting reasonably, the Committee acting on behalf of the Body Corporate may require or cause to be removed any Charging Device installed or operating in contravention of this By-law.

36. Owner's access to Common Property restricted by lease or license

- a) An Owner of a Lot who is not the Occupier of the Lot (for example if the Occupier of the Lot is a lessee, licensee or tenant) is not permitted to use the Common Property Recreation Facilities.
- b) tied to use the Common Property Recreation Facilities.

For example: An Owner using their Lot for investment purposes is not permitted to use the building's gym, swimming pool and other facilities. The right of the Owner to use those facilities is transferred to the Occupier to the exclusion of the owner.

- c) Owners who are part-time Occupiers (for example if the Owner uses their Lot as a second residence and it is otherwise unoccupied) are not restricted by this by-law.
- d) Owners who are restricted from using the Common Property Recreation Facilities under this by-law are permitted to access the Common Property Recreation Facilities for the purpose of inspection.



Abian Botanic Gardens community titles scheme

Lots on Plan or Common Property	Statutory Easement	Services Location Diagrams
Common Property	water, electricity, gas, sewerage reticulation	DWG NAME: 125983-SLD attached as Annexure A to this CMS
Each Lot in the Scheme	support, water, electricity, gas, computer data and television, sewer drainage, shelter, protections and maintenance	Not applicable

BALANCE SHEET

AS AT 30 APRIL 2025

	AS AT 30 APRIL 2023	
	ACTUAL	ACTUAL
	30/04/2025	30/04/2024
OWNEDO FUNDO		
OWNERS FUNDS	0.504.50	402 525 64
Administrative Fund	9,591.58	183,535.64
Sinking Fund	811,905.41	942,792.60
TOTAL	<u>\$ 821,496.99</u>	\$ 1,126,328.24
THESE FUNDS ARE REPRESENTED BY		
ASSETS		
Cash At Bank	868,817.95	626,657.91
Investment - Macquarie 1	0.00	200,000.00
Investment - Macquarie 2	230,000.00	230,000.00
Investment - Macquarie 3	0.00	250,000.00
Investment - Macquarie 4	0.00	200,000.00
Debit Card Account	10,000.00	10,000.00
Accrued Interest	2,064.33	1,511.73
Levies Billed - Not Yet Due	612,472.64	456,588.98
Levies Rec'd - Not Yet Billed	10,941.47	24,426.72
Levies In Arrears	0.00	2,664.77
Other Arrears	99.00	126.50
Sundry Debtors	80,675.80	52,312.12
Prepayments	13,541.09	13,982.79
Utilities Account - Unbilled	107,647.73	18,614.95
Cash At Bank Utilities	12,445.81	2,122.00
Utilities Arrears	70,034.17	9,273.70
Utilities Finalised Accounts	9,920.07	3,203.17
Second Debtors	100,205.56	12,898.71
TOTAL ASSETS	2,128,865.62	2,114,384.05
LIABILITIES		
G S T Clearing Account	1,715.81	(20,167.48)
P A Y G Clearing A/C	1,485.69	0.00
Provision For Income Tax	5,142.20	14,656.50
Creditors	925.65	73,972.66
Sundry Creditors	178,920.49	7,078.61
Accrued Expenses	74,101.46	92,315.05
Levies Billed - Not Yet Due	556,793.30	415,080.89

BALANCE SHEET

AS AT 30 APRIL 2025

NET ASSETS	\$ 821,496.99	\$ 1,126,328.24
TOTAL LIABILITIES	1,307,368.63	988,055.81
All Levies Rec'd In Advance	478,337.14	382,913.37
Levies Rec'd - Not Yet Billed	9,946.89	22,206.21
	30/04/2025	30/04/2024
	ACTUAL	ACTUAL

STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-30/04/25	01/05/24-30/04/25	%	01/05/23-30/04/24
ADMINISTRATIVE FUND				
INCOME				
Levies - Administrative Fund	1,231,698.02	1,231,697.00	100.00	1,108,513.63
Levies - Insurance	292,047.52	292,047.00	100.00	291,808.82
Fob Income	2,308.41	0.00		3,181.77
TOTAL ADMIN. FUND INCOME	1,526,053.95	1,523,744.00		1,403,504.22
EXPENDITURE - ADMIN. FUND				
AIRCONDITIONING				
A/C - Contract	10,452.30	11,000.00	95.02	10,680.00
A/C - Repairs	19,902.29	13,000.00	153.09	12,858.05
BANK CHARGES				
Transaction Fees	81.24	100.00	81.24	70.90
Bank Charges - No Gst	120.00	120.00	100.00	120.00
BODY CORPORATE MANAGEMENT				
Audit Assistance Fee	1,650.00	1,500.00	110.00	1,500.00
Business Activity Statements	1,180.00	1,180.00	100.00	1,180.00
Disbursements	22,331.07	22,000.00	101.50	20,014.69
Secretarial Fees - Additional	8,730.25	7,000.00	124.72	16,909.47
Secretarial Fees	19,590.31	19,700.00	99.44	18,943.28
Disbursements - Additional	2,702.60	5,000.00	54.05	6,429.67
CARETAKER				
Caretaker	289,435.27	332,000.00	87.18	278,867.73
Concierge Services	460,599.67	464,850.00	99.09	413,646.28
CLEANING				
Cleaning - General	4,145.45	1,500.00	276.36	1,322.00
Cleaning - Carpets	3,109.09	3,000.00	103.64	2,995.45
Cleaning - Materials	4,079.78	2,500.00	163.19	2,246.40
Cleaning - Sanitary Services	1,103.60	1,000.00	110.36	940.92
Cleaning - Windows	96,250.00	100,000.00	96.25	42,800.00
Cleaning - Garbage Chute	1,075.00	1,100.00	97.73	1,075.00
Cleaning - Carparks	3,192.00	4,000.00	79.80	3,192.00
COMMUNITY POWER				
Electricity	228,318.71	232,000.00	98.41	165,769.91
Air Conditioning - Recovery	(214,585.68)	(134,091.00)	160.03	(79,165.28)

STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-30/04/25	01/05/24-30/04/25	%	01/05/23-30/04/24
Utility Billing	20,547.51	22,557.00	91.09	20,682.18
Utility Billing - Recovery	(20,547.51)	(22,806.00)	90.10	(20,682.18)
CONTRIBUTIONS				
Contributions - Bms	192,351.63	100,000.00	192.35	95,800.38
FIRE CONTROL				
Fire - Contract	3,969.00	5,000.00	79.38	3,969.00
Fire - Repairs & Maintenance	8,672.34	4,000.00	216.81	3,838.05
GAS				
Gas	63,056.13	72,180.00	87.36	60,219.93
Hot Water - Recovery	(102,992.88)	(117,513.00)	87.64	(98,331.40)
GENERAL EXPENSES				
General Expenses	285.70	1,000.00	28.57	(803.01)
INSURANCE				
Insurance	255,114.80	253,000.00	100.84	243,376.44
Insurance - Stamp Duty	23,043.86	25,047.00	92.00	22,678.00
Insurance - Broker Fee	0.00	14,000.00	0.00	0.00
Insurance - Claims	76,166.00	0.00		360,664.50
Insurance - Refunds	(4,975.00)	0.00	0.00	(386,401.01)
LICENCES & FEES				
Water Rates - No Gst	27,604.03	25,000.00	110.42	22,628.20
LIFT EXPENSES				
Lift - Contract	44,151.36	45,320.00	97.42	43,572.53
Lift - Repairs & Maintenance	1,309.00	1,000.00	130.90	1,325.50
Lift - Registration Fee	4,199.77	4,500.00	93.33	4,379.81
PEST CONTROL				
Pest Control	1,260.00	1,000.00	126.00	420.00
POOL EXPENDITURE				
Pool - Chemicals	4,647.50	2,000.00	232.38	1,977.73
Pool - Repairs & Maintenance	2,862.96	2,000.00	143.15	2,993.57
Pool Safety Inspections	326.08	500.00	65.22	0.00
Pool Safety Compliance	0.00	0.00	0.00	310.06
PROFESSIONAL FEES				
Audit Fees	3,010.00	3,000.00	100.33	2,870.00
Consultancy Fees	1,340.00	5,000.00	26.80	4,270.00

STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-30/04/25	01/05/24-30/04/25	%	01/05/23-30/04/24
Legal Fees	4,670.08	5,000.00	93.40	13,682.00
Prep Of Income Tax Return	300.00	300.00	100.00	300.00
Sinking Fund Forecast	0.00	0.00	0.00	2,350.00
Work Place Health & Safety	1,598.86	0.00		1,522.73
REPAIRS & MAINTENANCE				
R & M - Building	23,000.33	15,000.00	153.34	17,996.50
R & M - Windows	2,719.78	20,000.00	13.60	20,156.00
R & M - Doors/Locks	7,280.92	5,000.00	145.62	8,323.42
R & M - Sauna	820.00	2,500.00	32.80	2,355.00
R & M - Gardens & Grounds	748.65	2,000.00	37.43	3,931.06
R & M - Electrical	18,095.83	10,000.00	180.96	11,707.63
R & M - Rubbish Chute	7,300.00	5,000.00	146.00	6,119.00
R & M - Gym Equipment	1,367.27	2,500.00	54.69	2,655.98
R & M - Plumbing	21,156.11	15,000.00	141.04	19,342.45
R & M - Security System	6,600.00	6,000.00	110.00	5,443.82
SECURITY				
Security	5,706.00	0.00		0.00
Telephone	0.00	200.00	0.00	155.66
Internet Provider	915.27	1,000.00	91.53	917.03
YEAR END ADJUSTMENTS				
Prior Year Expense	28,853.68	0.00		306,016.80
Use Of Prior Year Surplus	0.00	(100,000.00)	0.00	0.00
TOTAL ADMIN. EXPENDITURE	1,699,998.01	1,523,744.00		1,735,129.83
SURPLUS / DEFICIT	\$ (173,944.06)	\$ 0.00		\$ (331,625.61)
Opening Admin. Balance	183,535.64	183,535.64	100.00	515,161.25
ADMINISTRATIVE FUND BALANCE	\$ 9,591.58	\$ 183,535.64		\$ 183,535.64

STATEMENT OF INCOME AND EXPENDITURE

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/05/24-30/04/25	01/05/24-30/04/25	%	01/05/23-30/04/24
SINKING FUND				
INCOME				
Levies - Sinking Fund	270,000.30	270,000.00	100.00	260,000.54
Special Sinking Fund	150,002.54	0.00		0.00
Interest Income	34,884.54	40,000.00	87.21	46,720.09
Interest Receivable	552.60	0.00		(8,469.64)
Settlement Fund - No Gst	25,000.00	0.00		0.00
TOTAL SINKING FUND INCOME	480,439.98	310,000.00		298,250.99
EXPENDITURE - SINKING FUND				
Airconditioners	309,430.18	0.00		0.00
Airconditioning - Parts	0.00	0.00	0.00	18,744.10
Building Repairs	130,193.47	200,000.00	65.10	21,424.74
Consultancy - Professional	5,459.00	0.00		6,800.00
Electrical	6,541.18	0.00		15,082.50
Equipment Purchase	362.68	0.00		0.00
Fire Doors	11,760.00	0.00		0.00
Fire Equipment	0.00	0.00	0.00	52,966.03
Income Tax	3,948.20	12,000.00	32.90	11,820.00
Payg Instalments	6,946.69	0.00		0.00
Painting - Exterior	7,600.00	0.00		0.00
Pool Pump	1,710.50	0.00		0.00
Plumbing Work	85,850.78	0.00		67,630.00
Pressure Clean	2,400.00	0.00		0.00
Pool Repairs	1,153.62	0.00		11,688.09
Security System	37,970.87	0.00		5,450.00
Pool Equipment	0.00	0.00	0.00	27,789.05
TOTAL SINK. FUND EXPENDITURE	611,327.17	212,000.00		239,394.51
SURPLUS / DEFICIT	\$ (130,887.19)	\$ 98,000.00		\$ 58,856.48
Opening Sinking Fund Balance	942,792.60	942,792.60	100.00	883,936.12
SINKING FUND BALANCE	\$ 811,905.41	\$ 1,040,792.60		\$ 942,792.60

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1210	Administrative Fund	A/C - CONTRACT	
07/05/24	AC Apr 24	Premier Hvac Pty Ltd	979.00
07/05/24	GST	•	-89.00
17/05/24	Ac Apr 24	Sundry Creditors@30/04/24	-979.00
17/05/24	GST	,	89.00
29/05/24	AC May 24	Premier Hvac Pty Ltd	979.00
29/05/24	GST	,	-89.00
14/08/24	AC Maint Jul 24	Air Control Australia	1,051.85
14/08/24	GST		-95.62
08/10/24	AC Maint Aug 24	Air Control Australia	1,051.85
08/10/24	GST		-95.62
08/10/24	AC Maint Sept 24	Air Control Australia	1,051.85
08/10/24	GST		-95.62
25/11/24	AC Maint 21/11	Air Control Australia	1,051.85
25/11/24	GST		-95.62
09/12/24	HVAC Nov 24	Air Control Australia	1,051.85
09/12/24	GST		-95.62
28/01/25	AC Dec 24	Air Control Australia	1,051.85
28/01/25	GST	7 00	-95.62
10/02/25	AC Jan 25	Air Control Australia	1,051.85
10/02/25	GST	7 6	-95.62
19/02/25	AC Feb 25	Air Control Australia	1,051.85
19/02/25	GST		-95.62
12/03/25	AC works 12/3	Air Control Australia	1,051.85
12/03/25	GST		-95.62
30/04/25	Ac Maint Apr 25	Sundry Creditors@30/04/25	1,051.85
30/04/25	GST	,	-95.62
00/01/20	Total:		10,452.30
			, , ,
1211	Administrative Fund	A/C - REPAIRS	
29/05/24	Chiller wrks 13/3	Premier Hvac Pty Ltd	2,062.50
29/05/24	GST		-187.50
29/05/24	Chiller fault 9/3	Premier Hvac Pty Ltd	5,093.00
29/05/24	GST		-463.00
29/05/24	Chiller issue 6/3	Premier Hvac Pty Ltd	638.00
29/05/24	GST		-58.00
16/08/24	Heater works 31/7	Air Control Australia	594.00
16/08/24	GST		-54.00
16/08/24	Clean wtr strainer	Air Control Australia	2,761.00
16/08/24	GST		-251.00
16/08/24	Wtr Treatmt 30/6	Air Control Australia	2,245.10
16/08/24	GST		-204.10
21/08/24	Heater works 31/7	Air Control Australia	-594.00
21/08/24	GST		54.00
10/09/24	AH Svc 31/8	Air Control Australia	704.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1211	Administrative Fund	A/C - REPAIRS	
10/09/24	GST		-64.00
23/10/24	CW valve 22/10	Air Control Australia	649.83
23/10/24	GST		-59.08
28/10/24	CW valve 22/10	Air Control Australia	-649.83
28/10/24	GST		59.08
18/11/24	AC Leak works 31/10	Air Control Australia	1,309.00
18/11/24	GST		-119.00
22/11/24	AC works 20/11	Air Control Australia	1,293.60
22/11/24	GST		-117.60
17/12/24	Deck Roof works	Air Control Australia	1,724.80
17/12/24	GST		-156.80
15/01/25	AC Works 14/1	Air Control Australia	692.95
15/01/25	GST		-63.00
22/01/25	AC Works 21/1	Air Control Australia	441.93
22/01/25	GST		-40.18
28/01/25	AC Svc 24/1	Air Control Australia	441.93
28/01/25	GST		-40.18
10/02/25	Insulation Duct31/1	Air Control Australia	1,189.75
10/02/25	GST		-108.16
19/02/25	Stair fan fault 18/2	Air Control Australia	395.73
19/02/25	GST		-35.98
26/02/25	Chiller fault 25/2	Air Control Australia	899.25
26/02/25	GST		-81.75
03/03/25	Serv A/C 28/2	Air Control Australia	281.60
03/03/25	GST		-25.60
13/03/25	Serv A/C 28/2	Air Control Australia	-281.60
13/03/25	GST		25.60
	Total:		19,902.29
1230	Administrative Fund	TRANSACTION FEES	
03/05/24	StrataPay BPay Fees		0.55
03/05/24	GST		-0.05
05/06/24	StrataPay BPay Fees		1.10
05/06/24	GST		-0.10
03/07/24	StrataPay BPay Fees		1.10
03/07/24	GST		-0.10
26/07/24	StrataPay Trans Fee		1.60
26/07/24	GST		-0.15
29/07/24	StrataPay Trans Fee		1.60
29/07/24	GST		-0.15
30/07/24	StrataPay Trans Fee		9.60
30/07/24	GST		-0.87
05/08/24	StrataPay BPay Fees		0.55
05/08/24	GST		-0.05

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1230	Administrative Fund	TRANSACTION FEES	
09/08/24	StrataPay Trans Fee		1.60
09/08/24	GST		-0.15
13/08/24	StrataPay Trans Fee		1.60
13/08/24	GST		-0.15
19/08/24	StrataPay Trans Fee		1.60
19/08/24	GST		-0.15
04/09/24	StrataPay BPay Fees		0.55
04/09/24	GST		-0.05
03/10/24	StrataPay BPay Fees		1.65
03/10/24	GST		-0.15
31/10/24	StrataPay Trans Fee		1.60
31/10/24	GST		-0.15
01/11/24	StrataPay Trans Fee		16.00
01/11/24	GST		-1.45
05/11/24	StrataPay BPay Fees		0.55
05/11/24	GST		-0.05
04/12/24	StrataPay BPay Fees		1.10
04/12/24	GST		-0.10
06/01/25	StrataPay BPay Fees		1.10
06/01/25	GST		-0.10
28/01/25	StrataPay Trans Fee		1.60
28/01/25	GST		-0.15
29/01/25	StrataPay Trans Fee		16.00
29/01/25	GST		-1.45
05/02/25	StrataPay BPay Fees		1.10
05/02/25	GST		-0.10
05/02/25	StrataPay Trans Fee		1.60
05/02/25	GST		-0.15
05/03/25	StrataPay BPay Fees		1.10
05/03/25	GST		-0.10
03/04/25	StrataPay BPay Fees		0.55
03/04/25	GST		-0.05
24/04/25	StrataPay Trans Fee		1.60
24/04/25	GST		-0.15
28/04/25	StrataPay Trans Fee		1.60
28/04/25	GST		-0.15
29/04/25	StrataPay Trans Fee		20.80
29/04/25	GST		-1.89
	Total:		81.24
1231	Administrative Fund	BANK CHARGES - NO GST	
17/05/24	Debit Card Fees	Accruals@30/04/24	-40.00
30/07/24	Account fee	Abian Visa Debit Card	10.00
30/07/24	Bank fee Dec 23	Abian Visa Debit Card	10.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	Payee	<u>Amount</u>
1231	Administrative Fund	BANK CHARGES - NO GST	
30/07/24	Transaction Apr 24	Abian Visa Debit Card	10.00
30/07/24	Account fee Feb	Abian Visa Debit Card	10.00
30/07/24	Account fee	Abian Visa Debit Card	10.00
30/07/24	Account fee Nov 23	Abian Visa Debit Card	10.00
28/01/25	Account fee	Abian Visa Debit Card	10.00
26/03/25	Account fee 31/1	Abian Visa Debit Card	10.00
26/03/25	Account fee feb 25	Abian Visa Debit Card	10.00
31/03/25	A/c fee Nov 24	Abian Visa Debit Card	10.00
01/04/25	Account Sep 24	Abian Visa Debit Card	10.00
02/04/25	Account 31/5	Abian Visa Debit Card	10.00
02/04/25	Account 31/7	Abian Visa Debit Card	10.00
02/04/25	Account 31/8	Abian Visa Debit Card	10.00
02/04/25	Account 30/6	Abian Visa Debit Card	10.00
30/04/25	Visa Debit Bank Fee	Accruals@30/04/25	10.00
	Total:		120.00
1250	Administrative Fund	AUDIT ASSISTANCE FEE	
17/05/24	Aud.Ass@1/5-30/4/24	Accruals@30/04/24	-1,500.00
26/06/24	Prep for Audit	Archers Body Corporate M'ment	1,650.00
26/06/24	GST	• •	-150.00
30/04/25	AudAss@1/5-30/4/25	Accruals@30/04/25	1,650.00
	Total:	_	1,650.00
1254	Administrative Fund	BUSINESS ACTIVITY STATEMENTS	
02/07/24	Prep of BAS	Archers Body Corporate M'ment	324.50
02/07/24	GST		-29.50
02/10/24	Prep of BAS	Archers Body Corporate M'ment	324.50
02/10/24	GST		-29.50
13/01/25	Prep of BAS	Archers Body Corporate M'ment	324.50
13/01/25	GST		-29.50
04/04/25	Prep of BAS	Archers Body Corporate M'ment	324.50
04/04/25	GST		-29.50
	Total:		1,180.00
1255	Administrative Fund	DISBURSEMENTS	
17/05/24	Disb.@27/3-30/4/24	Accruals@30/04/24	-244.14
26/06/24	Telephone	Archers Body Corporate M'ment	7.47
26/06/24	GST		-0.68
26/06/24	Photocopying	Archers Body Corporate M'ment	161.63
26/06/24	GST		-14.69
26/06/24	Computer Laser Print	Archers Body Corporate M'ment	20.46
26/06/24	GST		-1.86
26/06/24	Envelopes - DL	Archers Body Corporate M'ment	54.12
26/06/24	GST		-4.92

ACCOUNTS SUMMARY

1255	<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
26/06/24 GST 40.13 26/06/24 Printing - BCMax Archers Body Corporate M/ment 445.35 26/06/24 Postage Archers Body Corporate M/ment 181.75 26/06/24 GST -16.52 26/06/24 Emails Archers Body Corporate M/ment 944.79 26/06/24 GST -85.89 26/06/24 Scanning Archers Body Corporate M/ment 64.82 26/06/24 GST -5.89 26/06/24 GST -5.89 26/06/24 GST -5.89 26/06/24 GST -7.26 26/06/24 GST -7.27 26/06/24 GST -7.27 26/06/24 GST -7.28 26/06/24 GST -7.28 26/06/24 GST -7.29 26/06/24 GST -7.20 26/06/24 GST -7.20 26/06/24 GST -7.20 26/06/24 GST -7.20 26/06/24 <td< td=""><td>1255</td><td>Administrative Fund</td><td>DISBURSEMENTS</td><td></td></td<>	1255	Administrative Fund	DISBURSEMENTS	
26/06/24 GST 40.13 26/06/24 Printing - BCMax Archers Body Corporate M'ment 445.35 26/06/24 Postage Archers Body Corporate M'ment 181.75 26/06/24 GST -16.52 26/06/24 GST -16.52 26/06/24 GST -85.89 26/06/24 Scanning Archers Body Corporate M'ment 64.82 26/06/24 GST -5.89 26/06/24 GST -5.89 26/06/24 GST -7.26 26/06/24 GST -7.26 26/06/24 GST -7.27 26/06/24 GST -7.27 26/06/24 GST -7.28 26/06/24 GST -7.28 26/06/24 GST -7.26 26/06/24 GST -7.26 <tr< td=""><td>26/06/24</td><td>Envelopes - Other</td><td>Archers Body Corporate M'ment</td><td>1.43</td></tr<>	26/06/24	Envelopes - Other	Archers Body Corporate M'ment	1.43
26/06/24	26/06/24	The state of the s	,	-0.13
26/06/24 Postage	26/06/24	Printing - BCMax	Archers Body Corporate M'ment	445.35
Postage	26/06/24	_	,	
26/06/24	26/06/24		Archers Body Corporate M'ment	181.75
26/06/24 Emails Archers Body Corporate M'ment 944.79 26/06/24 Scanning Archers Body Corporate M'ment 64.82 26/06/24 GST -5.89 26/06/24 Microencoded Forms Archers Body Corporate M'ment 48.03 26/06/24 GST -4.37 26/06/24 GST -4.37 26/06/24 GST -11.70 26/06/24 GST -11.70 26/06/24 GST -11.70 26/06/24 GST -2.35 26/06/24 GST -2.35 26/06/24 GST -2.35 26/06/24 GST -2.35 26/06/24 GST -2.28 26/06/24 GST -2.25 26/06/24 GST -2.25 20/07/24 GST -7.12 26/06/24 GST -7.12 26/07/24 GST -7.12 25/09/24 Telephone Archers Body Corporate M'ment 24.21 25/09/24	26/06/24			
26/06/24 GST -85.89 26/06/24 Scanning Archers Body Corporate M'ment 64.82 26/06/24 Microencoded Forms Archers Body Corporate M'ment 48.03 26/06/24 GST 4.37 26/06/24 Elect Funds Transfer Archers Body Corporate M'ment 128.70 26/06/24 GST -11.70 26/06/24 GST -2.35 02/07/24 GST -2.35 02/07/24 Archive Storage Fee Archers Body Corporate M'ment 412.50 02/07/24 GST -37.50 02/07/24 GST -71.25 02/07/24 Security & Digital Archers Body Corporate M'ment 783.75 02/07/24 GST -2.20 25/09/24 <			Archers Body Corporate M'ment	
26/06/24 GST -5.88 26/06/24 Microencoded Forms Archers Body Corporate M'ment 48.03 26/06/24 GST -4.37 26/06/24 Elect Funds Transfer Archers Body Corporate M'ment 128.70 26/06/24 Letterhead/Follower Archers Body Corporate M'ment 25.80 26/06/24 GST -2.35 02/07/24 GST -2.35 02/07/24 GST -37.50 02/07/24 GST -37.50 02/07/24 GST -71.25 02/07/24 Security & Digital Archers Body Corporate M'ment 783.75 02/07/24 GST -71.25 25/09/24 Telephone Archers Body Corporate M'ment 24.21 25/09/24 GST -2.20 25/09/24 GST -681.49 25/09/24 GST -621.49 25/09/24 GST -10.20 25/09/24 GST -10.20 25/09/24 Envelopes - DL Archers Body Corporate M'ment		GST		
26/06/24 GST -5.88 26/06/24 Microencoded Forms Archers Body Corporate M'ment 48.03 26/06/24 GST -4.37 26/06/24 Elect Funds Transfer Archers Body Corporate M'ment 128.70 26/06/24 Letterhead/Follower Archers Body Corporate M'ment 25.80 26/06/24 GST -2.35 02/07/24 GST -2.35 02/07/24 GST -37.50 02/07/24 GST -37.50 02/07/24 GST -71.25 02/07/24 Security & Digital Archers Body Corporate M'ment 783.75 02/07/24 GST -71.25 25/09/24 Telephone Archers Body Corporate M'ment 24.21 25/09/24 GST -2.20 25/09/24 GST -681.49 25/09/24 GST -621.49 25/09/24 GST -10.20 25/09/24 GST -10.20 25/09/24 Envelopes - DL Archers Body Corporate M'ment	26/06/24	Scanning	Archers Body Corporate M'ment	64.82
26/06/24 Microencoded Forms Archers Body Corporate M'ment 48.03 26/06/24 Elect Funds Transfer Archers Body Corporate M'ment 128.70 26/06/24 GST -11.70 26/06/24 GST -2.35 26/06/24 GST -2.35 02/07/24 Archive Storage Fee Archers Body Corporate M'ment 412.50 02/07/24 GST -37.50 02/07/24 GST -37.50 02/07/24 GST -37.50 02/07/24 GST -71.25 02/07/24 GST -71.25 02/07/24 GST -71.25 25/09/24 GST -71.25 25/09/24 GST -2.20 25/09/24 Photocopying Archers Body Corporate M'ment 6,836.37 25/09/24 GST -621.49 25/09/24 GST -10.20 25/09/24 GST -10.20 25/09/24 Envelopes - DL Archers Body Corporate M'ment 9.510 25/09/24 <td></td> <td></td> <td></td> <td></td>				
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25/09/24 GST -10.75 25/09/24 Letterhead/Follower Archers Body Corporate M'ment 51.20	25/09/24	GST		-0.52
25/09/24 Letterhead/Follower Archers Body Corporate M'ment 51.20	25/09/24	Elect Funds Transfer	Archers Body Corporate M'ment	118.20
, ,	25/09/24	GST		-10.75
25/09/24 GST -4.65	25/09/24	Letterhead/Follower	Archers Body Corporate M'ment	
	25/09/24	GST		-4.65

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1255	Administrative Fund	DISBURSEMENTS	
02/10/24	Archive Storage Fee	Archers Body Corporate M'ment	412.50
02/10/24	GST	•	-37.50
02/10/24	Security & Digital	Archers Body Corporate M'ment	783.75
02/10/24	GST	•	-71.25
17/12/24	Telephone	Archers Body Corporate M'ment	11.35
17/12/24	GST	,	-1.03
17/12/24	Photocopying	Archers Body Corporate M'ment	1,938.93
17/12/24	GST	,	-176.27
17/12/24	Computer Laser Print	Archers Body Corporate M'ment	4.22
17/12/24	GST	,	-0.38
17/12/24	Envelopes - DL	Archers Body Corporate M'ment	75.24
17/12/24	GST	•	-6.84
17/12/24	Envelopes - Other	Archers Body Corporate M'ment	87.23
17/12/24	GST	,	-7.93
17/12/24	Printing - BCMax	Archers Body Corporate M'ment	110.90
17/12/24	GST	•	-10.08
17/12/24	Postage	Archers Body Corporate M'ment	666.72
17/12/24	GST	,	-60.61
17/12/24	Emails	Archers Body Corporate M'ment	1,325.56
17/12/24	GST	,	-120.51
17/12/24	Scanning	Archers Body Corporate M'ment	4.69
17/12/24	GST	•	-0.43
17/12/24	Microencoded Forms	Archers Body Corporate M'ment	91.98
17/12/24	GST	•	-8.36
17/12/24	Elect Funds Transfer	Archers Body Corporate M'ment	96.52
17/12/24	GST	•	-8.77
17/12/24	Letterhead/Follower	Archers Body Corporate M'ment	69.68
17/12/24	GST	·	-6.33
17/12/24	Electronic Voting Fe	Archers Body Corporate M'ment	55.00
17/12/24	GST	·	-5.00
13/01/25	Archive Storage Fee	Archers Body Corporate M'ment	412.50
13/01/25	GST		-37.50
13/01/25	Security & Digital	Archers Body Corporate M'ment	783.75
13/01/25	GST		-71.25
27/03/25	Telephone	Archers Body Corporate M'ment	1.47
27/03/25	GST		-0.13
27/03/25	Photocopying	Archers Body Corporate M'ment	257.80
27/03/25	GST		-23.44
27/03/25	Computer Laser Print	Archers Body Corporate M'ment	26.05
27/03/25	GST		-2.37
27/03/25	Envelopes - DL	Archers Body Corporate M'ment	79.20
27/03/25	GST		-7.20
27/03/25	Envelopes - Other	Archers Body Corporate M'ment	0.72
27/03/25	GST		-0.07

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1255	Administrative Fund	DISBURSEMENTS	
27/03/25	Printing - BCMax	Archers Body Corporate M'ment	118.36
27/03/25	GST		-10.76
27/03/25	Postage	Archers Body Corporate M'ment	266.30
27/03/25	GST		-24.21
27/03/25	Emails	Archers Body Corporate M'ment	1,264.18
27/03/25	GST		-114.93
27/03/25	Scanning	Archers Body Corporate M'ment	14.06
27/03/25	GST		-1.28
27/03/25	Microencoded Forms	Archers Body Corporate M'ment	49.65
27/03/25	GST		-4.51
27/03/25	Elect Funds Transfer	Archers Body Corporate M'ment	117.32
27/03/25	GST		-10.67
27/03/25	Letterhead/Follower	Archers Body Corporate M'ment	46.58
27/03/25	GST		-4.23
04/04/25	Archive Storage Fee	Archers Body Corporate M'ment	412.50
04/04/25	GST		-37.50
04/04/25	Security & Digital	Archers Body Corporate M'ment	783.75
04/04/25	GST		-71.25
30/04/25	Disb.@27/03-30/04/25	Accruals@30/04/25	1,864.25
	Total:		22,331.07
1256	Administrative Fund	SECRETARIAL FEES - ADDITIONAL	
1256 17/05/24	Administrative Fund Disb.@27/3-30/4/24	SECRETARIAL FEES - ADDITIONAL Accruals@30/04/24	-933.75
			-933.75 3,242.25
17/05/24	Disb.@27/3-30/4/24	Accruals@30/04/24	
17/05/24 26/06/24	Disb.@27/3-30/4/24 Additional Admin Fee	Accruals@30/04/24	3,242.25
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00
17/05/24 26/06/24 26/06/24 26/06/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee	Accruals@30/04/24 Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee	Accruals@30/04/24 Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 25/09/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50 -160.50
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee GST Additional Admin Fee	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50 -160.50 148.50
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24 17/12/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee GST Term Dep Invest Fee GST Term Dep Invest Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50 -160.50 148.50 -13.50
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24 17/12/24 17/12/24 17/12/24 17/12/24 09/01/25	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50 -160.50 148.50 -13.50 -22.55
17/05/24 26/06/24 26/06/24 26/06/24 26/06/24 23/08/24 23/08/24 05/09/24 05/09/24 25/09/24 25/09/24 25/09/24 17/12/24 17/12/24 17/12/24 17/12/24 17/12/24	Disb.@27/3-30/4/24 Additional Admin Fee GST Term Dep Invest Fee GST L3203 Rev Aug Arrear GST Invoice Fee GST Additional Admin Fee GST Term Dep Invest Fee GST Invoice On-charge GST Additional Admin Fee GST Term Dep Invest Fee GST Term Dep Invest Fee GST	Accruals@30/04/24 Archers Body Corporate M'ment Archers Body Corporate M'ment Sunland Group Archers Body Corporate M'ment Archers Body Corporate M'ment	3,242.25 -294.75 176.00 -16.00 33.00 -3.00 -22.55 2.05 2,527.25 -229.75 198.00 -18.00 22.55 -2.05 1,765.50 -160.50 148.50 -13.50

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	Payee	<u>Amount</u>
1256	Administrative Fund	SECRETARIAL FEES - ADDITIONAL	
27/03/25 27/03/25 27/03/25	GST Additional Admin Fee GST	Archers Body Corporate M'ment	-4.10 1,189.10 -108.10
27/03/25 27/03/25 27/03/25	Term Dep Invest Fee GST	Archers Body Corporate M'ment	148.50 -13.50
30/04/25	Disb.@27/03-30/04/25 Total:	Accruals@30/04/25	1,072.50 8,730.25
12590	Administrative Fund	SECRETARIAL FEES	
17/05/24	S.Fees@1/5-30/6/24	Prepayments@30/04/24	3,227.64
17/05/24	S.Fees@30/04/24	Sundry Creditors@30/04/24	-230.38
17/05/24	GST	_	20.94
26/06/24	Secretarial Fees	Archers Body Corporate M'ment	230.38
26/06/24	GST		-20.94
02/07/24	Secretarial Fees	Archers Body Corporate M'ment	5,296.50
02/07/24	GST		-481.50
02/10/24	Secretarial Fees	Archers Body Corporate M'ment	5,296.50
02/10/24	GST		-481.50
13/01/25	Secretarial Fees	Archers Body Corporate M'ment	5,417.50
13/01/25	GST		-492.50
04/04/25	Secretarial Fees	Archers Body Corporate M'ment	5,417.50
04/04/25	GST		-492.50
30/04/25	S.Fees@1/5-30/6/25	Prepayments@30/04/25	-3,301.37
30/04/25	S.Fees@30/04/25	Sundry Creditors@30/04/25	202.44
30/04/25	GST		-18.40
	Total:		19,590.31
12593	Administrative Fund	DISBURSEMENTS - ADDITIONAL	
17/05/24	Disb.@27/3-30/4/24	Accruals@30/04/24	-2,079.05
26/06/24	Add - Envelope DL	Archers Body Corporate M'ment	114.40
26/06/24	GST		-10.40
26/06/24	Add - Envelope C4	Archers Body Corporate M'ment	49.34
26/06/24	GST		-4.49
26/06/24	Add - Emails	Archers Body Corporate M'ment	656.04
26/06/24	GST		-59.64
26/06/24	Add - Photocopying	Archers Body Corporate M'ment	1,575.42
26/06/24	GST		-143.22
26/06/24	Add - Letterhead/Fol	Archers Body Corporate M'ment	126.66
26/06/24	GST		-11.51
26/06/24	Add - Postage	Archers Body Corporate M'ment	610.97
26/06/24	GST		-55.54
27/03/25	Add - Envelope DL	Archers Body Corporate M'ment	25.96
27/03/25	GST		-2.36
27/03/25	Add - Envelope C4	Archers Body Corporate M'ment	42.90

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12593	Administrative Fund	DISBURSEMENTS - ADDITIONAL	
27/03/25	GST		-3.90
27/03/25 27/03/25	Add - Emails GST	Archers Body Corporate M'ment	284.13 -25.83
27/03/25	Add - Photocopying	Archers Body Corporate M'ment	1,428.79
27/03/25	GST	, 202 , 00.po.a.o	-129.89
27/03/25	Add - Letterhead/Fol	Archers Body Corporate M'ment	45.82
27/03/25	GST		-4.17
27/03/25	Add - Postage	Archers Body Corporate M'ment	299.39
27/03/25	GST Total:		-27.22 2,702.60
	i otai.		2,702.00
1270	Administrative Fund	CARETAKER	
16/05/24	Area C2 & C4 - C/tak	Abian Botanic Gardens Bms	-13,027.41
16/05/24	GST		1,184.31
16/05/24	Area C4 - Caretaker	Abian Botanic Gardens Bms	-1,465.58
16/05/24	GST	Ahian Batania Candana Buas	133.23
16/05/24	Area C5 - C/taker Mg GST	Abian Botanic Gardens Bms	-22,146.59 2,013.33
16/05/24 16/05/24	Area C3 - Caretaker	Abian Botanic Gardens Bms	-1,302.74
16/05/24	GST	Abian Botanic Galdens bins	118.43
16/05/24	Area C9 & C4 - C/tak	Abian Botanic Gardens Bms	-4,396.75
16/05/24	GST		399.70
17/05/24	Area C2 & C4 - C/tak	Sundry Debtors @ 30/04/24	13,027.41
17/05/24	GST		-1,184.31
17/05/24	Area C4 - Caretaker	Sundry Debtors @ 30/04/24	1,465.58
17/05/24	GST		-133.23
17/05/24	Area C5 - C/taker Mg	Sundry Debtors @ 30/04/24	22,146.59
17/05/24	GST	Coundmy Delatera @ 20/04/24	-2,013.33
17/05/24 17/05/24	Area C3 - Caretaker GST	Sundry Debtors @ 30/04/24	1,302.74 -118.43
17/05/24	Area C9 & C4 - C/tak	Sundry Debtors @ 30/04/24	4,396.75
17/05/24	GST	Currary Bostoro & Coro 1/2 1	-399.70
30/05/24	01/05/24 - 31/05/24		29,259.60
30/05/24	GST		-2,659.96
28/06/24	01/06/24 - 30/06/24		30,259.55
28/06/24	GST		-2,750.87
30/07/24	01/07/24 - 31/07/24		30,259.55
30/07/24	GST		-2,750.87
30/08/24	01/08/24 - 31/08/24		30,259.55
30/08/24	GST		-2,750.87
30/09/24	01/09/24 - 30/09/24 GST		30,259.55 -2,750.87
30/09/24 30/10/24	01/10/24 - 31/10/24		-2,750.87 30,259.55
30/10/24	GST		-2,750.87
00/10/21	55.		2,700.07

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1270	Administrative Fund	CARETAKER	
29/11/24	01/11/24 - 30/11/24		30,259.55
29/11/24	GST		-2,750.87
30/12/24	01/12/24 - 31/12/24		30,259.55
30/12/24	GST		-2,750.87
30/01/25	01/01/24 - 31/01/25		30,259.55
30/01/25	GST		-2,750.87
28/02/25	01/02/25 - 28/02/25		30,259.55
28/02/25	GST		-2,750.87
28/03/25	01/03/25 - 28/03/25		30,259.55
28/03/25	GST		-2,750.87
30/04/25	Ctake 1/4-30/4/25		30,259.55
30/04/25	GST		-2,750.87
30/04/25	Area C2 & C4 - Ctake	Sundry Debtors @ 30/04/25	-13,472.95
30/04/25	GST	,	1,224.81
30/04/25	Area C4 - Caretaker	Sundry Debtors @ 30/04/25	-1,464.45
30/04/25	GST	,	133.13
30/04/25	Area C5 - Caretaker	Sundry Debtors @ 30/04/25	-22,904.01
30/04/25	GST	,	2,082.18
30/04/25	Area C3 - Caretaker	Sundry Debtors @ 30/04/25	-1,347.29
30/04/25	GST	,	122.48
30/04/25	Area C9 & C4 - Ctake	Sundry Debtors @ 30/04/25	-4,547.12
30/04/25	GST	,	413.37
	Total:		289,435.27
1271	Administrative Fund	CONCIERGE SERVICES	
08/05/24	09/04/24 - 08/05/24		40,971.98
08/05/24	GST		-3,724.73
17/05/24	Concierge@9/4-30/4/2	Accruals@30/04/24	-26,433.53
07/06/24	09/05/24 - 08/06/24		40,971.98
07/06/24	GST		-3,724.73
08/07/24	09/06/24 - 08/07/24		42,372.20
08/07/24	GST		-3,852.02
08/08/24	09/07/24 - 08/08/24		42,372.20
08/08/24	GST		-3,852.02
06/09/24	09/08/24 - 08/09/24		42,372.20
06/09/24	GST		-3,852.02
08/10/24	09/09/24 - 08/10/24		42,372.20
08/10/24	GST		-3,852.02
08/11/24	09/10/24 - 08/11/24		42,372.20
08/11/24	GST		-3,852.02
06/12/24	09/11/24 - 08/12/24		42,372.20
06/12/24	GST		-3,852.02
08/01/25	09/12/24 - 08/01/25		42,372.20
08/01/25	GST		-3,852.02

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1271	Administrative Fund	CONCIERGE SERVICES	
07/02/25	09/01/25 - 08/02/25		42,372.20
07/02/25	GST		-3,852.02
07/03/25	09/02/25 - 08/03/25		42,372.20
07/03/25	GST		-3,852.02
08/04/25	09/03/25 - 08/04/25		42,372.20
08/04/25	GST		-3,852.02
30/04/25	Councierge@9/4-30/4/	Accruals@30/04/25	27,336.90
	Total:		460,599.67
1290	Administrative Fund	CLEANING - GENERAL	
25/06/24	Clean works 6/4	Cleaning B Pty Ltd	181.50
25/06/24	GST	•	-16.50
30/07/24	Rubbish Feb 24	Abian Visa Debit Card	325.00
30/07/24	GST		-29.55
18/09/24	Clean Inv 2267	Cambridge Management Services	1,144.00
18/09/24	GST		-104.00
02/10/24	Clean works 30/9	Cleaning B Pty Ltd	770.00
02/10/24	GST		-70.00
02/10/24	HW blast Art	Cleaning B Pty Ltd	330.00
02/10/24	GST		-30.00
10/12/24	Clean Stairs 30/9	Cleaning B Pty Ltd	181.50
10/12/24	GST		-16.50
15/04/25	Clean Sand Bags up	Cleaning B Pty Ltd	1,628.00
15/04/25	GST		-148.00
	Total:		4,145.45
1291	Administrative Fund	CLEANING - CARPETS	
03/09/24	Carpet clean 21/8	Galaxy Property Services	3,420.00
03/09/24	GST		-310.91
	Total:		3,109.09
1295	Administrative Fund	CLEANING - MATERIALS	
08/06/24	Supply 7/6	Cambridge Management Services	106.74
08/06/24	GST		-9.70
30/07/24	Clean supply 29/1	Abian Visa Debit Card	112.86
30/07/24	GST		-10.26
30/07/24	Clean sup Dec 23	Abian Visa Debit Card	188.75
30/07/24	GST		-17.16
30/07/24	Clean Apr24	Abian Visa Debit Card	98.90
30/07/24	GST		-8.99
30/07/24	Clean Feb 24	Abian Visa Debit Card	457.78
30/07/24	GST	AL: NO BLUG	-41.62
30/07/24	Clean supply Nov 23	Abian Visa Debit Card	112.86
30/07/24	GST		-10.26

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1295	Administrative Fund	CLEANING - MATERIALS	
20/09/24	Supply 13401197	Cambridge Management Services	469.92
20/09/24	GST		-42.72
28/01/25	Gym wipes 16/12	Abian Visa Debit Card	561.00
28/01/25	GST		-51.00
28/01/25	Clean supply	Abian Visa Debit Card	424.83
28/01/25	GST		-38.62
31/03/25	Gym Wipes Nov Dec24	Abian Visa Debit Card	178.42
31/03/25	GST		-16.22
01/04/25	Clean Sep Oct 24	Abian Visa Debit Card	329.55
01/04/25	GST		-29.96
02/04/25	Clean May Jun	Abian Visa Debit Card	845.48
02/04/25	GST		-76.86
02/04/25	Clean supply 4/8	Abian Visa Debit Card	21.98
02/04/25	GST		-2.00
02/04/25	Clean 12/8 -2/9	Abian Visa Debit Card	135.68
02/04/25	GST		-12.33
02/04/25	Clean 20,21/6	Abian Visa Debit Card	443.00
02/04/25	GST		-40.27
02/01/20	Total:		4,079.78
1296	Administrative Fund	CLEANING - SANITARY SERVICES	
07/05/24	Hygiene 29/5-28/6/24	Fresh & Clean Brisbane	86.25
07/05/24	GST		-7.84
17/05/24	Clean.@1/5-28/5/24	Prepayments@30/04/24	73.18
01/07/24	Hygiene 29/6-28/7/24	Fresh & Clean Brisbane	86.25
01/07/24	GST		-7.84
12/07/24	Hygiene29/7- 28/8/24	Fresh & Clean Brisbane	86.25
12/07/24	GST		-7.84
13/08/24	Hygiene 29/8 - 28/9	Fresh & Clean Brisbane	86.25
13/08/24	GST		-7.84
11/09/24	Hygiene 29/9- 28/10	Fresh & Clean Brisbane	86.25
11/09/24	GST		-7.84
08/10/24	Hygiene 29/10- 28/11	Fresh & Clean Brisbane	112.39
08/10/24	GST		-10.22
08/11/24	Hygiene 29/11- 28/12	Fresh & Clean Brisbane	112.39
08/11/24	GST		-10.22
10/12/24	Hygiene 29/12 - 28/1	Fresh & Clean Brisbane	112.39
10/12/24	GST		-10.22
13/01/25	Hygiene 29/1 - 27/2	Fresh & Clean Brisbane	112.39
13/01/25	GST		-10.22
10/02/25	Hygiene 28/2 - 27/3	Fresh & Clean Brisbane	122.25
10/02/25	GST		-11.11
11/03/25	Hygiene 29/3 - 28/4	Fresh & Clean Brisbane	122.25
11/03/25	GST		-11.11

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1296	Administrative Fund	CLEANING - SANITARY SERVICES	
09/04/25	Hygiene 29/4-28/5	Fresh & Clean Brisbane	122.25
09/04/25	GST		-11.11
30/04/25	Clean@1/5-28/5/25	Prepayments@30/04/25	-103.73
	Total:		1,103.60
1298	Administrative Fund	CLEANING - WINDOWS	
16/07/24	Exter window clean	Element Rope Access & Safety	47,080.00
16/07/24	GST		-4,280.00
07/08/24	Window cleaning 2/8	Accesspro Solutions Pty Ltd	6,930.00
07/08/24	GST		-630.00
05/09/24	Access Pro Inv2927	Sunland Group	-2,090.00
05/09/24	GST		190.00
05/02/25	Window clean 4/2	Accesspro Solutions Pty Ltd	53,955.00
05/02/25	GST		-4,905.00
	Total:		96,250.00
12991	Administrative Fund	CLEANING - GARBAGE CHUTE	
05/08/24	Chute Clean 2/8	Turbo Chute Australia P/L	1,182.50
05/08/24	GST		-107.50
	Total:		1,075.00
12995	Administrative Fund	CLEANING - CARPARKS	
04/40/04	0	D:1 0 : 0 :	
21/10/24	Carparks 1 -2/10	Brisbane Sweeping Service	3,511.20
21/10/24 21/10/24	GST	Brisbane Sweeping Service	-319.20
		Brisbane Sweeping Service	•
	GST	ELECTRICITY	-319.20
21/10/24	GST Total:		-319.20
21/10/24 1310	GST Total: Administrative Fund		-319.20 3,192.00
21/10/24 1310 16/05/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24		-319.20 3,192.00 16,878.48
21/10/24 1310 16/05/24 16/05/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST	ELECTRICITY	-319.20 3,192.00 16,878.48 -1,534.41
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST	ELECTRICITY Accruals@30/04/24	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24	ELECTRICITY	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST	ELECTRICITY Accruals@30/04/24	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24	ELECTRICITY Accruals@30/04/24	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 05/08/24 05/08/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24 GST	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59 -1,401.05
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24 05/08/24 06/09/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24 GST Elec Jul 24 GST Elec Aug 24	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59 -1,401.05 -77.25
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24 05/08/24 05/08/24 06/09/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24 GST Elec Aug 24 GST	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59 -1,401.05 -77.25 7.02
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24 05/08/24 05/08/24 06/09/24 06/09/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24 GST Elec Jul 24 GST Elec Aug 24 GST Elec Aug 24	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59 -1,401.05 -77.25 7.02 18,698.57
21/10/24 1310 16/05/24 16/05/24 17/05/24 31/05/24 31/05/24 02/07/24 02/07/24 03/07/24 03/07/24 05/08/24 05/08/24 05/08/24 06/09/24	GST Total: Administrative Fund ORIGIN 1/3-31/3/24 GST Elec.@1/3-30/4/24 ORIGIN 1/4-30/4/24 GST Elec Jun 24 GST ORIGIN 1/5-31/5/24 GST ADJ Jul 24 Elec Jul 24 GST Elec Aug 24 GST	ELECTRICITY Accruals@30/04/24 Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd Shell Energy Retail Pty Ltd	-319.20 3,192.00 16,878.48 -1,534.41 -38,722.59 14,625.48 -1,329.59 14,561.15 -1,323.74 11,408.62 -1,037.15 -49.97 15,411.59 -1,401.05 -77.25 7.02

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1310	Administrative Fund	ELECTRICITY	
06/09/24	GST		-7.02
06/09/24	Tax Code Adjustment		-77.25
04/10/24	Adj early paymnt	Shell Energy Retail Pty Ltd	-80.90
04/10/24	Elec Sept 24	Shell Energy Retail Pty Ltd	18,742.02
04/10/24	GST .	,	-1,703.82
05/11/24	Early paymnt Cr	Shell Energy Retail Pty Ltd	-85.38
05/11/24	Elec Oct 24	Shell Energy Retail Pty Ltd	20,074.18
05/11/24	GST		-1,824.93
04/12/24	Adjust	Shell Energy Retail Pty Ltd	-105.15
04/12/24	Elec Nov 24	Shell Energy Retail Pty Ltd	23,637.13
04/12/24	GST		-2,148.83
08/01/25	Adj	Shell Energy Retail Pty Ltd	-139.97
08/01/25	GST		12.72
08/01/25	Elec Dec 24	Shell Energy Retail Pty Ltd	29,424.85
08/01/25	GST		-2,674.99
08/01/25	Tax Code Adjustment		139.97
08/01/25	GST		-12.72
08/01/25	Tax Code Adjustment		-139.97
05/02/25	Early pay discount	Shell Energy Retail Pty Ltd	-127.29
05/02/25	Elec Jan 25	Shell Energy Retail Pty Ltd	32,944.61
05/02/25	GST		-2,994.96
11/03/25	ADJ 3/3	Shell Energy Retail Pty Ltd	-189.35
11/03/25	Elec Feb 25	Shell Energy Retail Pty Ltd	27,873.89
11/03/25	GST		-2,533.99
30/04/25	Elec Apr 25	Sundry Creditors@30/04/25	22,838.56
30/04/25	GST		-2,076.23
30/04/25	Elec Mar 25	Sundry Creditors@30/04/25	27,567.09
30/04/25	GST		-2,506.10
	Total:		228,318.71
1311	Administrative Fund	AIR CONDITIONING - RECOVERY	
17/05/24	ARC @ 30/04/24		18,614.95
17/05/24	GST		-1,692.27
29/05/24	ARC UTILITIES A/C ID		-15,044.00
29/05/24	GST		1,367.64
14/06/24	ARC @ 31/05/24		-2,022.90
14/06/24	GST		183.90
14/06/24	ARC @ 31/05/24		-2,686.25
14/06/24	GST		244.20
14/06/24	ARC @ 31/05/24		1,336.80
14/06/24	GST		-121.53
14/06/24	ARC @ 31/05/24		7,968.25
26/06/24	ARC UTILITIES A/C ID		-16,625.00
26/06/24	GST		1,511.36
	-		.,

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1311	Administrative Fund	AIR CONDITIONING - RECOVERY	
04/07/24	ARC @ 30/06/24		1,006.10
04/07/24	GST		-91.46
04/07/24	ARC @ 30/06/24		1,172.85
04/07/24	GST		-106.62
04/07/24	ARC @ 30/06/24		-449.85
04/07/24	GST		40.90
04/07/24	ARC @ 30/06/24		1,611.05
04/07/24	ARC @ 30/06/24		8,967.45
30/07/24	ARC UTILITIES A/C ID		-24,234.20
30/07/24	GST		2,203.11
12/08/24	ARC @ 37/07/24		-1,116.33
12/08/24	GST		101.48
12/08/24	ARC @ 37/07/24		4,232.48
12/08/24	GST		-384.77
12/08/24	ARC @ 37/07/24		566.65
12/08/24	GST		-51.51
12/08/24	ARC @ 37/07/24		1,683.11
12/08/24	ARC @ 37/07/24		8,346.90
28/08/24	ARC UTILITIES A/C ID		-17,511.38
28/08/24	GST		1,591.94
09/09/24	ARC @ 31/08/24		231.72
09/09/24	GST		-21.07
09/09/24	ARC @ 31/08/24		-1,150.86
09/09/24	GST		104.62
09/09/24	ARC @ 31/08/24		-1,615.95
09/09/24	GST		146.90
09/09/24	ARC @ 31/08/24		1,670.11
09/09/24	ARC @ 31/08/24		11,213.82
26/09/24	ARC UTILITIES A/C ID		-14,656.88
26/09/24	GST		1,332.44
04/10/24	ARC @ 30/09/24		1,554.55
04/10/24	GST		-141.32
04/10/24	ARC @ 30/09/24		-4,967.33
04/10/24	GST		451.58
04/10/24	ARC @ 30/09/24		-963.45
04/10/24	GST		87.59
04/10/24	ARC @ 30/09/24		1,745.40
04/10/24	ARC @ 30/09/24		10,398.39
30/10/24	ARC UTILITIES A/C ID		-20,122.60
30/10/24	GST		1,829.33
11/11/24	ARC @ 31/10/24		483.16
11/11/24	GST		-43.92
11/11/24	ARC @ 31/10/24		2,638.34
11/11/24	GST		-239.85

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1311	Administrative Fund	AIR CONDITIONING - RECOVERY	
11/11/24	ARC @ 31/10/24		1,799.90
11/11/24	GST		-163.63
11/11/24	ARC @ 31/10/24		1,874.60
11/11/24	ARC @ 31/10/24		8,695.07
29/11/24	ARC UTILITIES A/C ID		-14,975.11
29/11/24	GST		1,361.37
10/12/24	ARC @ 30/11/24		-233.08
10/12/24	GST		21.19
10/12/24	ARC @ 30/11/24		205.94
10/12/24	GST		-18.72
10/12/24	ARC @ 30/11/24		-946.85
10/12/24	GST		86.08
10/12/24	ARC @ 30/11/24		1,874.60
10/12/24	ARC @ 30/11/24		8,756.79
20/12/24	ARC UTILITIES A/C ID		-16,220.33
20/12/24	GST		1,474.58
08/01/25	ARC @ 31/12/24		-4,765.70
08/01/25	GST		433.25
08/01/25	ARC @ 31/12/24		3,879.21
08/01/25	GST		-352.66
08/01/25	ARC @ 31/12/24		826.00
08/01/25	GST		-75.09
08/01/25	ARC @ 31/12/24		1,389.05
08/01/25	ARC @ 31/12/24		8,742.81
30/01/25	ARC UTILITIES A/C ID		-20,632.81
30/01/25	GST		1,875.71
07/02/25	ARC @ 31/01/25		3,580.20
07/02/25	GST		-325.47
07/02/25	ARC @ 31/01/25		-459.87
07/02/25	GST		41.81
07/02/25	ARC @ 31/01/25		1,044.43
07/02/25	GST		-94.95
07/02/25	ARC @ 31/01/25		1,689.56
07/02/25	ARC @ 31/01/25		7,476.02
27/02/25	ARC UTILITIES A/C ID		-12,815.17
27/02/25	GST		1,165.02
07/03/25	ARC @ 28/02/25		-825.57
07/03/25	GST		75.05
07/03/25	ARC @ 28/02/25		-503.83
07/03/25	GST		45.80
07/03/25	ARC @ 28/02/25		-1,089.13
07/03/25	GST		99.01
07/03/25	ARC @ 28/02/25		7,791.60
07/03/25	ARC @ 28/02/25		1,754.60

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1311	Administrative Fund	AIR CONDITIONING - RECOVERY	
31/03/25	ARC UTILITIES A/C ID	7 331	-15,385.15
31/03/25	GST		1,398.65
11/04/25	ARC @ 31/03/25		479.05
11/04/25	GST		-43.55
11/04/25	ARC @ 31/03/25		1,832.00
11/04/25	GST		-166.55
11/04/25	ARC @ 31/03/25		-1,400.25
11/04/25	GST		127.30
11/04/25	ARC @ 31/03/25		3,384.20
11/04/25	ARC @ 31/03/25		6,684.22
29/04/25	ARC UTILITIES A/C ID		-16,882.10
29/04/25	GST		1,534.74
30/04/25	ARC @ 30/04/25		-8,695.01
30/04/25	GST		790.46
30/04/25	ARC @ 30/04/25		-64,953.15
30/04/25	GST		5,904.83
30/04/25	ARC @ 30/04/25		-5,825.20
30/04/25	GST		529.56
30/04/25	ARC @ 30/04/25		1,871.23
30/04/25	ARC @ 30/04/25		7,951.56
30/04/25	04/03/25 - 03/04/25	Unbilled @ 30/04/25	-90,889.32
30/04/25	GST		8,262.67
30/04/25	04/04/25 - 30/04/25	Unbilled @ 30/04/25	-16,758.41
30/04/25	GST		1,523.49
	Total:		-214,585.68
13191	Administrative Fund	UTILITY BILLING	
17/05/24	Utilit@1/4-30/4/24	Accruals@30/04/24	-1,648.17
24/05/24	Util Apr 24	Arc Utilities Management P/L	1,716.12
24/05/24	GST	3	-156.01
26/06/24	Util May 24	Arc Utilities Management P/L	1,869.02
26/06/24	GST	Ç	-169.91
29/07/24	Util Jun 24	Arc Utilities Management P/L	1,851.42
29/07/24	GST	Ç	-168.31
23/08/24	Util Jul 24	Arc Utilities Management P/L	1,837.12
23/08/24	GST	•	-167.01
24/09/24	Util Aug 24	Arc Utilities Management P/L	1,919.94
24/09/24	GST	•	-174.54
16/10/24	Util Sept 24	Arc Utilities Management P/L	2,062.06
16/10/24	GST .	-	-187.46
20/11/24	Util Oct 24	Arc Utilities Management P/L	2,062.06
20/11/24	GST	•	-187.46
19/12/24	Util Nov 24	Arc Utilities Management P/L	1,527.95
19/12/24	GST	-	-138.90

ACCOUNTS SUMMARY

Date	Details	Payee	Amount
<u>Date</u>		Payee	Amount
13191	Administrative Fund	UTILITY BILLING	4.050.50
31/01/25	Util Dec 24	Arc Utilities Management P/L	1,858.52
31/01/25	GST	Ara Utilitias Managament D/I	-168.96
28/02/25 28/02/25	Util Jan 25 GST	Arc Utilities Management P/L	1,930.06 -175.46
14/03/25	Util Feb 25	Arc Utilities Management P/L	1,936.66
14/03/25	GST	Alc Offices Management 1 /L	-176.06
07/04/25	Util Mar 25	Arc Utilities Management P/L	1,785.96
07/04/25	GST	7 TO Office Wallagollion 172	-162.36
14/04/25	Wtr Mtr Read 1/4	Cambridge Management Services	330.00
14/04/25	GST	ggg	-30.00
30/04/25	Utilit@1/4-30/4/25	Accruals@30/04/25	1,571.23
	Total:		20,547.51
13192	Administrative Fund	UTILITY BILLING - RECOVERY	
04/07/24	ARC @ 30/06/24		-1,611.05
12/08/24	ARC @ 37/07/24		-1,683.11
09/09/24	ARC @ 31/08/24		-1,670.11
04/10/24	ARC @ 30/09/24		-1,745.40
11/11/24	ARC @ 31/10/24		-1,874.60
10/12/24 08/01/25	ARC @ 30/11/24		-1,874.60 -1,389.05
07/02/25	ARC @ 31/12/24 ARC @ 31/01/25		-1,689.56
07/03/25	ARC @ 28/02/25		-1,754.60
11/04/25	ARC @ 31/03/25		-3,384.20
30/04/25	ARC @ 30/04/25		-1,871.23
00/01/20	Total:		-20,547.51
1335	Administrative Fund	CONTRIBUTIONS - BMS	
12/06/24	GST		81.27
12/06/24	GST		-81.27
21/08/24	YE adj 1/8- 31/10/24	Abian Botanic Gardens Bms	111,883.92
21/08/24	GST	Ahian Batania Candana Bras	-10,171.27
21/08/24	YE Adj 1/5 - 31/7/24	Abian Botanic Gardens Bms	111,883.92
21/08/24 11/11/24	GST YE Adj 1/11- 31/1/25	Abian Botanic Gardens Bms	-10,171.27 5,797.39
11/11/24	YE Adj 1/11- 31/1/25	Abian Botanic Gardens Bms	106,086.53
11/11/24	GST	Abian botanic Gardens bins	-9,644.23
10/02/25	YE 1/2 - 30/4/25	Abian Botanic Gardens Bms	5,797.39
10/02/25	YE1/2 - 30/4/25	Abian Botanic Gardens Bms	106,086.53
10/02/25	GST		-9,644.23
28/02/25	01/08/24 - 31/10/24	Gst Correction	-111,883.92
28/02/25	GST		10,171.27
28/02/25	01/08/24 - 31/10/24	Gst Correction	106,086.53
28/02/25	GST		-9,644.23

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1335	Administrative Fund	CONTRIBUTIONS - BMS	
28/02/25	01/08/24 - 31/10/24	Gst Correction	5,797.39
28/02/25	01/05/24 - 31/07/24	Gst Correction	-111,883.92
28/02/25	GST		10,171.27
28/02/25	01/05/24 - 31/07/24	Gst Correction	106,086.53
28/02/25	GST		-9,644.23
28/02/25	01/05/24 - 31/07/24	Gst Correction	5,797.39
28/02/25	Insurance	Ye Bms Adj Inv	-9,285.15
28/02/25	GST		844.10
28/02/25	Stamp Duty	Ye Bms Adj Inv	-843.35
28/02/25	Insurance	Bms 01/05/24 - 30/04/25	-271,341.00
28/02/25	GST		24,667.36
28/02/25	Stamp Duty	Bms 01/05/24 - 30/04/25	-22,200.64
30/04/25	YE Adj 2025	Sundry Creditors @ 30/04/25	64,909.67
30/04/25	GST		-5,900.88
30/04/25	YE Adj 2025	Sundry Creditors @ 30/04/25	2,542.76
	Total:		192,351.63
1350	Administrative Fund	BACKFLOW REGISTRATION	
16/05/24	B/Flow Reg to 24	Abian Botanic Gardens Bms	-949.00
17/05/24	B/Flow Reg 2024	Sundry Debtors @ 30/04/24	949.00
19/02/25	B/flow test 11/2/25	Brisbane City Council-262097.	1,064.00
30/04/25	B/Flow Reg 2025	Sundry Debtors @ 30/04/25	-1,064.00
	Total:		0.00
1370	Administrative Fund	FIRE - CONTRACT	
07/05/24	Fire May 24	Pacific Fire Group	363.83
07/05/24	GST		-33.08
05/06/24	Fire Jun 24	Pacific Fire Group	363.83
05/06/24	GST		-33.08
08/07/24	Fire Jul 24	Pacific Fire Group	363.83
08/07/24	GST		-33.08
05/08/24	Fire Aug 24	Pacific Fire Group	363.83
05/08/24	GST		-33.08
06/09/24	Fire Sep 24	Pacific Fire Group	363.83
06/09/24	GST		-33.08
04/10/24	Fire Oct 24	Pacific Fire Group	363.83
04/10/24	GST		-33.08
05/11/24	Fire Nov 24	Pacific Fire Group	363.83
05/11/24	GST	D :	-33.08
04/12/24	Fire Dec 24	Pacific Fire Group	363.83
04/12/24	GST	D 15 E1 O	-33.08
07/01/25	Fire Jan 25	Pacific Fire Group	363.83
07/01/25	GST	Davida Fina Onessa	-33.08
04/02/25	Fire Feb 25	Pacific Fire Group	363.83

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1370	Administrative Fund	FIRE - CONTRACT	
04/02/25	GST		-33.08
07/03/25	Fire Mar 25	Pacific Fire Group	363.83
07/03/25	GST		-33.08
02/04/25	Fire Apr 25	Pacific Fire Group	363.83
02/04/25	GST		-33.08
	Total:		3,969.00
1375	Administrative Fund	FIRE - REPAIRS & MAINTENANCE	
21/05/24	QIA Inv 195795	Abian Botanic Gardens Bms	-2,292.00
21/05/24	GST		208.36
22/05/24	QIA Inv 195795	Sundry Debtors @ 30/04/24	2,292.00
22/05/24	GST		-208.36
12/06/24	Evac practice 4/6	Qia Group	350.00
12/06/24	GST	•	-31.82
28/06/24	Svc call 23/5	Pacific Fire Group	478.50
28/06/24	GST	·	-43.50
09/07/24	Svc call 5/7	Pacific Fire Group	511.50
09/07/24	GST	·	-46.50
12/07/24	Svc call 10/7	Pacific Fire Group	613.25
12/07/24	GST	·	-55.75
12/07/24	Svc call 10/7	Pacific Fire Group	555.50
12/07/24	GST	·	-50.50
12/07/24	Svc Call Detect10/7	Pacific Fire Group	715.00
12/07/24	GST	·	-65.00
24/09/24	Svc call 8/8	Pacific Fire Group	478.50
24/09/24	GST		-43.50
08/10/24	Compliance 26/9	Fire Safety Compliance Qld P/L	630.00
08/10/24	GST		-57.27
08/10/24	Compliance 26/9	Fire Safety Compliance Qld P/L	668.00
08/10/24	GST		-60.73
29/10/24	Fire doors inspect	Cambridge Management Services	440.00
29/10/24	GST		-40.00
12/11/24	Svc 6/11	Pacific Fire Group	440.00
12/11/24	GST		-40.00
19/11/24	Svc call 6/11	Pacific Fire Group	440.00
19/11/24	GST		-40.00
19/11/24	AH Svc call 12/11	Pacific Fire Group	594.00
19/11/24	GST		-54.00
19/11/24	Svc Call 25/9	Pacific Fire Group	511.50
19/11/24	GST		-46.50
19/11/24	Log book 13/11	Pacific Fire Group	77.00
19/11/24	GST		-7.00
07/01/25	Leak works Pump	Pacific Fire Group	786.50
07/01/25	GST		-71.50

ACCOUNTS SUMMARY

1375 Administrative Fund FIRE - REPAIRS & MAINTENANCE	
04/02/25 Svc Call Jan 25 Pacific Fire Group 1,00	06.50
04/02/25 GST -	91.50
25/02/25 Detector 23/2 Pacific Fire Group 75	53.50
25/02/25 GST -	68.50
25/02/25 Tamper valve23/2 Pacific Fire Group 3	16.25
25/02/25 GST	28.75
·	22.07
21/03/25 GST -	74.73
, —	50.00
	31.82
,	98.00
	18.00
Total: 8,672	2.34
1377 Administrative Fund FIRE - QFES MONITORING	
16/05/24 Alarm 2023-24 Abian Botanic Gardens Bms -3,04	40.05
16/05/24 GST 2	76.37
	40.05
	76.37
	40.05
	76.37
·	40.05
	76.37
Total:	0.00
1390 Administrative Fund GAS	
17/05/24 Gas@30/1-30/4/24 Accruals@30/04/24 -13,3	38.77
11/06/24 Gas 30/1-30/4/24 Origin Biller 130112Abn220788. 14,89	95.60
	54.15
18/09/24 Gas late fee Origin Biller 130112Abn220788.	12.00
18/09/24 Gas 1/5 - 28/7/24 Origin Biller 130112Abn220788. 17,5-	40.10
18/09/24 GST -1,5	94.55
· · · · · · · · · · · · · · · · · · ·	12.00
	69.62
	60.87
	75.15
Total: 63,050	6.13
1395 Administrative Fund HOT WATER - RECOVERY	
14/06/24 ARC @ 31/05/24 -7,90	68.25
04/07/24 ARC @ 30/06/24 -8,90	67.45
12/08/24 ARC @ 37/07/24 -8,34	46.90
09/09/24 ARC @ 31/08/24 -11,2	13.82
04/10/24 ARC @ 30/09/24 -10,39	98.39

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1395	Administrative Fund	HOT WATER - RECOVERY	9 605 07
11/11/24 10/12/24	ARC @ 31/10/24 ARC @ 30/11/24		-8,695.07 -8,756.79
08/01/25	ARC @ 30/11/24 ARC @ 31/12/24		-8,742.81
07/02/25	ARC @ 31/01/25		-7,476.02
07/03/25	ARC @ 28/02/25		-7,791.60
11/04/25	ARC @ 31/03/25		-6,684.22
30/04/25	ARC @ 30/04/25		-7,951.56
	Total:		-102,992.88
1415	Administrative Fund	GENERAL EXPENSES	
30/07/24	bag tags 6/2	Abian Visa Debit Card	150.98
30/07/24	GST		-13.73
04/02/25	IT works	Business It Pros	19.25
04/02/25	GST		-1.75
11/02/25	Domain renew26	Business It Pros	24.75
11/02/25	GST	AL: NO BLUG	-2.25
26/03/25	USB 26/2	Abian Visa Debit Card	62.95
26/03/25	GST	Abian Via - Dabit Cand	-5.72
26/03/25	Officworks 9/2 GST	Abian Visa Debit Card	56.34 -5.12
26/03/25	Total:		-5.12 285.70
	Total.		203.70
1430	Administrative Fund	INSURANCE	
30/05/24	INS 27/5-27/5/25	Aviso Broking Pty Ltd	242,173.44
30/05/24	GST		-22,015.77
04/06/24	Insurance to 270525	Abian Botanic Gardens Bms	-242,173.44
04/06/24	GST	A :	22,015.77
26/09/24	INS 27/5 -27/5/25	Aviso Broking Pty Ltd	49,187.16
26/09/24	GST	Abian Datania Candana Dura	-4,471.56
01/10/24	Endorse Insurance GST	Abian Botanic Gardens Bms	-49,187.10
01/10/24 01/10/24	Endorse Insurance	Abian Botanic Gardens Bms	4,471.55 -49,187.10
01/10/24	GST	Abian Botanic Gardens bins	4,471.55
08/01/25	Endorse Insurance	Abian Botanic Gardens Bms	49,187.10
08/01/25	GST	Abian Botanie Gardens Bins	-4,471.55
28/02/25	Insurance	Ye Bms Adj Inv	9,285.15
28/02/25	GST		-844.10
28/02/25	Insurance	Bms 01/05/24 - 30/04/25	271,341.00
28/02/25	GST		-24,667.36
12/03/25	End24/2- 27/5/25	Arthur J. Gallagher Ac574119	8,825.74
12/03/25	GST	-	-802.34
30/04/25	Endorse Broker Fee	Ajg Inv 100920193	880.00
30/04/25	GST		-80.00
30/04/25	End AJG Inv to 27/05	Sundry Debtors @ 30/04/25	-9,705.67

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1430	Administrative Fund	INSURANCE	
30/04/25	GST		882.33
	Total:		255,114.80
1432	Administrative Fund	INSURANCE - STAMP DUTY	
30/05/24	SD 27/5-27/5/25	Aviso Broking Pty Ltd	20,061.56
04/06/24	S.Duty to 270525	Abian Botanic Gardens Bms	-20,061.56
26/09/24	SD 27/5 -27/5/25	Aviso Broking Pty Ltd	4,317.84
01/10/24	Endorse Stamp Duty	Abian Botanic Gardens Bms	-4,317.90
01/10/24	Endore Stamp Duty	Abian Botanic Gardens Bms	-4,317.90
08/01/25	Endorse Stamp Duty	Abian Botanic Gardens Bms	4,317.90
28/02/25	Stamp Duty	Ye Bms Adj Inv	843.35
28/02/25	Stamp Duty	Bms 01/05/24 - 30/04/25	22,200.64
12/03/25	End24/2- 27/5/25	Arthur J. Gallagher Ac574119	1,674.24
30/04/25	Endorse Broker Fee	Ajg Inv 100920193	-880.00
30/04/25	End AJG Inv to 27/05	Sundry Debtors @ 30/04/25	-794.31
	Total:		23,043.86
1433	Administrative Fund	INSURANCE - CLAIMS	
08/01/25	Excess 31/12	Express Glass 24 Hour Service	30,000.00
08/01/25	GST		-2,727.27
08/01/25	Excess 31/12	Express Glass 24 Hour Service	30,000.00
08/01/25	GST		-2,727.27
08/01/25	GST		2,727.27
08/01/25	GST		2,727.27
07/02/25	Sewage damage1/10	Moisture Control Services	1,628.00
07/02/25	GST		-148.00
13/03/25	Excess Glass Claim	Abian Botanic Gardens Bms	-30,000.00
30/04/25	Sewerage Leak	Sundry Creditors@30/04/25	30,000.00
30/04/25	Final Claim	Sundry Creditors@30/04/25	16,154.60
30/04/25	GST	Sanary Greaters @ 3070 1720	-1,468.60
00/01/20	Total:		76,166.00
1434	Administrative Fund	INSURANCE - REFUNDS	
07/02/25	CL02115359 CHU Claim	INCORANCE - RELIGINDS	-4,975.00
01102123	Total:		-4,975.00
4405	A desiminate of the d	INCUDANCE EVERO DAID	
1435	Administrative Fund	INSURANCE - EXCESS PAID	00 000 00
31/03/25	Sewerage leak 26/9	Qbe Insurance Ac837253691	30,000.00
30/04/25	Reverse	Incorrect Coding Still On Hub	-30,000.00
	Total:		0.00
1479	Administrative Fund	WATER RATES - NO GST	
17/05/24	Wtr@27/02-30/04/24	Accruals@30/04/24	-4,150.59
18/06/24	Wtr 27/2 - 23/5/24	Qld Urban Utilities 112144.	5,416.97
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ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1479	Administrative Fund	WATER RATES - NO GST	
16/09/24	Wtr 24/5 - 26/8/24	Qld Urban Utilities 112144.	6,349.61
19/12/24	Wtr 27/8 - 17/11/24	Qld Urban Utilities 112144.	6,342.34
02/04/25	Wtr 18/11 - 27/2/25	Qld Urban Utilities 112144.	8,486.96
30/04/25	Wtr@28/2-30/4/25	Accruals@30/04/25	5,158.74
	Total:		27,604.03
1490	Administrative Fund	LIFT - CONTRACT	
17/05/24	L.Ctrc@1/5-30/6/24	Prepayments@30/04/24	7,301.90
11/06/24	1/7-30/9/24	Otis Elevator Co Pty Ltd	11,982.30
11/06/24	GST		-1,089.30
11/09/24	Lift 1/10 - 31/12/24	Otis Elevator Co Pty Ltd	11,982.30
11/09/24	GST		-1,089.30
11/12/24	Lift 1/1 - 31/3/25	Otis Elevator Co Pty Ltd	12,461.59
11/12/24	GST		-1,132.87
12/03/25	Lift 1/4 - 30/6/25	Otis Elevator Co Pty Ltd	12,461.59
12/03/25	GST	D 1 000/04/05	-1,132.87
30/04/25	L.Ctrc@1/5-30/6/25	Prepayments@30/04/25	-7,593.98
	Total:		44,151.36
1491	Administrative Fund	LIFT - REPAIRS & MAINTENANCE	
24/05/24	Button fault 27/4	Otis Elevator Co Pty Ltd	798.60
24/05/24	GST		-72.60
02/08/24	Callout svc 29/7	Otis Elevator Co Pty Ltd	641.30
02/08/24	GST		-58.30
	Total:		1,309.00
1492	Administrative Fund	LIFT - REGISTRATION FEE	
17/05/24	L.Reg@1/5-31/1/25	Prepayments@30/04/24	3,380.07
30/04/25	L.Reg@1/5-31/1/26	Prepayments@30/04/25	-2,542.01
30/04/25	Lift Renew 2026	Sundry Creditors@30/04/25	1,120.57
30/04/25	Lift Renew 2026	Sundry Creditors@30/04/25	1,120.57
30/04/25	Lift Renew 2026	Sundry Creditors@30/04/25	1,120.57
	Total:		4,199.77
1530	Administrative Fund	PEST CONTROL	
22/05/24	Pest svc 17/5	Pest- Nett	462.00
22/05/24	GST		-42.00
30/09/24	Pest svc 26/9	Pest- Nett	462.00
30/09/24	GST		-42.00
21/03/25	Pest svc 19/3	Pest- Nett	462.00
21/03/25	GST		-42.00
	Total:		1,260.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1550	Administrative Fund	POOL - CHEMICALS	
14/05/24	Pool chems 10/5	Cambridge Management Services	1,273.91
14/05/24	GST		-115.81
08/06/24	Pool chems 7/6	Cambridge Management Services	266.20
08/06/24	GST		-24.20
26/06/24	Chems 25/6	Cambridge Management Services	57.90
26/06/24	GST		-5.26
30/07/24	Pool chems	Abian Visa Debit Card	40.40
30/07/24	GST		-3.67
30/07/24	Pool Dec 23	Abian Visa Debit Card	113.64
30/07/24	GST		-10.33
30/07/24	Pool Feb 24	Abian Visa Debit Card	40.40
30/07/24	GST		-3.67
21/08/24	Pool chems test 20/8	Cambridge Management Services	231.60
21/08/24	GST		-21.05
10/09/24	Chems JC POOL	Cambridge Management Services	3,427.13
10/09/24	GST		-311.56
08/10/24	JC Pool 348053	Cambridge Management Services	57.90
08/10/24	GST		-5.26
13/12/24	Pool svc 18/11	Cambridge Management Services	70.85
13/12/24	GST		-6.44
17/12/24	Chems 16/12	Cambridge Management Services	123.21
17/12/24	GST		-11.20
15/01/25	Pool chems 14/1	Cambridge Management Services	532.27
15/01/25	GST		-48.39
19/02/25	Pool chems 17/2	Cambridge Management Services	145.80
19/02/25	GST		-13.25
30/04/25	Opal Cartridges	Cambridge Inv 5625	-1,268.98
30/04/25	GST		115.36
	Total:		4,647.50
1552	Administrative Fund	POOL - REPAIRS & MAINTENANCE	
05/07/24	Sve Equip 6/6	Keys Electrical & Refrigerate	924.00
05/07/24	GST		-84.00
04/12/24	AH Pool heater svc f	Air Control Australia	704.00
04/12/24	GST		-64.00
13/12/24	Pool chems 18/11	Cambridge Management Services	75.00
13/12/24	GST		-6.82
06/01/25	Pool Heater 2/12	Keys Electrical & Refrigerate	1,206.26
06/01/25	GST		-109.66
15/01/25	Pool svc 14/1	Cambridge Management Services	240.00
15/01/25	GST		-21.82
	Total:		2,862.96

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1559	Administrative Fund	POOL SAFETY INSPECTIONS	
05/07/24	Pool cert 2/7	Icertified P/L	44.28
05/07/24	Pool safety inspect	Icertified P/L	309.98
05/07/24	GST		-28.18
	Total:		326.08
1570	Administrative Fund	AUDIT FEES	
17/05/24	Audit 2024	Accruals@30/04/24	-2,870.00
05/07/24	Audit 3/7	Hospitality & Strata Accounts	3,157.00
05/07/24	GST		-287.00
30/04/25	Audit 2025	Accruals@30/04/25	3,010.00
	Total:		3,010.00
1571	Administrative Fund	CONSULTANCY FEES	
10/09/24	Consult Mould 20/8	lecl International	1,474.00
10/09/24	GST		-134.00
	Total:		1,340.00
1572	Administrative Fund	INSURANCE VALUATIONS	
13/08/24	Compliance 12/8	Strata Compliance Solutions	1,700.00
13/08/24	GST		-154.55
30/04/25	SCS Inv 18036	Sundry Debtors @ 30/04/25	-1,700.00
30/04/25	GST		154.55
	Total:		0.00
1573	Administrative Fund	LEGAL FEES	
07/05/24	By law review 19/4	Shand Taylor Lawyers Pty Ltd	3,850.00
07/05/24	GST		-350.00
08/05/24	Cross river rail	Mahoney Lawyers	848.38
08/05/24	GST		-77.13
17/05/24	By Law Review 19/4	Sundry Creditors@30/04/24	-3,850.00
17/05/24	GST		350.00
11/06/24	Cross river rail 3/6	Mahoney Lawyers	1,469.88
11/06/24	GST	Makanasakasasa	-133.63
29/07/24	Cross river rail GST	Mahoney Lawyers	1,262.25
29/07/24 10/09/24	Cross river rail	Mahanay Lawyore	-114.75 232.65
10/09/24	GST	Mahoney Lawyers	-21.15
17/01/25	By law 9/1	Hwl Lawyers.Ac313388	214.78
17/01/25	By law 9/1	Hwl Lawyers.Ac313388	1,087.68
17/01/25	GST	Lawyoro 100 10000	-98.88
	Total:		4,670.08
1574	Administrative Fund	PREP OF INCOME TAX RETURN	
17/12/24	Prep Of Info for Tax	Archers Body Corporate M'ment	165.00
		s zouj ou.perato in mont	.00.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1574	Administrative Fund	PREP OF INCOME TAX RETURN	
17/12/24	GST		-15.00
31/01/25	ITR Jun 24	Archer Gowland Redshaw	165.00
31/01/25	GST		-15.00
	Total:		300.00
1578	Administrative Fund	WORK PLACE HEALTH & SAFETY	
17/12/24	Compliance 16/12	Strata Compliance Solutions	1,758.75
17/12/24	GST	•	-159.89
	Total:		1,598.86
1590	Administrative Fund	R & M - BUILDING	
07/05/24	foyer Floor 8/9/23	Base Terrazzo	1,518.00
07/05/24	GST		-138.00
08/05/24	Proj works AC	New Life Restorations Aust.	330.00
08/05/24	GST		-30.00
17/05/24	Foyer Floor 8/9/23	Sundry Creditors@30/04/24	-1,518.00
17/05/24	GST	•	138.00
17/05/24	Proj works	Sundry Creditors@30/04/24	-330.00
17/05/24	GST		30.00
21/05/24	Carpark Door	Abian Botanic Gardens Bms	-370.00
21/05/24	Roller Shutter	Abian Botanic Gardens Bms	-572.00
21/05/24	GST		52.00
22/05/24	Carpark Door	Sundry Debtors @ 30/04/24	370.00
22/05/24	Roller Shutter	Sundry Debtors @ 30/04/24	572.00
22/05/24	GST		-52.00
24/05/24	Box grg remotes 15/5	Supa Tech (Qld) Pty Ltd	632.50
24/05/24	GST		-57.50
28/05/24	Wrks Completed 24/5	Stowe Australia Pty Ltd	379.50
28/05/24	GST		-34.50
21/06/24	Multiple faults 28/5	Stowe Australia Pty Ltd	1,270.50
21/06/24	GST		-115.50
25/06/24	Secure Door 24/6	Riverside Trade Services	88.00
25/06/24	GST		-8.00
03/07/24	Tank works 28/6	Atm Tanks	1,320.00
03/07/24	GST		-120.00
22/07/24	Wall reprs 16/7	Brisbane Handyman Services	715.00
22/07/24	GST		-65.00
30/07/24	Door stopDec 23	Abian Visa Debit Card	7.05
30/07/24	GST		-0.64
30/07/24	Ute delivery Dec 23	Abian Visa Debit Card	50.00
30/07/24	GST	AL: N. B. L. G	-4.55
30/07/24	Bldg Feb 24	Abian Visa Debit Card	14.99
30/07/24	GST	A1: VC B 1: O :	-1.36
30/07/24	Grocer Feb 24	Abian Visa Debit Card	64.30

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1590	Administrative Fund	R & M - BUILDING	
30/07/24	GST		-5.85
30/07/24	Bldg Nov 23	Abian Visa Debit Card	27.22
30/07/24	GST		-2.47
30/07/24	Bldg Nov 23	Abian Visa Debit Card	25.00
30/07/24	GST		-2.27
05/08/24	Svc call 2/8	John Barnes & Co (Qld) Pty Ltd	187.00
05/08/24	GST		-17.00
07/08/24	Fobs remotes 15/7	Honeycombe John	329.26
07/08/24	GST		-29.93
26/08/24	Fobs remotes 15/7	Honeycombe John	-329.26
26/08/24	GST		29.93
03/09/24	Key fobs 15/7	Honeycombe John	109.26
18/09/24	Remotes Fobs 16/9	Supa Tech (Qld) Pty Ltd	968.00
18/09/24	GST		-88.00
25/09/24	Elec Room lock	John Barnes & Co (Qld) Pty Ltd	247.50
25/09/24	GST		-22.50
11/10/24	Maint Paint works	Brisbane Handyman Services	748.00
11/10/24	GST		-68.00
23/10/24	Rpr Shutter 4/10	Mirage Doors Aust Pty Ltd	572.00
23/10/24	GST		-52.00
04/11/24	Shower Head	Kym Mcdougall	39.00
08/11/24	Svc call 4/11	John Barnes & Co (Qld) Pty Ltd	247.50
08/11/24	GST		-22.50
04/12/24	Maint Paint 21/11	Brisbane Handyman Services	407.00
04/12/24	GST		-37.00
10/12/24	Gen Maint 4/12	Brisbane Handyman Services	1,232.00
10/12/24	GST		-112.00
10/12/24	CBD Svc ca;; 9/12	John Barnes & Co (Qld) Pty Ltd	247.50
10/12/24	GST		-22.50
08/01/25	Mould Treat 31/12	Moisture Control Services	805.75
08/01/25	GST		-73.25
13/01/25	Carpark svc 6/1	Magic Door Industries Pty Ltd	550.00
13/01/25	GST		-50.00
13/01/25	AH Svc call 9/1	John Barnes & Co (Qld) Pty Ltd	1,045.07
13/01/25	GST		-95.01
28/01/25	Bulbs 13/12	Abian Visa Debit Card	250.00
28/01/25	GST		-22.73
25/02/25	Support Arm 17/2	Magic Door Industries Pty Ltd	518.65
25/02/25	GST		-47.15
12/03/25	Door Alarm 5/3	Dash Symons Pty Ltd	484.00
12/03/25	GST		-44.00
12/03/25	Svc Door strike4/3	Elephants Foot Service Care.	731.50
12/03/25	GST		-66.50
14/03/25	Carpet works 10/3	Project Floors & Design	1,100.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1590	Administrative Fund	R & M - BUILDING	
14/03/25	GST		-100.00
24/03/25	CR 18596	Elephants Foot Service Care.	-319.00
24/03/25	GST		29.00
26/03/25	Scaffold 19/1	Abian Visa Debit Card	176.00
26/03/25	GST		-16.00
26/03/25	Paint works 24/3	Brisbane Handyman Services	511.50
26/03/25	GST		-46.50
01/04/25	Equip Sep Oct 24	Abian Visa Debit Card	830.50
01/04/25	GST		-75.50
01/04/25	Key 26/9	Abian Visa Debit Card	39.71
01/04/25	GST		-3.61
02/04/25	Equip hire 19/5	Abian Visa Debit Card	407.00
02/04/25	GST		-37.00
02/04/25	Bldg May Jun	Abian Visa Debit Card	3.97
02/04/25	GST		-0.36
02/04/25	Massage chair 9/6	Abian Visa Debit Card	154.66
02/04/25	GST		-14.06
09/04/25	Mtce wks 3/4	Brisbane Handyman Services	594.00
09/04/25	GST	•	-54.00
14/04/25	Sand paint Lift9/4	Brisbane Handyman Services	2,238.50
14/04/25	GST	•	-203.50
17/04/25	Blockage 16/4	Elephants Foot Service Care.	176.00
17/04/25	GST	•	-16.00
30/04/25	Temp Fence Hire	Sundry Creditors@30/04/25	5,388.91
30/04/25	GST	,	-489.90
	Total:		23,000.33
15916	Administrative Fund	R & M - WINDOWS	
22/05/24	Awning wrks 19/4	G James Glass & Aluminium P/L	275.00
22/05/24	GST		-25.00
22/05/24	Apt 2002 awning 8/5	G James Glass & Aluminium P/L	275.00
22/05/24	GST		-25.00
21/06/24	Awning wrks 23/5	G James Glass & Aluminium P/L	192.50
21/06/24	GST		-17.50
30/10/24	Window arms 25/10	Brisbane Handyman Services	302.50
30/10/24	GST		-27.50
20/01/25	Awning works16/1	G James Glass & Aluminium P/L	752.42
20/01/25	GST		-68.40
15/04/25	Awning works 31/3	G James Glass & Aluminium P/L	1,194.34
15/04/25	GST		-108.58
	Total:		2,719.78
15917	Administrative Fund	R & M - DOORS/LOCKS	
04/06/24	CBD svc call 30/5	John Barnes & Co (Qld) Pty Ltd	244.75

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15917	Administrative Fund	R & M - DOORS/LOCKS	
04/06/24	GST		-22.25
07/06/24	Maint Mar 24	Dormakaba Australia Pty Ltd	511.50
07/06/24	GST		-46.50
07/06/24	Door works 8/3	Dormakaba Australia Pty Ltd	2,032.80
07/06/24	GST		-184.80
16/07/24	Doors Jul 24	Dormakaba Australia Pty Ltd	511.50
16/07/24	GST		-46.50
24/07/24	Door work 18/7	Dormakaba Australia Pty Ltd	1,092.71
24/07/24	GST		-99.34
21/10/24	Repl Batteries 31/8	Dormakaba Australia Pty Ltd	1,366.26
21/10/24	GST		-124.21
19/11/24	AH Door close	Dormakaba Australia Pty Ltd	726.00
19/11/24	GST	B	-66.00
21/01/25	Closer Maint Nov24	Dormakaba Australia Pty Ltd	511.50
21/01/25	GST	D	-46.50
12/03/25	Door works 7/3	Dormakaba Australia Pty Ltd	467.50
12/03/25	GST	Dawn dala Arratadia Dtol tal	-42.50
09/04/25	Door works 7/4	Dormakaba Australia Pty Ltd	544.50
09/04/25	GST Total:		-49.50 7,280.92
	i otai.		7,200.92
15919	Administrative Fund	R & M - SAUNA	
29/05/24	Descale 24/5	Sauna & Steam Services	379.50
		Cadria a Cicarri Corvicco	010.00
29/05/24	GST	Gadria & Glodini Gol Vicco	-34.50
29/05/24 27/08/24		Sauna & Steam Services	
	GST Svc 17/7 GST		-34.50 522.50 -47.50
27/08/24	GST Svc 17/7		-34.50 522.50
27/08/24 27/08/24	GST Svc 17/7 GST Total:	Sauna & Steam Services	-34.50 522.50 -47.50
27/08/24 27/08/24 1592	GST Svc 17/7 GST Total: Administrative Fund	Sauna & Steam Services R & M - GARDENS & GROUNDS	-34.50 522.50 -47.50 820.00
27/08/24 27/08/24 1592 21/05/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5	Sauna & Steam Services	-34.50 522.50 -47.50 820.00
27/08/24 27/08/24 1592 21/05/24 21/05/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST	Sauna & Steam Services R & M - GARDENS & GROUNDS Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23	Sauna & Steam Services R & M - GARDENS & GROUNDS	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST	Sauna & Steam Services R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24 30/07/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9	Sauna & Steam Services R & M - GARDENS & GROUNDS Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80
27/08/24 27/08/24 1 592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12	Sauna & Steam Services R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00
27/08/24 27/08/24 1 592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00
27/08/24 27/08/24 1 592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00
27/08/24 27/08/24 1 592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25 06/01/25	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST Total:	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia Brisbane Handyman Services	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00
27/08/24 27/08/24 1592 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25 06/01/25	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST Total: Administrative Fund	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia Brisbane Handyman Services R & M - ELECTRICAL	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00 748.65
27/08/24 27/08/24 27/08/24 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25 06/01/25 1593 17/05/24 21/05/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST Total: Administrative Fund Lightning sys cert	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia Brisbane Handyman Services R & M - ELECTRICAL	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00 748.65
27/08/24 27/08/24 27/08/24 21/05/24 21/05/24 30/07/24 30/07/24 06/09/24 06/09/24 06/01/25 06/01/25 1593 17/05/24	GST Svc 17/7 GST Total: Administrative Fund Plants 17/5 GST Grds suppy Dec 23 GST Materials 2/9 GST Grds maint 20/12 GST Total: Administrative Fund Lightning sys cert GST	R & M - GARDENS & GROUNDS Tubestock Nursery Australia Abian Visa Debit Card Tubestock Nursery Australia Brisbane Handyman Services R & M - ELECTRICAL Queensland Power Protection	-34.50 522.50 -47.50 820.00 175.12 -15.92 45.60 -4.15 173.80 -15.80 429.00 -39.00 748.65

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1593	Administrative Fund	R & M - ELECTRICAL	
21/05/24	Thermal Scan	Abian Botanic Gardens Bms	-1,430.00
21/05/24	GST		130.00
22/05/24	RCD Test	Sundry Debtors @ 30/04/24	1,320.00
22/05/24	GST	,	-120.00
22/05/24	Thermal Scan	Sundry Debtors @ 30/04/24	1,430.00
22/05/24	GST	,	-130.00
22/05/24	Elec works 18/3	Edsi Solutions	203.50
22/05/24	GST		-18.50
21/06/24	Repl light fitting	Brighter Electrical Pty Ltd	806.30
21/06/24	GST	,	-73.30
12/07/24	Elec works 28/6	Icm & Edsi Pty Ltd	440.00
12/07/24	GST	,	-40.00
15/07/24	Elec works 11/7	Voltora Industries	496.89
15/07/24	GST		-45.17
22/07/24	Exit light 17/7	Voltora Industries	902.00
22/07/24	GST		-82.00
30/07/24	TV Reception 11/7	Voltora Industries	368.50
30/07/24	GST		-33.50
02/08/24	Elec works 30/4	Edsi Solutions	750.90
02/08/24	GST		-68.26
02/08/24	LED Fit 30/7	Voltora Industries	496.89
02/08/24	GST		-45.17
05/08/24	Elec work 27/6	5Thcorner	371.25
05/08/24	GST		-33.75
16/08/24	Light RCD test 7/6	Icm & Edsi Pty Ltd	1,130.25
16/08/24	GST		-102.75
10/09/24	Svc 30/8	Genelite Pty Ltd	1,081.55
10/09/24	GST	,	-98.32
11/09/24	Svc call 28/8	Keys Electrical & Refrigerate	366.63
11/09/24	GST	,	-33.33
13/09/24	Elec works 11/9	Voltora Industries	395.30
13/09/24	GST		-35.94
30/09/24	Fluro tubes	Mr Barry John Euler	301.42
02/10/24	Elec works 27/9	Voltora Industries	286.00
02/10/24	GST		-26.00
02/10/24	Rpl Plug test 18/9	Elephants Foot Service Care.	323.62
02/10/24	GST		-29.42
22/11/24	Elec work 19/11	Voltora Industries	1,408.00
22/11/24	GST		-128.00
04/12/24	Pendant lights 29/11	Voltora Industries	528.13
04/12/24	GST		-48.01
10/12/24	Fluro tubes 3/12	Mr Barry John Euler	301.42
11/12/24	Elec fault svc 10/12	Voltora Industries	627.00
11/12/24	GST		-57.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1593	Administrative Fund	R & M - ELECTRICAL	
07/01/25	Elec works 16/12	Voltora Industries	286.00
07/01/25	GST		-26.00
09/01/25	Catering15/11	Rms Group Brisbane	1,290.00
09/01/25	GST	F	-117.27
15/01/25	Elec works 14/1	Voltora Industries	286.00
15/01/25	GST	7 011014 11144041100	-26.00
03/02/25	Pwr switch 7/1	Voltora Industries	220.00
03/02/25	GST	Voltora madomos	-20.00
12/02/25	Repl emerg lights	Voltora Industries	1,571.31
12/02/25	GST	Voltora madelilos	-142.85
28/02/25	Elec works 31/1	Icm & Edsi Pty Ltd	376.75
28/02/25	GST	ioni a Easi i ty Eta	-34.25
28/02/25	Wtr proof GPO 26/2	Voltora Industries	292.61
28/02/25	GST	Voltora madatrica	-26.60
18/03/25	Elec works 30/4	Edsi Solutions	-750.90
18/03/25	GST	Edsi Solutions	68.26
24/03/25	Elec works 19/3	lom & Edoi Dty Ltd	750.90
	GST	Icm & Edsi Pty Ltd	
24/03/25		Abian Visa Debit Card	-68.26
26/03/25	Bulbs 28/2	Abian visa Debit Card	242.00
26/03/25	GST	Valtana lindustria a	-22.00
31/03/25	Sensor D/lights 26/3	Voltora Industries	418.00
31/03/25	GST 10/4	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	-38.00
15/04/25	Test Recert 3/4	Queensland Power Protection	968.00
15/04/25	GST		-88.00
15/04/25	RCD Test 8/4	Voltora Industries	1,760.00
15/04/25	GST		-160.00
15/04/25	Elec works 11/4	Voltora Industries	1,340.90
15/04/25	GST		-121.90
15/04/25	Ann Thermoscan test	Voltora Industries	3,058.00
15/04/25	GST		-278.00
29/04/25	Thermoscan test	Voltora Industries	298.65
29/04/25	GST		-27.15
30/04/25	RCD Test	Sundry Debtors @ 30/04/25	-1,760.00
30/04/25	GST		160.00
30/04/25	Thermoscan Test	Sundry Debtors @ 30/04/25	-3,058.00
30/04/25	GST		278.00
30/04/25	Thermoscan Defect	Sundry Debtors @ 30/04/25	-298.65
30/04/25	GST		27.15
	Total:		18,095.83
15934	Administrative Fund	R & M - RUBBISH CHUTE	
10/05/24	Chute works 2/5	Elephants Foot Service Care.	522.50
10/05/24	GST	·	-47.50
25/06/24	Tech svc 25/6	Elephants Foot Service Care.	335.50
		1	

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15934	Administrative Fund	R & M - RUBBISH CHUTE	
25/06/24	GST		-30.50
03/07/24	Svc call 30/6	Elephants Foot Service Care.	510.62
03/07/24	GST		-46.42
27/08/24	No Pwer to chute.	Elephants Foot Service Care.	867.41
27/08/24	GST		-78.86
27/08/24	AH Call out 24/8	Elephants Foot Service Care.	704.00
27/08/24	GST		-64.00
03/09/24	No pwr - reset 27/8	Elephants Foot Service Care.	239.25
03/09/24	GST		-21.75
11/09/24	Unblock Chute 25/8	Elephants Foot Service Care.	792.00
11/09/24	GST		- 72.00
17/12/24	Qtrly svc 12/12	Elephants Foot Service Care.	450.34
17/12/24	GST		-40.94
17/12/24	Chute door 12/12	Elephants Foot Service Care.	429.00
17/12/24	GST		-39.00
31/01/25	Svc Weld works	Elephants Foot Service Care.	727.54
31/01/25	GST		-66.14
04/02/25	Chute Connection31/1	Elephants Foot Service Care.	1,208.85
04/02/25	GST		-109.90
24/03/25	Test Svc Qtrly 18/3	Elephants Foot Service Care.	539.00
24/03/25	GST		-49.00
15/04/25	AH Call out 14/4	Elephants Foot Service Care.	704.00
15/04/25	GST		-64.00
	Total:		7,300.00
1595	Administrative Fund	R & M - GYM EQUIPMENT	
08/07/24	Handles repl 27/3/24	Technogym Australia Pty Ltd	533.34
08/07/24	GST	,	-48.49
09/07/24	Pulley cable 9/5	Technogym Australia Pty Ltd	706.66
09/07/24	GST	3 ,	-64.24
16/07/24	Equip svc 11/7	Technogym Australia Pty Ltd	264.00
16/07/24	GST	,	-24.00
	Total:		1,367.27
1598	Administrative Fund	R & M - PLUMBING	
10/05/24	Pump sets svc8/5	Reliable Plumbing Gas Solar	397.10
10/05/24	GST	3 -	-36.10
15/05/24	S'water leak 8/5	Reliable Plumbing Gas Solar	148.50
15/05/24	GST	3 -	-13.50
15/05/24	HW tank callout 8/5	Reliable Plumbing Gas Solar	187.00
15/05/24	GST	•	-17.00
21/05/24	HW leak 13/5	Reliable Plumbing Gas Solar	267.52
21/05/24	GST	•	-24.32
31/05/24	Repl pipework 23/5	Reliable Plumbing Gas Solar	679.58

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1598	Administrative Fund	R & M - PLUMBING	
31/05/24	GST		-61.78
17/06/24	Pinhole leak 8/6	Reliable Plumbing Gas Solar	563.31
17/06/24	GST		-51.21
18/06/24	Ceiling leak 3/6	Reliable Plumbing Gas Solar	1,157.09
18/06/24	GST		-105.19
18/06/24	Leak wrks 11/6	Reliable Plumbing Gas Solar	945.07
18/06/24	GST		-85.92
03/07/24	Callout works 22/5	Reliable Plumbing Gas Solar	575.19
03/07/24	GST		-52.29
03/07/24	Fire tank work 28/6	Reliable Plumbing Gas Solar	110.00
03/07/24	GST		-10.00
03/07/24	Leak works 28/6	Reliable Plumbing Gas Solar	178.59
03/07/24	GST		-16.24
03/07/24	Shower head CA 28/6	Reliable Plumbing Gas Solar	110.00
03/07/24	GST		-10.00
09/07/24	Plumb works 19/3/24	Howard Andrew	2,255.00
09/07/24	GST		-205.00
02/08/24	Noise 18/7	Reliable Plumbing Gas Solar	242.00
02/08/24	GST		-22.00
13/08/24	Qtrly HW svc 2/8	Reliable Plumbing Gas Solar	741.95
13/08/24	GST		-67.45
14/08/24	CW Valves 8/8	Reliable Plumbing Gas Solar	1,217.43
14/08/24	GST		-110.68
16/08/24	Temper test 8/8	Reliable Plumbing Gas Solar	506.83
16/08/24	GST		-46.08
19/08/24	B/flow test 9/8	Reliable Plumbing Gas Solar	611.33
19/08/24	GST		-55.58
19/08/24	Leak works 13/8	Reliable Plumbing Gas Solar	918.23
19/08/24	GST		-83.48
26/08/24	Rpl spray nozzle	Reliable Plumbing Gas Solar	233.48
26/08/24	GST		-21.23
06/09/24	Balnce Valve 29/08	Reliable Plumbing Gas Solar	595.65
06/09/24	GST		-54.15
16/09/24	Pipeworks 10/9	Reliable Plumbing Gas Solar	486.09
16/09/24	GST		-44.19
02/10/24	Leak works 27/9	Reliable Plumbing Gas Solar	830.50
02/10/24	GST		-75.50
15/10/24	Pump svc 10/10	Reliable Plumbing Gas Solar	377.25
15/10/24	GST		-34.30
16/10/24	Leak works 11/10	Reliable Plumbing Gas Solar	1,057.77
16/10/24	GST		-96.16
18/10/24	Emergency call out	Reliable Plumbing Gas Solar	561.00
18/10/24	GST		-51.00
04/11/24	Leak works 31/10	Reliable Plumbing Gas Solar	1,375.61

ACCOUNTS SUMMARY

1598	<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
19/11/24	1598	Administrative Fund	R & M - PLUMBING	
19/11/24 GST				
10/12/24			Reliable Plumbing Gas Solar	
10/12/24 GST				
11/12/24 Plumb works 10/12 Reliable Plumbing Gas Solar 203.50 11/12/24 GST -18.50 22/01/25 Blocked drain20/1 Reliable Plumbing Gas Solar 165.00 22/01/25 GST -15.00 05/03/25 Qtrly HW svc 17/2 Reliable Plumbing Gas Solar 741.95 05/03/25 GST -67.45 14/03/25 GST -38.00 14/03/25 GST -38.00 31/03/25 Carwash Grate 25/2 Reliable Plumbing Gas Solar 638.00 31/03/25 GST -38.00 09/04/25 GST -38.00 09/04/25 Sve asset 8/4 Reliable Plumbing Gas Solar 638.00 09/04/25 GST -34.30 24/04/25 Leak works 22/4 Reliable Plumbing Gas Solar 451.00 24/04/25 GST -41.00 30/04/25 GST -175.00 30/04/25 GST -175.00 10/07/25 GST -175.00 24/05/24 CCTV reader wrks			Reliable Plumbing Gas Solar	
11/12/24 GST -18.50 22/01/25 GST -15.00 05/03/25 Qtrly HW svc 17/2 Reliable Plumbing Gas Solar -15.00 05/03/25 Gtrly HW svc 17/2 Reliable Plumbing Gas Solar -15.00 05/03/25 GST -67.45 14/03/25 GST -67.45 14/03/25 Test Pumps 12/3 Reliable Plumbing Gas Solar -67.45 14/03/25 GST -38.00 31/03/25 GST -38.00 31/03/25 GST -38.00 31/03/25 GST -58.00 09/04/25 Sve asset 8/4 Reliable Plumbing Gas Solar -68.80 09/04/25 GST -58.00 09/04/25 GST -34.30 24/04/25 Leak works 22/4 Reliable Plumbing Gas Solar -34.30 24/04/25 GST -41.00 30/04/25 GST -41.00 30/04/25 GST -41.00 30/04/25 GST -41.00 30/04/25 GST -7.175.00 Total: Sundry Creditors@30/04/25 1,925.00 01/07/24 GST -132.00 01/07/24 Camera Tech work Davas Group Pty Ltd -1,145.00 01/07/24 GST -104.09 16/07/24 GST -32.00				
22/01/25 Blocked drain20/1 Reliable Plumbing Gas Solar 165.00 22/01/25 GST -15.00 05/03/25 Qtrly HW svc 17/2 Reliable Plumbing Gas Solar 741.95 05/03/25 GST -67.45 14/03/25 Test Pumps 12/3 Reliable Plumbing Gas Solar 418.00 31/03/25 GST -38.00 31/03/25 GST 638.00 09/04/25 GST -58.00 09/04/25 Sve asset 8/4 Reliable Plumbing Gas Solar 377.25 09/04/25 GST -34.30 24/04/25 Leak works 22/4 Reliable Plumbing Gas Solar 451.00 24/04/25 GST -41.00 30/04/25 HW Plant Room svc Sundry Creditors@30/04/25 1,925.00 30/04/25 GST -175.00 Total: 21,156.11 15991 Administrative Fund R & M - SECURITY SYSTEM 24/05/24 CCTV reader wrks Davas Group Pty Ltd 1,452.00 24/05/24 GST -132.00			Reliable Plumbing Gas Solar	
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31/03/25 Carwash Grate 25/2 Reliable Plumbing Gas Solar 638.00 31/03/25 GST -58.00 09/04/25 Sve asset 8/4 Reliable Plumbing Gas Solar 377.25 09/04/25 GST -34.30 24/04/25 Leak works 22/4 Reliable Plumbing Gas Solar 451.00 30/04/25 GST -41.00 30/04/25 HW Plant Room svc Sundry Creditors@30/04/25 1,925.00 30/04/25 GST -175.00 Total: 21,156.11 15991 Administrative Fund R & M - SECURITY SYSTEM 24/05/24 CCTV reader wrks Davas Group Pty Ltd 1,452.00 24/05/24 GST -132.00 01/07/24 GST -104.09 16/07/24 GST -104.09 16/07/24 Tech svc 12/7 Davas Group Pty Ltd 352.00 16/07/24 Svc 12/7 Davas Group Pty Ltd 429.00 16/07/24 Svc 12/7 Davas Group Pty Ltd 429.00 16/07/24 GST			Reliable Fluitibility Gas Solai	
31/03/25 GST -58.00			Reliable Plumbing Gas Solar	
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15991 Administrative Fund R & M - SECURITY SYSTEM 24/05/24 CCTV reader wrks Davas Group Pty Ltd 1,452.00 24/05/24 GST -132.00 01/07/24 Camera Tech work Davas Group Pty Ltd 1,145.00 01/07/24 GST -104.09 16/07/24 Tech svc 12/7 Davas Group Pty Ltd 352.00 16/07/24 GST -32.00 16/07/24 Svc 12/7 Davas Group Pty Ltd 429.00 16/07/24 GST -39.00 11/09/24 Tech Svc 8/9 Davas Group Pty Ltd 1,013.20 11/09/24 GST -92.11		GST	,	
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16/07/24 GST -32.00 16/07/24 Svc 12/7 Davas Group Pty Ltd 429.00 16/07/24 GST -39.00 11/09/24 Tech Svc 8/9 Davas Group Pty Ltd 1,013.20 11/09/24 GST -92.11	01/07/24	GST		
16/07/24 Svc 12/7 Davas Group Pty Ltd 429.00 16/07/24 GST -39.00 11/09/24 Tech Svc 8/9 Davas Group Pty Ltd 1,013.20 11/09/24 GST -92.11			Davas Group Pty Ltd	
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11/09/24 Tech Svc 8/9 Davas Group Pty Ltd 1,013.20 11/09/24 GST -92.11			Davas Group Pty Ltd	
11/09/24 GST -92.11				
			Davas Group Pty Ltd	
11/09/24			Davis Orion Philad	
· · · · · · · · · · · · · · · · · · ·			Davas Group Pty Ltd	
11/09/24 GST -35.00			Davisa Craum Dtv. Ltd	
09/10/24 Tech svc 26/9 Davas Group Pty Ltd 528.00 09/10/24 GST -48.00			Davas Group Pty Ltd	
09/10/24 GST -48.00 28/01/25 Maint 19/12 Dash Symons Pty Ltd 977.90			Dash Symons Pty Ltd	
28/01/25 GST -88.90			Dash Cymons i ty Ltu	
30/04/25 System Svc Care 30/0 Sundry Creditors@30/04/25 977.90			Sundry Creditors@30/04/25	
, , ,	30/04/25	GST	Cartary Creditors (20070-7720	-88.90
30/04/23 (331	00/0 //20	Total:		6,600.00
		Total:		6,600.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1610	Administrative Fund	SECURITY	
04/10/24	Guard Svc 24-26/9	Ur Protection Security	1,980.00
04/10/24	GST	•	-180.00
14/03/25	Guard svc 7- 10/3	Ur Protection Security	4,296.60
14/03/25	GST		-390.60
	Total:		5,706.00
1630	Administrative Fund	TELEPHONE	
07/05/24	Sthn phone co20/3	Howes, Stuart	171.23
07/05/24	GST		-15.57
17/05/24	Sthn Phone C 20/3	Sundry Creditors@30/04/24	-171.23
17/05/24	GST		15.57
	Total:		0.00
1639	Administrative Fund	INTERNET PROVIDER	
17/05/24	01/12/23 - 30/04/24	Accruals@30/04/24	-295.41
17/05/24	01/02/24 - 30/04/24	Accruals@30/04/24	-59.05
30/07/24	TPG 20/1	Abian Visa Debit Card	77.98
30/07/24	GST		-7.09
30/07/24	TPG Dec 23	Abian Visa Debit Card	77.98
30/07/24	GST		-7.09
30/07/24	TPG Apr 24	Abian Visa Debit Card	82.98
30/07/24	GST		-7.54
30/07/24	TPG Spotify 20/2	Abian Visa Debit Card	77.98
30/07/24	GST		-7.09
30/07/24	TPG Spotify Feb 24	Abian Visa Debit Card	77.98
30/07/24	GST		-7.09
30/07/24	TPG Spotify Nov 23	Abian Visa Debit Card	77.98
30/07/24	GST	AL: NO DIVIDE	-7.09
28/01/25	Internet 22/12	Abian Visa Debit Card	69.99
28/01/25	GST	AL: NO DIVIDE	-6.36
28/01/25	Music subscrip	Abian Visa Debit Card	13.99
28/01/25	GST	Alaina Mina Dalait Onnal	-1.27
26/03/25	Internet TPG 22/1	Abian Visa Debit Card	69.99
26/03/25	GST	Abian Vice Debit Cond	-6.36
26/03/25	Spotify Lobby 2/2	Abian Visa Debit Card	13.99
26/03/25	GST TPG Feb 25	Abian Viaa Dabit Card	-1.27
26/03/25 26/03/25	GST	Abian Visa Debit Card	69.99 -6.36
26/03/25		Abian Visa Debit Card	13.99
26/03/25	Spotify 2/3 GST	Abian visa Debit Card	-1.27
31/03/25	TPG Nov Dec24	Abian Visa Debit Card	69.99
31/03/25	GST	Anian visa Denit Calu	-6.36
31/03/25	Spotify Dec 24	Abian Visa Debit Card	13.99
31/03/25	GST	Whall Alsa Denit Cald	-1.27
31/03/23	301		-1.27

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1639	Administrative Fund	INTERNET PROVIDER	
01/04/25	Internet Sep Oct 24	Abian Visa Debit Card	69.99
01/04/25	GST .		-6.36
01/04/25	Spotify Sep 24	Abian Visa Debit Card	13.99
01/04/25	GST		-1.27
02/04/25	TPG 22/5	Abian Visa Debit Card	69.99
02/04/25	GST		-6.36
02/04/25	spotify 2/6	Abian Visa Debit Card	13.99
02/04/25	ĠST		-1.27
02/04/25	TPG spotify 22/7	Abian Visa Debit Card	83.98
02/04/25	GST		-7.63
02/04/25	TPG 22/8- Spot2/9	Abian Visa Debit Card	83.98
02/04/25	GST		-7.63
02/04/25	TPG 22/6, Spot 2/7	Abian Visa Debit Card	83.98
02/04/25	GST		-7.63
30/04/25	TPG * 2 Mths	Accruals@30/04/25	127.25
30/04/25	Spotify * 2 Mths	Accruals@30/04/25	25.44
	Total:		915.27
1651	Administrative Fund	PRIOR YEAR EXPENSE	
12/06/24	GST		-2,966.64
12/06/24	GST		2,966.64
12/06/24	YE Adj 30/4/24	Abian Botanic Gardens Bms	32,632.99
12/06/24	GST		-2,966.64
12/06/24	YE Adj 30/4/24	Abian Botanic Gardens Bms	-893.94
12/06/24	GST		81.27
	Total:		28,853.68
22001	Sinking Fund	AIRCONDITIONERS	
29/05/24	Coil repl design19/3	Premier Hvac Pty Ltd	5,170.00
29/05/24	GST	·	-470.00
17/07/24	Condenser Chiller31/	Air Control Australia	43,937.23
17/07/24	GST		-3,994.29
17/07/24	Clean Duct works31/5	Air Control Australia	5,259.10
17/07/24	GST		-478.10
02/10/24	AC Works 30/9	Air Control Australia	45,892.00
02/10/24	GST		-4,172.00
08/10/24	Alter program 30/9	Air Control Australia	3,732.30
08/10/24	GST		-339.30
04/12/24	Air Chiller 30/11	Air Control Australia	139,539.44
04/12/24	GST		-12,685.40
04/12/24	Condenser coil 30/11	Air Control Australia	10,647.97
04/12/24	GST		-968.00
08/01/25	Cooling coil 31/12	Air Control Australia	20,537.11
08/01/25	GST		-1,867.01

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
22001	Sinking Fund	AIRCONDITIONERS	
08/01/25	Chiller reprs 31/12	Air Control Australia	45,785.30
08/01/25	GST		-4,162.30
08/01/25	Sensor test31/12	Air Control Australia	3,477.65
08/01/25	GST		-316.15
19/02/25	Condenser coil rpr	Air Control Australia	7,144.91
19/02/25	GST		-649.54
14/04/25	AC Svc 31/3	Air Control Australia	9,250.19
14/04/25	GST		-840.93
	Total:		309,430.18
22109	Sinking Fund	BUILDING REPAIRS	
01/07/24	Paint works 26/6	Brisbane Handyman Services	3,300.00
01/07/24	GST		-300.00
24/07/24	Concrete repr 19/7	Stop & Seal Pty Ltd	9,750.00
24/07/24	GST		-886.36
26/07/24	Height safety 23/7	Accesspro Solutions Pty Ltd	4,702.50
26/07/24	GST		-427.50
11/09/24	Maint Bin Bumpers	Brisbane Handyman Services	6,600.00
11/09/24	GST		-600.00
11/09/24	CleaningB 2055, 2267	Cambridge Management Services	1,325.50
11/09/24	GST		-120.50
18/09/24	CleaningB 2055, 2267	Cambridge Management Services	-1,325.50
18/09/24	GST		120.50
08/10/24	Glass sensors 30/9	Dash Symons Pty Ltd	6,430.55
08/10/24	GST		-584.60
09/10/24	Roof screens 30/9	Dowells Building Services	17,772.65
09/10/24	GST	0 1 10	-1,615.70
14/10/24	50% Dowells Inv80271	Sunland Group	-8,078.48
05/11/24	Cable Install 1/11	Mirage Doors Aust Pty Ltd	3,795.00
05/11/24	GST	W W III 10	-345.00
09/12/24	Pay 1/3 Ceiling	Www.Walkleyart.Com	7,448.00
09/12/24	GST	Damas Iraba Arratualia Dhallad	-677.09
13/12/24	Door works 9/10	Dormakaba Australia Pty Ltd	4,281.20
13/12/24	GST	Damasakaha Arratualia Diri I tal	-389.20
13/12/24	Glass door work 9/10 GST	Dormakaba Australia Pty Ltd	4,184.18
13/12/24		Vinzatta Cian Channa	-380.38
17/12/24	Signs 13/12	Kinzett's Sign Shoppe	1,793.00
17/12/24 13/01/25	GST	All Access Scaffold	-163.00
	Scaffold 9 -15/1/25 GST	All Access Scallold	2,178.00
13/01/25		Suna Took (Old) Phylod	-198.00
15/01/25	30 Fobs & Remotes	Supa Tech (Qld) Pty Ltd	2,084.50
15/01/25	GST	Postary Cardinas	-189.50
28/01/25	Ceiling works 23/1	Restorx Services	3,751.00
28/01/25	GST		-341.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
22109	Sinking Fund	BUILDING REPAIRS	
05/02/25	Gold ceiling 23/1	Www.Walkleyart.Com	31,669.28
05/02/25	GST	•	-2,879.03
07/02/25	Floors refurb10/12	The Stone Restorer	4,191.00
07/02/25	GST		-381.00
11/02/25	Rpl Gas strut7/2	Elephants Foot Service Care.	3,373.37
11/02/25	GST		-306.67
14/02/25	Ceiling panels13/2	Air Control Australia	7,821.92
14/02/25	GST		-711.08
26/02/25	Scaffold hire 18/2	Beresford Interior Linings	10,893.00
26/02/25	GST		-990.27
24/03/25	Planter box work	Stop & Seal Pty Ltd	14,080.00
24/03/25	GST		-1,280.00
30/04/25	Deposit	Sundry Creditors@30/04/25	2,000.00
30/04/25	GST		-181.82
	Total:		130,193.47
22207	Sinking Fund	CONSULTANCY - PROFESSIONAL	
08/01/25	IT supply	Business It Pros	6,004.90
08/01/25	GST		-545.90
	Total:		5,459.00
22400	Sinking Fund	ELECTRICAL	
22/07/24	Repr defects 19/7	Voltora Industries	2,203.83
22/07/24	GST		-200.35
30/07/24	Hard drive 24/1	Abian Visa Debit Card	77.00
30/07/24	GST		-7.00
10/12/24	Exit lighting5/12	Voltora Industries	2,861.57
10/12/24	GST		-260.14
07/01/25	Elec works 18/12	Voltora Industries	2,052.90
07/01/25	GST		-186.63
	Total:		6,541.18
22404	Sinking Fund	EQUIPMENT PURCHASE	
30/07/24	Equip office	Abian Visa Debit Card	398.95
30/07/24	GST		-36.27
	Total:		362.68
22501	Sinking Fund	FIRE DOORS	
24/09/24	Repl Fire doors 17/9	Pacific Fire Group	6,814.50
24/09/24	GST		-619.50
07/01/25	Fire Doors 31/10	Pacific Fire Group	6,930.00
07/01/25	GST		-630.00
09/01/25	Replacement of Fire	The Australian Federal Police	-6,930.00
09/01/25	GST		630.00

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
22501	Sinking Fund	FIRE DOORS	
09/04/25	Fire Doors 3/4	Pacific Fire Group	6,121.50
09/04/25	GST		-556.50
	Total:		11,760.00
22502	Sinking Fund	FIRE EQUIPMENT	
09/01/25	Reprs Hydrants18/12	Pacific Fire Group	11,438.35
09/01/25	GST		-1,039.85
13/01/25	Pac Fire Inv 8619	Abian Botanic Gardens Bms	-11,438.35
13/01/25	GST	Dacifia Fire Croup	1,039.85
28/01/25 28/01/25	Equip Sprinkler22/1 GST	Pacific Fire Group	11,971.30 -1,088.30
30/04/25	Pac Fire Inv 8758	Sundry Debtors @ 30/04/25	-11,971.30
30/04/25	GST	Gundry Debtors & 50/04/20	1,088.30
00/01/20	Total:		0.00
22600	Sinking Fund	GARAGE DOORS	
07/05/24	Roller shutter 3/5	J.B Garage Doors & Gate Svc	1,900.00
30/04/25	JB Garage Inv 0888	Sundry Debtors @ 30/04/25	-1,900.00
	Total:	, -	0.00
22800	Sinking Fund	INCOME TAX	
17/05/24	01/07/23 - 30/04/24	Income Tax @ 30/04/24	-17,027.40
30/04/25	01/07/24 - 30/04/25	Income Tax @ 30/04/25	20,975.60
	Total:		3,948.20
22805	Sinking Fund	PAYG INSTALMENTS	
31/12/24	PAYG 31/12/24	Ato	2,920.00
18/02/25	Instalment Tax		986.23
31/03/25	Instalment Tax		1,462.77
31/03/25	PAYG Adj 31/3/25	Ato	92.00
14/04/25 22/04/25	Instalment Tax Instalment Tax		804.28 667.84
24/04/25	Instalment Tax		13.57
24/04/23	Total:		6,946.69
00=04		DANITING EVERIOR	,
23501	Sinking Fund	PAINTING - EXTERIOR	0.000.00
05/06/24	Paint wks 31/5 GST	Usher & Son Coatings Qld P/L	8,360.00 -760.00
05/06/24	Total:		7,600.00
	i viai.		7,000.00
23506	Sinking Fund	POOL PUMP	
02/04/25	Pump work1/4	Jc Pool Services	1,881.55
02/04/25	GST		-171.05
	Total:		1,710.50

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
23512	Sinking Fund	PLUMBING WORK	
22/05/24	HW repair 16/5	Reliable Plumbing Gas Solar	2,453.00
22/05/24	GST	•	-223.00
24/05/24	Instl boiler valve	Reliable Plumbing Gas Solar	1,501.50
24/05/24	GST		-136.50
31/05/24	HW system 23/5	Reliable Plumbing Gas Solar	8,575.60
31/05/24	GST		-779.60
18/06/24	Pit overflow 9/6	Reliable Plumbing Gas Solar	5,126.36
18/06/24	GST		-466.03
05/07/24	HW line reprs 2/7	Reliable Plumbing Gas Solar	12,248.50
05/07/24	GST		-1,113.50
03/09/24	SW Line diversion	Reliable Plumbing Gas Solar	29,533.90
03/09/24	GST		-2,684.90
08/01/25	Leak works 31/12	Reliable Plumbing Gas Solar	2,044.30
08/01/25	GST		-185.85
19/02/25	Replc HW ret line	Reliable Plumbing Gas Solar	32,952.70
19/02/25	GST		-2,995.70
	Total:		85,850.78
23516	Sinking Fund	PRESSURE CLEAN	
22/07/24	Pressure clean 217	Cleaning B Pty Ltd	2,640.00
22/07/24	GST		-240.00
	Total:		2,400.00
23545		POOL REPAIRS	2,400.00
23545 30/04/25	Total: Sinking Fund Opal Cartridges	POOL REPAIRS Cambridge Inv 5625	2,400.00 1,268.98
	Sinking Fund		·
30/04/25	Sinking Fund Opal Cartridges		1,268.98
30/04/25	Sinking Fund Opal Cartridges GST		1,268.98 -115.36
30/04/25 30/04/25	Sinking Fund Opal Cartridges GST Total:	Cambridge Inv 5625	1,268.98 -115.36
30/04/25 30/04/25 23808	Sinking Fund Opal Cartridges GST Total: Sinking Fund	Cambridge Inv 5625 SECURITY SYSTEM	1,268.98 -115.36 1,153.62
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9	Cambridge Inv 5625 SECURITY SYSTEM	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras 15/1	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50
30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63
30/04/25 30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1	SECURITY SYSTEM Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63 -176.88
30/04/25 30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25 28/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1 GST Smart Cameras23/1	Cambridge Inv 5625 SECURITY SYSTEM Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63 -176.88 2,837.20
30/04/25 30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25 28/01/25 28/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1 GST Smart Cameras23/1 GST	SECURITY SYSTEM Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63 -176.88 2,837.20 -257.93
30/04/25 30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25 28/01/25 28/01/25 04/02/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1 GST Smart Cameras23/1 GST Cameras 31/1	SECURITY SYSTEM Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63 -176.88 2,837.20 -257.93 4,553.15
30/04/25 30/04/25 30/04/25 23808 08/10/24 08/10/24 09/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25 17/01/25 28/01/25	Sinking Fund Opal Cartridges GST Total: Sinking Fund System Audit 30/9 GST Ajax devices 7/1 GST Detect cameras15/1 GST Licence upgrade 15/1 GST Security PC 15/1 GST Smart Cameras23/1 GST	SECURITY SYSTEM Dash Symons Pty Ltd	1,268.98 -115.36 1,153.62 1,782.00 -162.00 2,500.85 -227.35 4,961.57 -451.05 1,105.50 -100.50 1,945.63 -176.88 2,837.20 -257.93

ACCOUNTS SUMMARY

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
23808	Sinking Fund	SECURITY SYSTEM	
04/02/25	GST		-185.18
24/02/25	32 cameras 13/2	Dash Symons Pty Ltd	12,019.77
24/02/25	GST		-1,092.71
24/02/25	Licence install 20/2	Dash Symons Pty Ltd	1,105.50
24/02/25	GST		-100.50
24/02/25	CCTV 20/2	Dash Symons Pty Ltd	1,945.63
24/02/25	GST		-176.88
28/02/25	Fire Door 27/2	Dash Symons Pty Ltd	2,487.10
28/02/25	GST		-226.10
26/03/25	Fire door Monitor	Dash Symons Pty Ltd	2,487.10
26/03/25	GST		-226.10
	Total:		37,970.87

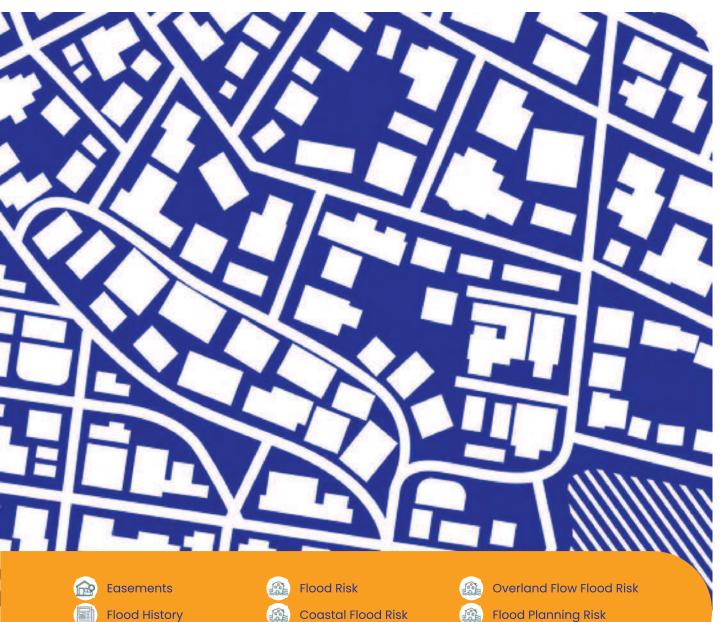
Property Fact Pack

u701/140 Alice Street Brisbane City QLD 4000



YOUR DIGITAL COPY









Character



Coastal Flood Risk



Historic Imagery



Flood Planning Risk



Vegetation

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



CONSIDERATIONS IDENTIFIED



Flood Risk



CONSIDERATIONS IDENTIFIED



Character



CONSIDERATIONS IDENTIFIED



Vegetation



CONSIDERATIONS IDENTIFIED



Bushfire Risk



CONSIDERATIONS
IDENTIFIED



Noise



NO CONSIDERATIONS IDENTIFIED

DATE OF REPORT

11th of August, 2025

ADDRESS

u701/140 ALICE STREET

LOT/PLAN

1604/SP264238

COUNCIL

Brisbane

ZONING

- City Centre Neighbourhood Plan
- Principal Centre (City Centre)

UTILITIES

- Power
- · Sewer
- Stormwater
- Water

SCHOOL CATCHMENTS

- Brisbane Central SS
- Fortitude Valley State Secondary College

CLOSEST CITY

Brisbane - 0km



Easements

What access rights exist over the property?



THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.

Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

Selected Property

Easement



Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

- Selected Property
- Medium Likelihood (1.0% Annual Chance)
- Low Likelihood (0.2% Annual Chance)
- Very Low Likelihood (0.05% Annual Chance)



Overland Flow Flood Risk

Are there any major rainfall issues for this property?



THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

- Selected Property
- Overland Flow Moderate Impact
- Overland Flow Low Impact
- Overland Flow



Flood History

Has the property been impacted by historic flood events?



THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model ar acceptable level of risk wher compared to actual flood events?

LEGEND

Selected Property

Flood Event - Feb 2022

// Flood Event - Jan 2011

Flood Event - 1974



Flood Planning Risk

What planning overlays impact development of this property?



THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.

Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

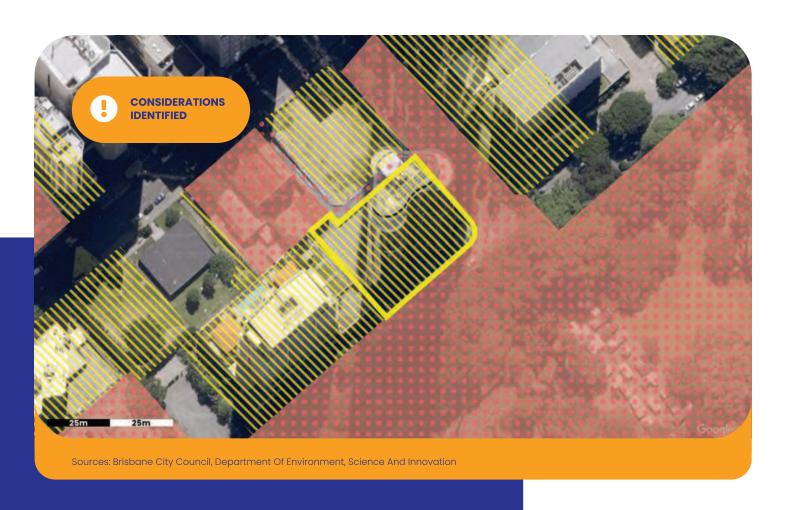
- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

- Selected Property
- Flood Planning Area 2 High To
 Moderate Possibility
- Flood Planning Area 3 Moderate
 Possibility
- Flood Planning Area 4 Moderate
 To Low Possibility
- Flood Planning Area 5 Low Possibility
- Overland Flow Flood Planning Area



Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for auidance on heritage places.

Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

- Selected Property
- Local Heritage Place, Structure OrLandscaping
- Property Adjoins A Heritage Place, Structure Or Landscaping
- State Heritage Place, Structure Or Landscaping



Historic Imagery

Historic Aerial Imagery



THINGS TO KNOW

Houses built before a certain historical period (e.g., pre-1946) are generally required to be preserved, with any extensions or alterations designed to complement their original architectural style.

If historic records or aerial imagery show a house on the site and the original structure remains, it may be protected by heritage regulations. Heritage and character provide a vital link to the past, showcasing a city's evolution while offering opportunities to celebrate and shape its future identity.

New homes in these areas should be designed to complement the existing streetscape and maintain the area's character and charm

Advice from a town planner or heritage architect is recommended if the property is identified as built in or before a historical period to ensure compliance with regulations.

Questions to ask:

- Is the property protected by Character protection?
- Can the building be demolished or modified?
- How do these protections affect renovations, extensions, or new builds?

LEGEND

Selected Property



Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rura area with native vegetation
- contains large significant trees even
 in an urban area.
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

Selected Property

X Significant Native Vegetation - Nall

X Significant Urban Vegetation - Nall



Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

Selected Property



Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures

For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

- Selected Property
 - Property Est. Fall: ~5m
- Property High: ~8m
- Property Low: ~3m

14r

3m

Stat

Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

Selected Property

Low Noise (Road)

Mod. To Low Noise Area (Council)



Water

Are there any water pipes nearby?



THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

- Selected Property
- Water Connection
- Water Pipe



Sewer

Are there any sewer pipes nearby?



THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the standard training applying applying applying the imagent is continued from

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

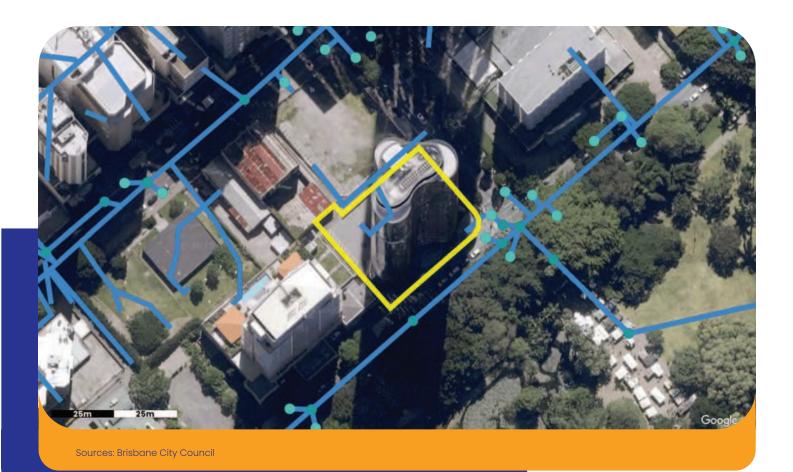
- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

- Selected Property
- Maintenance Structure
- Sewer Connection
- Sewer Pipe



Stormwater

Are there stormwater pipes on or near the property?



THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work

Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwate discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

- Selected Property
- Inlet Structure
- Maintenance Structure
- Stormwater Pipe Or Culvert



Power

Are there any power lines on or near the property?



THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information

Questions to ask

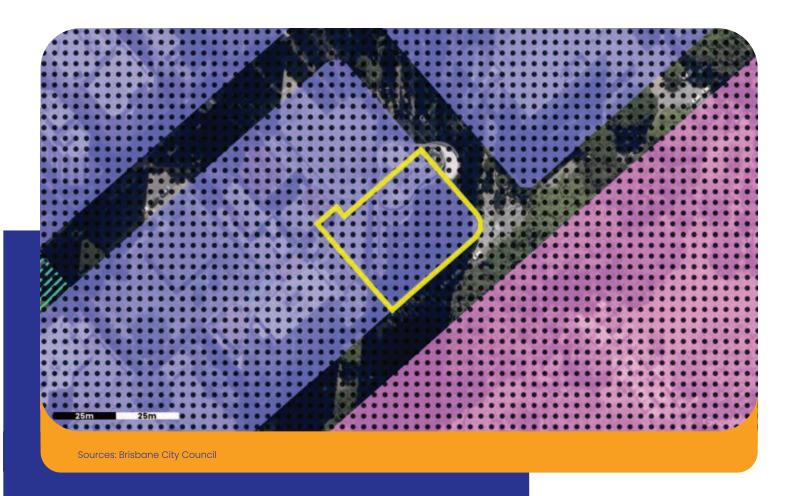
- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have or renovations, extensions, new builds or redevelopment?

- Selected Property
- ••• Underground Power Cable (HV)
- ••• Underground Power Cable (LV)



Zoning

What zone is my property?



THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.

Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

Selected Property

City Centre Neighbourhood Plan

Open Space (Metropolitan)

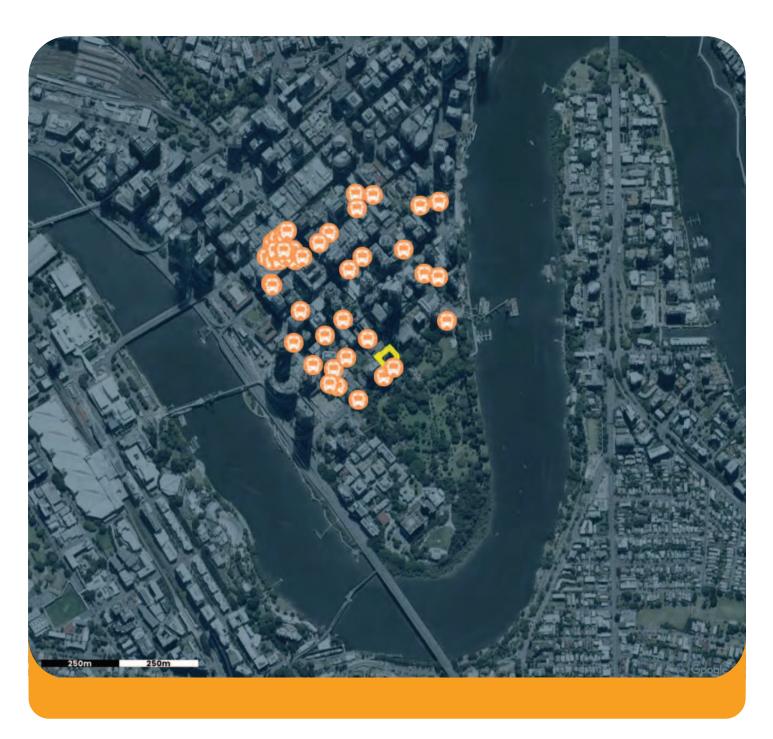
Principal Centre (City Centre)

Queens Wharf Npp-003



Public Transport

Is there any public transport stops nearby?



LEGEND

Selected Property





Boundary

View your property boundaries



LEGEND

Selected Property



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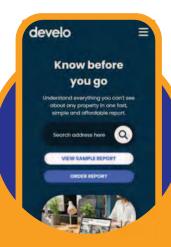
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