



STRATA ASSIST QLD

Body Corporate Search Agent

Form 13 Information Certificate and Form 8 Change in Ownership should be directed to the Body Corporate Managers – See details below

VENDORS DISCLOSURE STATEMENT

Body Corporate and Community Management Act 1997 and amendments 2012
SECTION 206

THIS DISCLOSURE STATEMENT
RELATES TO THE SALE OF:

LOT 5 ON BUP105257
BRIDGEWATER RIVER TERRACES CTS 15474
56 WHARF STREET
KANGAROO POINT QLD 4169

REQUIREMENT

DISCLOSED INFORMATION

Body Corporate Information Certificates issued by:
Contact Details

BODY CORPORATE MANAGER
STRATACARE AUSTRALIA
141 CAMPBELL STREET
BOWEN HILLS QLD 4006

Has a Committee been appointed?

Yes ☒ No ☐

If no Committee, has the Body Corporate Manager been
engaged to carry out the functions of the Committee:

Not applicable

Regulation Module

Insert cross
in appropriate
box

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Standard Regulation Module
Commercial Regulation Module
Other Regulation Module

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Accommodation Regulation Module
Small Schemes Regulation Module
Not applicable

If no box is ticked, the Standard Regulation Module is taken to be designated as the applicable Regulation Module.
Not applicable – The Body Corporate is regulated by the Building Units and Group Titles Act – No CMS applies.

DETAILS OF INSURANCE:

Company:	Longitude Insurance	Expiry:	14 th January 2021
Policy No.	LNG-STR-177478		
Public Liability:	\$20,000,000	Building:	\$18,839,102
Loss of Rent:	\$2,825,863	Catastrophe:	\$5,651,730
Office Bearers:	\$1,000,000	Voluntary Workers:	\$200,000

ACCOUNTING RECORDS

Last known balances of the Sinking fund: \$223,727.11

How was the approximate balance ascertained?

Balance Sheet dated 24th March 2020

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE LOT OWNER IS RESPONSIBLE:

Exclusive use Carpark & Storage area 5G as shown on Plan A attached to CMS

Exclusive use Courtyard 5 as shown on Plan B attached to CMS

SWIMMING POOL SAFETY CERTIFICATE

Swimming Pool Safety Certificate Sighted? Yes ☒ No ☐ Certificate No: PSC0043078 Expiry: 13.12.20

PETS AND BY-LAWS

Refer to By-Law 19

Are pets allowed to be kept?

Subject to Body Corporate approval. Further conditions apply - refer to By-Laws.

ASSET REGISTER

The body corporate assets required to be recorded on a register maintained by the body corporate are

Is a register of body corporate assets kept?

Nothing sighted in records provided

If so, what assets are recorded in the register?

N/A

LOT ENTITLEMENTS

Contribution Lot Entitlements 385 Aggregate 6915

Interest Lot Entitlement 385 Aggregate 6915

LEVIES AND CONTRIBUTIONS DETERMINED AT AGM HELD:

10th September 2019

Annual Gross Contributions fixed by the Body Corporate as payable by the Lot Owner is:

Administration Fund: \$ 5,845.96 **Sinking Fund:** \$ 1,708.98 **Insurance:** \$ 1,503.19

Administration and Sinking fund levies are payable in advance every four months

	ADMINISTRATION FUND		SINKING FUND		INSURANCE	
Due Date:	Approved PLE* Amount		Approved PLE* Amount		Approved PLE* Amount	
01.07.19	4.9289	\$ 1,897.63	1.2389	\$ 476.98	1.1494	\$ 442.52
01.11.19	5.1277	\$ 1,974.16	1.6	\$ 616.00	1.3775	\$ 530.34
01.03.20	5.1277	\$ 1,974.16	1.6	\$ 616.00	1.3775	\$ 530.34
	0	\$ -	0	\$ -	0	\$ -
Interim						
01.07.20	5	\$ 1,925.00	1.48	\$ 569.80	1.3775	\$ 530.34
	0	\$ -	0	\$ -	0	\$ -
Discount		0%		0%		0%

* An abbreviation for "Per Lot Entitlement"

** Discount given on levies if paid on or before due date

Other contributions for subject Lot

Exclusive Use Liability?

Nothing sighted in records provided

Other?

Nothing sighted in records provided

SPECIAL LEVIES

Are there any current special levies?

Nothing sighted in records provided

Total Amount N/A

Due Date N/A

Any known proposed special levies in the near future?

Nothing sighted in records provided

Potential Total Amount

N/A

OTHER INFORMATION

Information prescribed under Regulation Module:

Not applicable - none prescribed

This Report was prepared on 24th March 2020



Signature of seller(s) or person authorised by Sellers

Capacity of person signing

Dated

Signature of Witness

Name

Dated

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure Statement before entering into the contract to buy the above lot.

Signature of Buyer

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

Vendors Note:

This Section 206 Disclosure Statement is required by law to accompany a Contract of Sale of a property that is regulated by the Body Corporate & Community Management Act 1997. This Statement contains very basic Body Corporate information.

This Statement does not cover the Seller's Implied Warranties referred to in Clause 7 of the Contract of Sale. Unless you have requested that an Implied Warranties Statement be provided with this Disclosure, it is imperative that Vendors complete Clause 7 of the Contract diligently and to the best of their knowledge to avoid possible termination of a Contract should any matter be discovered that was not disclosed in that part of the Contract.

Notes related to Contributions

All contributions are set at the preceding Body Corporate Annual General Meeting (AGM). Gross amounts above refer to the total cost of the contribution. Often a discount of up to 20% is offered if contributions are paid on time. The AGM, or in some instances, an EGM, will set contributions for the financial year period and will often determine interim levies for the first or second levy periods in the following financial year to allow for the fact that the AGM for the following year could be delayed and levies need to be raised.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

Disclaimer

Please be advised that this Report was prepared from information provided by the Body Corporate. At the time of inspection, it is a possibility that not all of the records of the Body Corporate were made available or the records that were available were not up to date or complete. In either of these events, no responsibility is taken for any errors or omissions.

Whilst every care is taken in the preparation of this Report, it is the Seller's Responsibility to check the document thoroughly prior to signing. Any discrepancies are to be brought to our attention immediately. No responsibility will be taken for any discrepancy in levy calculations once settlement of the sale of this property has been effected.

STRATA ASSIST QLD - Body Corporate Search Agent

EMAIL: jan@strataassistqld.com.au
Web Address: www.strataassistqld.com.au
Phone: 0408924549
69 Moola Road Ashgrove Qld 4060
Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989



STRATA ASSIST QLD BODY CORPORATE SEARCH AGENTS

VENDORS IMPLIED WARRANTIES STATEMENT

In relation to the Contract for sale of lot(s) **5** in **BRIDGEWATER RIVER TERRACES** Community Titles Scheme **15474**

VENDORS	PAUL JAMES LOGAN
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With reference to the warranties in section 223 of the Body Corporate and Community Management Act 1997 the seller discloses – *(Please read in conjunction with the Vendors Disclosure Statement)*

- a) The following latent or patent defects in the common property or body corporate assets
- b) The following actual, contingent or expected liabilities of the body corporate
- c) The following circumstances in relation to the affairs of the body corporate

The Seller gives notice to the Buyer of the following Matters:

COMMUNITY MANAGEMENT STATEMENT

At the date of this Disclosure Statement the CMS Dealing No **716936812** was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

A new CMS has been approved by resolution but is not registered at the Titles Office or is there is an intention to approve a new CMS in the future:

No evidence sighted in records provided

LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS (s223 (a)(b))

Particulars of matters discovered from the books and records of the Body Corporate. This includes outstanding building defects and other current matters which have been reported during the last 12 months only. Please be aware that it is a possibility that other matters may exist but these fall outside the scope of this report. Purchasers should obtain a full Strata Inspection Report that will include an extensive building history and complete record of other matters of interest.

MINUTES Of Meetings held in the last 12 months:

Copies of the following Meeting Minutes attached:

1. AGM dated 10th September 2019

REPORTS

Sighted Compliance Reports:

1. Sinking fund forecast dated 7th April 2017 - copy attached.
2. Cladding compliance Statutory declaration dated 29th March 2019 - copy attached.
3. Initial safety report dated 14th May 2011

ACTUAL OR CONTINGENT OR EXPECTED LIABILITIES OF THE BODY CORPORATE (s223 (2)(c)(d))

Refer to attached Minutes of Meetings.

CIRCUMSTANCES IN RELATION TO THE AFFAIRS OF THE BODY CORPORATE (s 223 (3))

Apart from what has been revealed in the attached Minutes, the Vendors are not aware of any other circumstances in relation to the affairs of the Body Corporate likely to materially prejudice the buyer.

EXCEPTIONS TO WARRANTIES IN CLAUSE 7.4(3)

The Vendors are not aware of any unregistered lease, easements or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate Assets.

PROPOSED BODY CORPORATE RESOLUTIONS (Clause 8.4)

Search of the Body Corporate records has revealed that no Notice of any proposed Meeting has issued since the date of the last Meeting noted above.

KNOWN DISPUTES



Particulars of any current applications (within the last 12 months) to the Commissioner which directly affect the Body Corporate:

A search of the Queensland Body Corporate & Community Management Commissioner's Adjudicators Orders Register revealed no recent Adjudicators Orders recorded for this complex.

Particulars of any current Court proceedings (within the last 12 months) that directly affect the Body Corporate:

Nothing sighted in records provided.

This Report was prepared on 24th March 2020

Signature of seller(s) or person authorised by
seller(s)

Capacity of person signing

ACKNOWLEDGEMENT

The buyer acknowledges -

- (a) having received this Disclosure & Implied Warranty Statement before entering into the contract to buy the above lot.

Signature of Buyer

Signature of Buyer(s)

Dated

Signature of Witness

Name

Dated

Disclaimer

The information contained in this Report is derived entirely from an inspection of the records made available to us by the Body Corporate representative. We are unable to guarantee that all Body Corporate records were made available to us at the time of our inspection or attest to the accuracy of the information contained in those records.

In some cases, Managing Agents hold "work in progress" files which may not be produced. We have not inspected the building and we cannot necessarily determine from the records whether the building is well maintained.

Unless otherwise indicated, the information in our report has been obtained solely from the records made available to our inspector.

Whilst every effort is made to ensure the accuracy of the information contained in this report, we cannot accept liability for any incorrect information that may be obtained from those records and no responsibility is taken for any errors or omissions.

Notes regarding Utilities

This report is not privy to unpaid utility amounts (ie. electricity, gas, water) that may or may not be outstanding. The Purchaser should ensure that any unpaid amounts are taken into account when calculating settlement figures. This information can be obtained from the Body Corporate Manager by way of an Information Certificate.

STRATA ASSIST QLD

EMAIL: jan@strataassistqld.com.au

Web Address: www.strataassistqld.com.au

Phone: 0408924549 Fax: (07) 5636 1089

PO Box 10623 Adelaide Street Post Shop Brisbane Qld 4000

Jamaty Holdings Pty Ltd T/A ABN 86 504 337 989

Statutory Declaration

Part 1 of the Combustible Cladding Checklist

I

Full Name

JUNE
DANA McCOWN

of

Full Address

BRIDGEWATER RIVER TERRACES 56 Wharfst Kangaroo Point 4169

Do solemnly and sincerely declare that

The owner, as defined in section 16P of the *Building Regulation 2006*, of the building located on the real property described below is (name of owner) _____

I am: (tick appropriate box)

☒ the owner

☒ the owners authorised representative

☐ the owners agent

I declare that the following particulars regarding the building located on the identified real property are true and correct, that I have entered these particulars into the Safer Buildings Website at (www.saferbuildings.qld.gov.au), and that the form which appears hereunder is a true and accurate copy of the combustible cladding checklist report form, as electronically generated by the Safer Buildings Website.

BUP105257

Building Name

56 WHARF ST, KANGAROO POINT

Bridgewater River Terraces

Was the building built or has the cladding been altered after 1 January 1994 but before 1 October 2018?

~~No~~ BUILT 14 JANUARY 1997

Q1. What is your building used for?

N/A residential units class 2

Q2. How many levels are in your building (including ground level)?

N/A 4

Q3. What is the total floor area of your building?

N/A 73000 M²

Q4. Select the building materials that are used for external wall cladding, soffits and building attachments (such as architectural features, sun shades, awnings).

N/A MASONRY 98% Fibre cement 2%

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867.

Declared at

Full Address

56 WHARF STREET KANGAROO POINT 4169 QLD

this

29th

day of

March

20

19

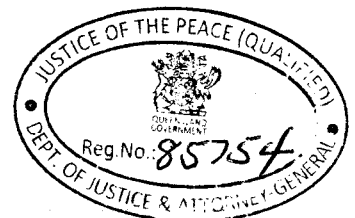
Dana June McCown

Signature of person making this declaration (to be signed in front of an authorised witness)

Before me,

R Marshall

Signature of authorised witness (A Justice of the Peace / Commissioner for Declarations / Lawyer / Conveyancer)





SINKING FUND FORECAST

BRIDGEWATER RIVER TERRACES

56 Wharf Street

Kangaroo Point QLD 4169

Community Titles Scheme 15474



Report details

Inspection date:	7/04/2017
Inspector:	Michael Valdivia

NEW SOUTH WALES

Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND

18 Park Rd Milton 4064
PO Box 1584 Milton 4064

VICTORIA

Level 1, 1 Queens Rd Melbourne 3004
GPO Box 3025 Melbourne 3001



24 April 2017

The Body Corporate Committee
Bridgewater River Terraces
56 Wharf Street
Kangaroo Point QLD 4169

Dear Committee Members,

Thank you for appointing our company to conduct your Sinking Fund Forecast.

Based on our survey of your property, we have determined that the current contributions are higher than is necessary to cover the forecast sinking fund expenses. As such, the Body Corporate may reduce its levies to the levels shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual sinking fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total sinking fund levy divided by unit entitlements)	\$4.11
Total Unit Entitlements	6915
Total Sinking Fund Levy	\$28,388.36

The data used to arrive at the above figures (which includes GST) is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
15 Year Cash Flow Tracking & Graph	3
Report Detail	Section 2
15 Year Anticipated Expenditure Table	4
Building Data List from Property Inspection	7
Inspector's Building Report & Building Specific Report Notes	10
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If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Bridgewater River Terraces
Building Address	56 Wharf Street Kangaroo Point QLD 4169
Community Titles Scheme (CTS) No	15474
Plan Type	Building Format Plan (previously known as a Building Units Plan)
Registered Plan Date/Year of Construction	1996
Number of Lot Entitlements	6915
Number of Units	23
Estimated Starting Sinking Fund Balance	\$219,140.00
Starting date of Financial Year for Report	1/07/2017
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	\$5.89

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000)	3.35%
Company Taxation Rate	30.00%
Interest on Invested Funds - Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on sinking fund balances over \$10,000.	2.35%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase between 2002 and 2012	3.10%
Forecast Period - Number of years the forecast looks out.	15 years

15 Year Levy Table

Year	Year To dd/mm/yyyy	Total Contribution		Contribution per Lot Entitlement		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	30/06/2018	28,388.36	2,580.76	4.11	0.37	1.03	0.09
2	30/06/2019	29,268.40	2,660.76	4.23	0.38	1.06	0.10
3	30/06/2020	30,175.73	2,743.25	4.36	0.40	1.09	0.10
4	30/06/2021	31,111.18	2,828.29	4.50	0.41	1.13	0.10
5	30/06/2022	32,075.63	2,915.97	4.64	0.42	1.16	0.11
6	30/06/2023	33,069.97	3,006.36	4.78	0.43	1.20	0.11
7	30/06/2024	34,095.14	3,099.56	4.93	0.45	1.23	0.11
8	30/06/2025	35,152.08	3,195.64	5.08	0.46	1.27	0.12
9	30/06/2026	36,241.80	3,294.71	5.24	0.48	1.31	0.12
10	30/06/2027	37,365.30	3,396.85	5.40	0.49	1.35	0.12
11	30/06/2028	38,523.62	3,502.15	5.57	0.51	1.39	0.13
12	30/06/2029	39,717.85	3,610.71	5.74	0.52	1.44	0.13
13	30/06/2030	40,949.11	3,722.65	5.92	0.54	1.48	0.13
14	30/06/2031	42,218.53	3,838.05	6.11	0.56	1.53	0.14
15	30/06/2032	43,527.30	3,957.03	6.29	0.57	1.57	0.14

15 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions	Interest	Anticipated Expenses	Closing Balance
1	30/06/2018	219,140.00	25,807.60	4,252.79	102,148.18	147,052.21
2	30/06/2019	147,052.21	26,607.64	3,526.01	20,626.36	156,559.50
3	30/06/2020	156,559.50	27,432.48	3,920.13	6,923.64	180,988.47
4	30/06/2021	180,988.47	28,282.89	4,517.16	5,820.91	207,967.61
5	30/06/2022	207,967.61	29,159.66	5,197.27	2,773.64	239,550.90
6	30/06/2023	239,550.90	30,063.61	5,921.85	5,178.18	270,358.18
7	30/06/2024	270,358.18	30,995.58	6,197.75	44,243.64	263,307.87
8	30/06/2025	263,307.87	31,956.44	6,303.08	22,140.00	279,427.39
9	30/06/2026	279,427.39	32,947.09	5,734.02	103,800.00	214,308.50
10	30/06/2027	214,308.50	33,968.45	5,253.67	15,464.55	238,066.07
11	30/06/2028	238,066.07	35,021.47	3,609.76	203,940.00	72,757.30
12	30/06/2029	72,757.30	36,107.14	1,863.11	23,059.09	87,668.46
13	30/06/2030	87,668.46	37,226.46	2,497.62	0.00	127,392.54
14	30/06/2031	127,392.54	38,380.48	3,410.95	2,871.82	166,312.15
15	30/06/2032	166,312.15	39,570.27	4,373.29	0.00	210,255.71

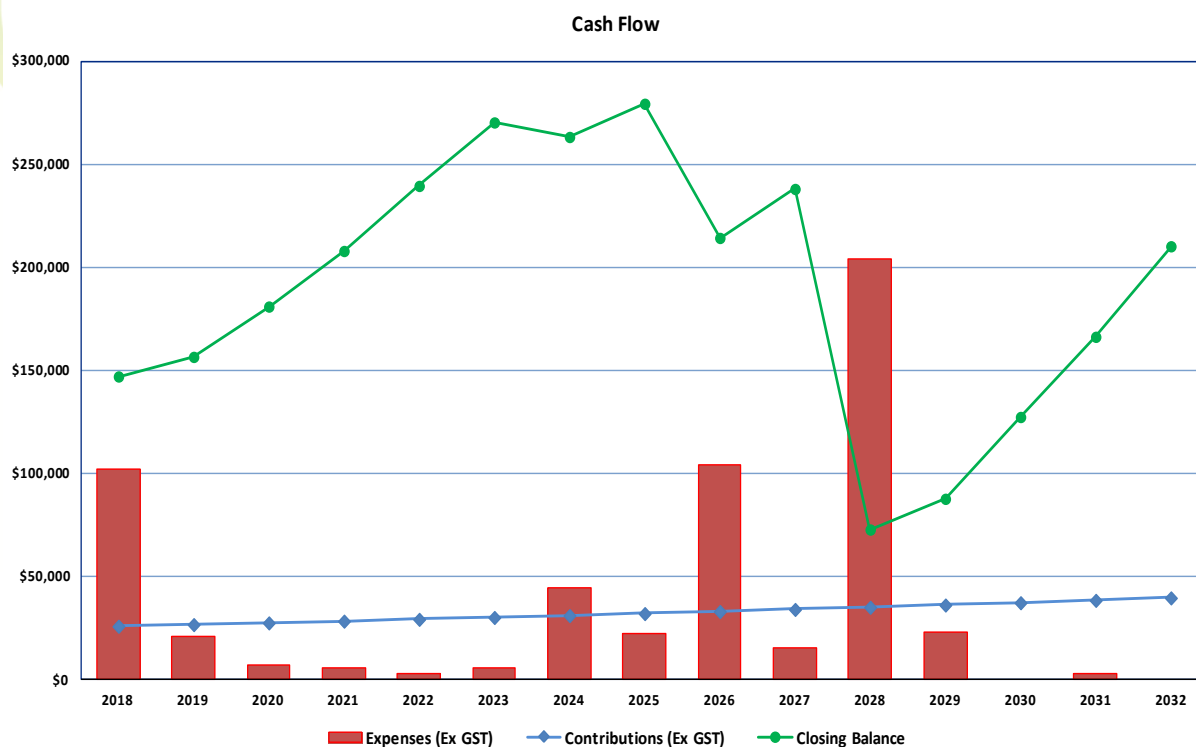
15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the sinking fund and the likely 'Expenses' for each year of this forecast. The three lines in the graph are:

Contributions line - Total sinking fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:-

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today's dollars.

‘Year 1’ to ‘Year 15’ - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **‘Grand Total (Inc. GST)’** followed by a line calculating the **‘Contingency Allowance (Inc. GST)’** for unforeseen and minor expenses and finally **‘Total Expenses (Inc. GST)’** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2018)	Year 2 (2019)	Year 3 (2020)	Year 4 (2021)	Year 5 (2022)	Year 6 (2023)	Year 7 (2024)	Year 8 (2025)	Year 9 (2026)	Year 10 (2027)	Year 11 (2028)	Year 12 (2029)	Year 13 (2030)	Year 14 (2031)	Year 15 (2032)
1. Building exterior																
Repaint ceilings	5,672	5,672	-	-	-	-	-	-	-	7,241	-	-	-	-	-	-
Repaint walls	34,031	34,031	-	-	-	-	-	-	-	43,445	-	-	-	-	-	-
Repaint metal fascia	2,836	2,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint guttering	2,836	2,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair guttering (total: 138 Lm)	652	652	-	-	-	-	-	-	-	832	-	-	-	-	-	-
Repaint downpipes	4,932	4,932	-	-	-	-	-	-	-	6,296	-	-	-	-	-	-
Inspect and repair downpipes (total: 240 Lm)	854	854	-	-	-	-	-	-	-	1,090	-	-	-	-	-	-
Repaint standard doors - both sides including architraves	175	175	-	-	-	-	-	-	-	223	-	-	-	-	-	-
Maintain / repair aluminium doors / windows	10,000	-	-	-	-	-	-	-	-	-	13,162	-	-	-	-	-
Repaint metal balustrades	10,551	10,551	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint glazed balustrade rails	3,443	3,443	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair balustrades (total: 230 Lm)	5,644	5,644	-	-	-	-	-	-	-	7,205	-	-	-	-	-	-
Repaint metal handrails	206	206	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair handrails (total: 10 Lm)	203	203	-	-	-	-	-	-	-	259	-	-	-	-	-	-
Sub Total (Incl. GST)		72,035	0	0	0	0	0	0	0	66,591	13,162	0	0	0	0	0
2. Roof																
Replace metal roofing	94,459	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain / repair metal roofing (total: 745 m2)	6,634	-	-	7,052	-	-	-	-	-	-	-	9,002	-	-	-	-
Sub Total (Incl. GST)		0	0	7,052	0	0	0	0	0	0	0	9,002	0	0	0	0
3. Access for work at heights																
Elevated work platforms and site set up	10,000	10,000	-	-	-	-	-	-	-	12,766	-	-	-	-	-	-
Sub Total (Incl. GST)		10,000	0	0	0	0	0	0	0	12,766	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2018)	Year 2 (2019)	Year 3 (2020)	Year 4 (2021)	Year 5 (2022)	Year 6 (2023)	Year 7 (2024)	Year 8 (2025)	Year 9 (2026)	Year 10 (2027)	Year 11 (2028)	Year 12 (2029)	Year 13 (2030)	Year 14 (2031)	Year 15 (2032)
4. Lobbies and stairwell																
Repaint ceilings	3,206	3,206	-	-	-	-	-	-	-	4,093	-	-	-	-	-	-
Repaint walls	10,337	10,337	-	-	-	-	-	-	-	13,197	-	-	-	-	-	-
Repaint doors - both sides including architraves	4,157	4,157	-	-	-	-	-	-	-	5,307	-	-	-	-	-	-
Replace floor tiles	798	-	-	-	-	-	-	-	-	-	-	-	1,116	-	-	-
Maintain / repair floor tiles (total: 6 m2)	133	-	137	-	-	-	-	160	-	-	-	-	186	-	-	-
Replace carpet	9,695	-	-	-	-	-	-	11,644	-	-	-	-	-	-	-	-
Replace carpet (total: 110 m2)	441	-	455	-	-	-	-	530	-	-	-	-	617	-	-	-
Repaint metal balustrades	1,353	1,353	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair balustrades (total: 15 Lm)	282	282	-	-	-	-	-	-	-	360	-	-	-	-	-	-
Repaint timber handrails	164	164	-	-	-	-	-	-	-	209	-	-	-	-	-	-
Inspect and repair handrails (total: 8 Lm)	203	203	-	-	-	-	-	-	-	259	-	-	-	-	-	-
Replace artworks and prints	1,000	-	-	-	-	-	1,165	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		19,702	592	0	0	0	1,165	12,334	0	23,425	0	0	1,919	0	0	0
5. Vehicle accessways																
Maintain / repair concrete surface (total: 877 m2)	3,926	-	4,048	-	-	-	-	4,715	-	-	-	-	5,493	-	-	-
Repaint line marking	2,072	-	2,136	-	-	-	-	2,489	-	-	-	-	2,899	-	-	-
Replace security gate	4,037	-	-	-	-	-	-	4,849	-	-	-	-	-	-	-	-
Replace electric gate motor	1,609	-	-	-	-	-	-	1,932	-	-	-	-	-	-	-	-
Replace extraction fan motors	5,181	-	-	-	-	-	-	6,223	-	-	-	-	-	-	-	-
Replace extraction fans	4,716	-	-	-	-	-	-	5,664	-	-	-	-	-	-	-	-
Repair extraction fans	767	-	791	-	841	-	893	-	950	-	1,010	-	1,073	-	1,141	-
Repair extraction ducting	2,944	-	3,035	-	-	-	-	-	-	-	-	-	4,119	-	-	-
Repaint walls	1,418	1,418	-	-	-	-	-	-	-	1,810	-	-	-	-	-	-
Repaint doors - both sides including architraves	885	885	-	-	-	-	-	-	-	1,130	-	-	-	-	-	-
Sub Total (Incl. GST)		2,303	10,010	0	841	0	893	25,872	950	2,940	1,010	0	13,584	0	1,141	0
6. External walkways																
Maintain / repair exposed aggregate surface (total: 110 m2)	741	-	764	-	-	-	-	890	-	-	-	-	1,037	-	-	-
Replace paving	1,936	-	-	-	-	-	-	2,325	-	-	-	-	-	-	-	-
Repair or replace paving (total: 24 m2)	176	-	181	-	-	-	-	211	-	-	-	-	246	-	-	-
Replace pedestrian gates	2,591	-	-	-	-	-	-	3,112	-	-	-	-	-	-	-	-
Replace floor tiles	3,323	-	-	-	-	-	-	-	-	-	-	-	4,649	-	-	-
Maintain / repair floor tiles (total: 25 m2)	266	-	274	-	-	-	-	319	-	-	-	-	372	-	-	-
Sub Total (Incl. GST)		0	1,219	0	0	0	0	6,857	0	0	0	0	6,304	0	0	0

Expenditure Item	Current Cost	Year 1 (2018)	Year 2 (2019)	Year 3 (2020)	Year 4 (2021)	Year 5 (2022)	Year 6 (2023)	Year 7 (2024)	Year 8 (2025)	Year 9 (2026)	Year 10 (2027)	Year 11 (2028)	Year 12 (2029)	Year 13 (2030)	Year 14 (2031)	Year 15 (2032)
7. Fixtures and fittings																
Replace letterboxes	3,706	-	-	-	-	-	-	-	4,589	-	-	-	-	-	-	-
Maintain common light fittings	200	-	206	-	219	-	233	-	248	-	263	-	280	-	297	-
Replace security access intercom	1,290	-	-	-	1,414	-	-	-	-	-	-	-	-	-	-	-
Replace intercom audio speaker	723	-	-	-	792	-	-	-	-	-	-	-	-	-	-	-
Replace intercom button pad	1,430	-	-	-	1,567	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	206	0	3,992	0	233	0	4,837	0	263	0	280	0	297	0
8. Building signage																
Replace signage	2,500	-	-	-	-	2,825	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	2,825	0	0	0	0	0	0	0	0	0	0
9. Fence maintenance																
Repaint metal fence	7,711	-	7,950	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair or replace metal fence (total: 78 Lm – rate 100%)	1,561	-	-	-	-	-	1,818	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	7,950	0	0	0	1,818	0	0	0	0	0	0	0	0	0
10. Fire equipment																
Replace fire hose reels	3,647	-	-	-	-	-	-	-	4,516	-	-	-	-	-	-	-
Replace fire extinguishers	904	-	-	-	-	-	-	-	1,119	-	-	-	-	-	-	-
Replace fire hydrants	6,540	-	-	-	-	-	-	-	8,098	-	-	-	-	-	-	-
Replace fire hydrant booster pump	1,447	-	-	-	-	-	-	-	1,792	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	15,525	0	0	0	0	0	0	0
11. Plant - water																
Maintain common property plumbing	1,000	-	1,031	-	1,096	-	1,165	-	1,238	-	1,316	-	1,399	-	1,487	-
Sub Total (Incl. GST)		0	1,031	0	1,096	0	1,165	0	1,238	0	1,316	0	1,399	0	1,487	0
12. Plant - electrical																
Replace switchboard	18,559	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Lift																
Refurbish lift interior	9,458	-	-	-	-	-	-	-	-	-	-	12,835	-	-	-	-
Replace sump pump	2,823	-	-	-	-	-	-	-	-	-	-	3,831	-	-	-	-
Overhaul lift motor	11,452	-	-	-	-	-	-	-	-	-	-	15,541	-	-	-	-
Replace lift	122,701	-	-	-	-	-	-	-	-	-	-	166,508	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	198,715	0	0	0	0
Grand Total (Incl. GST)		104,040	21,008	7,052	5,929	2,825	5,274	45,063	22,550	105,722	15,751	207,717	23,486	0	2,925	0
Contingency Allowance (Incl. GST)		8,323	1,681	564	474	226	422	3,605	1,804	8,458	1,260	16,617	1,879	0	234	0
Grand Total Expenses (Incl. Contingency Allowance and GST)		112,363	22,689	7,616	6,403	3,051	5,696	48,668	24,354	114,180	17,011	224,334	25,365	0	3,159	0

Building Data List from the Property Inspection for Bridgewater River Terraces

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the total quantity of that item

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' – is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life the item after it is replaced, repaired or repainted.

'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. Building exterior							
Repaint ceilings	276	m2	20.55	5,672.00	1	8	Ongoing painting program
Repaint walls	1,656	m2	20.55	34,031.00	1	8	Ongoing painting program
Repaint metal fascia	138	Lm	20.55	2,836.00	1	16	Ongoing painting program
Repaint guttering	138	Lm	20.55	2,836.00	1	16	Ongoing painting program
Inspect and repair guttering (total: 138 Lm)	15	Lm	43.45	652.00	1	8	Inspect and repair as required
Repaint downpipes	240	Lm	20.55	4,932.00	1	8	Ongoing painting program
Inspect and repair downpipes (total: 240 Lm)	25	Lm	34.15	854.00	1	8	Inspect and repair as required
Repaint standard doors - both sides including architraves	2	Ea	87.52	175.00	1	8	Ongoing painting program
Maintain / repair aluminium doors / windows	1	Item	10,000.00	10,000.00	10	20	Replace seals, mechanism repairs
Repaint metal balustrades	117	Lm	90.18	10,551.00	1	16	Ongoing painting program
Repaint glazed balustrade rails	113	Lm	30.47	3,443.00	1	16	Ongoing painting program
Inspect and repair balustrades (total: 230 Lm)	20	Lm	282.21	5,644.00	1	8	Repair as required
Repaint metal handrails	10	Lm	20.55	206.00	1	16	Ongoing painting program
Inspect and repair handrails (total: 10 Lm)	1	Lm	203.48	203.00	1	8	Repair as required, replace fasteners
2. Roof							
Replace metal roofing	745	m2	126.79	94,459.00	19	40	Replace as required
Maintain / repair metal roofing (total: 745 m2)	75	m2	88.45	6,634.00	3	8	Maintain / repair as required
3. Access for work at heights							
Elevated work platforms and site set up	1	Item	10,000.00	10,000.00	1	8	Quotation required
4. Lobbies and stairwell							
Repaint ceilings	156	m2	20.55	3,206.00	1	8	Ongoing painting program
Repaint walls	503	m2	20.55	10,337.00	1	8	Ongoing painting program
Repaint doors - both sides including architraves	47	Ea	88.45	4,157.00	1	8	Ongoing painting program
Replace floor tiles	6	m2	132.93	798.00	12	25	Replace as required
Maintain / repair floor tiles (total: 6 m2)	1	m2	132.93	133.00	2	5	Maintain / repair as required
Replace carpet	110	m2	88.14	9,695.00	7	15	Replace as required
Replace carpet (total: 110 m2)	5	m2	88.14	441.00	2	5	Replace as required - damaged or worn areas only

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Repaint metal balustrades	15	Lm	90.18	1,353.00	1	16	Ongoing painting program
Inspect and repair balustrades (total: 15 Lm)	1	Lm	282.21	282.00	1	8	Repair as required
Repaint timber handrails	8	Lm	20.55	164.00	1	8	Ongoing painting program
Inspect and repair handrails (total: 8 Lm)	1	Lm	203.48	203.00	1	8	Repair as required, replace fasteners
Replace artworks and prints	1	Item	1,000.00	1,000.00	6	15	Replace as required
5. Vehicle accessways							
Maintain / repair concrete surface (total: 877 m2)	30	m2	130.88	3,926.00	2	5	Repair as required
Repaint line marking	180	Lm	11.51	2,072.00	2	5	Ongoing painting program
Replace security gate	1	Ea	4,037.18	4,037.00	7	20	Replace as required
Replace electric gate motor	1	Ea	1,609.27	1,609.00	7	10	Replace as required
Replace extraction fan motors	3	Ea	1,727.03	5,181.00	7	10	Replace as required
Replace extraction fans	3	Ea	1,572.11	4,716.00	7	20	Replace as required
Repair extraction fans	3	Ea	255.69	767.00	2	2	Repair as required
Repair extraction ducting	75	Lm	39.25	2,944.00	2	10	Repair as required
Repaint walls	69	m2	20.55	1,418.00	1	8	Ongoing painting program
Repaint doors - both sides including architraves	10	Ea	88.45	885.00	1	8	Ongoing painting program
6. External walkways							
Maintain / repair exposed aggregate surface (total: 110 m2)	5	m2	148.26	741.00	2	5	Repair as required
Replace paving	24	m2	80.68	1,936.00	7	25	Replace as required
Repair or replace paving (total: 24 m2)	2	m2	88.07	176.00	2	5	Replace as required
Replace pedestrian gates	6	Ea	431.75	2,591.00	7	20	Replace as required
Replace floor tiles	25	m2	132.93	3,323.00	12	25	Replace as required
Maintain / repair floor tiles (total: 25 m2)	2	m2	132.93	266.00	2	5	Maintain / repair as required
7. Fixtures and fittings							
Replace letterboxes	28	Ea	132.34	3,706.00	8	30	Replace as required
Maintain common light fittings	1	Item	200.00	200.00	2	2	Ongoing maintenance allowance
Replace security access intercom	23	Per unit	56.08	1,290.00	4	12	Replace as required
Replace intercom audio speaker	3	Ea	241.10	723.00	4	12	Replace as required
Replace intercom button pad	3	Ea	476.62	1,430.00	4	12	Replace as required
8. Building signage							
Replace signage	1	Item	2,500.00	2,500.00	5	15	Quotation required
9. Fence maintenance							
Repaint metal fence	78	Lm	98.86	7,711.00	2	16	Ongoing painting program
Repair or replace metal fence (total: 78 Lm – rate 100%)	16	Lm	97.57	1,561.00	6	10	Repair or replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
10. Fire equipment							
Replace fire hose reels	5	Ea	729.36	3,647.00	8	15	Replace only if existing cannot be repaired
Replace fire extinguishers	5	Ea	180.84	904.00	8	15	Replace as required
Replace fire hydrants	5	Ea	1,308.02	6,540.00	8	15	Replace as required
Replace fire hydrant booster pump	1	Ea	1,446.66	1,447.00	8	10	Replace as required
11. Plant - water							
Maintain common property plumbing	1	Item	1,000.00	1,000.00	2	2	Ongoing maintenance program
12. Plant - electrical							
Replace switchboard	1	Item	18,558.59	18,559.00	20	40	Replace as required
13. Lift							
Refurbish lift interior	1	Item	9,458.24	9,458.00	11	15	Refurbish as required
Replace sump pump	1	Ea	2,822.74	2,823.00	11	15	Replace as required
Overhaul lift motor	1	Ea	11,452.13	11,452.00	11	12	This is an estimate only - lifts need to be individually inspected by a licensed contractor to provide an accurate quote.
Replace lift	1	Ea	122,701.41	122,701.00	11	30	Replace as required

Inspector's Report for Bridgewater River Terraces

1. **IMPORTANT NOTES ABOUT PAINTING:** Painting a building serves two main purposes: improving the appearance of the building; and protecting the painted surface. From a maintenance point of view, this second purpose is more important. By sealing the surface, paint protects the building from damage caused by water, salt or air pollutants. Although most paints will hold their appearance for at least ten years, before cracking or peeling occurs, they become porous and lose their protective abilities well before this point. As such, we recommend that surfaces are repainted more frequently.

High-quality elastomeric paints, when properly applied, can achieve longer-lasting results, however the higher cost of this paint, lower spread rates and higher labour costs associated with this work tends to increase painting cost by approximately 50%, and so has not been included in this forecast.

Washing or pressure cleaning a painted surface can significantly diminish its function as a protective coating. If the surface is not repainted after the timeframe recommended above it will become more vulnerable to water, salt and/or pollutants. The resulting damage can considerably increase the cost of surface preparation before future repainting and, in extreme cases lead to concrete cancer, requiring major repairs.

2. The amounts estimated for the painting of the property include, as far as possible, all external surfaces including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual for the Body Corporate to administer the painting of these areas to preserve the appearance of the building and to reduce overall costs for individual lot owners.
3. The painting cost estimates are as accurate as possible. However, due to privacy considerations, access restrictions to some areas and the varied nature of the property, it is recommended that the Body Corporate obtain quotes for painting work well in advance of when the work is to be carried out to allow for any shortfall or excess in funds.
4. The maintenance of fences between properties is regulated under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, which states that neighbours have equal responsibility for dividing fences. As such, we have applied a fifty percent rate to all maintenance work on these fences in this report.
5. Monies have been budgeted to assist with cleaning and maintenance of the driveway areas. Cleaning may be carried out using high pressure water or chemical wash. Care should be taken to meet relevant water saving and water use restrictions.
6. The powder coated surfaces throughout the property have a lengthy maintenance-free period when new. After this period these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will need to be prepared for painting, and that most paints will require an additive to ensure a high quality finish.
7. The powder coated metalwork throughout the property may be subject to a manufacturer's warranty and, as such, the manufacturer's cleaning and maintenance recommendations should be followed to maximise the lifespan of the product.
8. Money allocated for scaffold can be used for other access equipment eg. boomlift, cherrypicker.
9. An allowance for plumbing and drainage maintenance was included for the complex.

Report Notes

Sinking Fund Forecast (QLD)

This forecast satisfies the current requirements of Section 152 of the Body Corporate and Community Management Act 1997 and the Body Corporate and Community Management (Standard Module) Regulation 2008. The Regulation states:-

139 Budgets

(1) The body corporate must, by ordinary resolution, adopt 2 budgets for each financial year -

- the administrative fund budget
- the sinking fund budget

(3) The sinking fund budget must-

(a) allow for raising a reasonable capital amount both to provide for necessary and reasonable spending from the sinking fund for the financial year, and also to reserve an appropriate proportional share of amounts necessary to be accumulated to meet anticipated major expenses over at least the next nine years after the financial year, having regard to-

- (i) anticipated expenditure of a capital or non-recurrent nature; and
- (ii) the periodic replacement of items of a major capital nature; and
- (iii) other expenditure that should reasonably be met from capital, and

(b) fix the amount to be raised by way of contribution to cover the capital amount mentioned in paragraph(a).

THIS REPORT DEALS WITH THE SINKING FUND BUDGET.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Budget - Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Fire Maintenance - We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.

MINUTES OF THE ANNUAL GENERAL MEETING

OF THE BODY CORPORATE FOR

BRIDGEWATER RIVER TERRACES CTS 15474

held on Tuesday 10 September 2019 at 11.00am

at The Office of Stratacare Australia, Lot 3/141 Campbell Street, Bowen Hills

PRESENT:

Robert Aumann	Lot 13
Denis Goodman	Lot 7
Fiona Beighton	Lot 8

PROXIES:

Denis Goodman	Proxy for Andrew & Cameron Roach of Lot 1
David Logan	Proxy for Paul Logan of Lot 5
Fiona Beighton	Proxy for Andrew Beighton of Lot 8

VOTING PAPERS:

Leik Boonwaat & Kham Hsam	Lot 3
Denis Goodman	Nominee for Xcam Pty Ltd of Lot 7
Dana McCown	Lot 11
Margo Hayes	Lot 21

APOLOGIES:

Andrew & Cameron Roach	Lot 1
Leik Boonwaat & Kham Hsam	Lot 3
Paul Logan	Lot 5
Andrew Beighton	Lot 8
Dana McCown	Lot 11
Margo Hayes	Lot 21

IN ATTENDANCE:

Sean Poole-Warren	Representing Strata Care Australia Pty Ltd
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CHAIRPERSON:

Bob Roach

QUORUM:

The Chairperson declared that a quorum was present and opened the meeting.

MOTION NO. 1 CONFIRMATION OF MINUTES OF PREVIOUS GENERAL MEETING

CARRIED

That the minutes of the General Meeting held on 1 April 2019 be confirmed as a full and accurate record of that meeting.

ORDINARY RESOLUTION

VOTING	YES	<input type="text" value="8"/>	NO	<input type="text" value="0"/>	ABSTAIN	<input type="text" value="0"/>
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MOTION NO. 2 AUDITED STATEMENT OF ACCOUNTS

CARRIED

That the Audited Statement of Accounts for the period ending 30 June 2019 be adopted.

ORDINARY RESOLUTION

VOTING	YES	<input type="text" value="8"/>	NO	<input type="text" value="0"/>	ABSTAIN	<input type="text" value="0"/>
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MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Administrative Fund Budget amounting to \$105,000.00 for the financial year ending 30 June 2020 be approved and that the Administrative Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$4.9289	Issued
1 November 2019 to 28 February 2020	\$5.1277	1 November 2019
1 March 2020 to 30 June 2020	\$5.1277	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$5.000	1 July 2020

Resolution required.

ORDINARY RESOLUTION		
VOTING	YES	NO
	7	0
		ABSTAIN
		1

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Sinking Fund Budget amounting to \$30,700.00 for the financial year ending 30 June 2020 be approved and that the Sinking Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$1.2389	Issued
1 November 2019 to 28 February 2020	\$1.6000	1 November 2019
1 March 2020 to 30 June 2020	\$1.6000	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$1.4800	1 July 2020

ORDINARY RESOLUTION		
VOTING	YES	NO
	8	0
		ABSTAIN
		0

MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Act (Accommodation Module) the insurance contribution due 30 June 2020 totalling \$27,000.00 be adopted and the insurance levies be adopted as follows:

PERIOD	PER INTEREST ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$1.1494	Issued
1 November 2019 to 28 February 2020	\$1.3775	1 November 2019
1 March 2020 to 30 June 2020	\$1.3775	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$1.3775	1 July 2020

ORDINARY RESOLUTION		
VOTING	YES	NO
	8	0
		ABSTAIN
		0

MOTION NO. 6 NO AUDIT

CARRIED

That the Statement of Accounts for the financial year ending 30 June 2020 not be audited.

SPECIAL RESOLUTION		
VOTING	YES	NO
	6	2
		ABSTAIN
		0

MOTION NO. 7 APPOINTMENT OF AUDITOR

LAPSED

That the Body Corporate appoint Mr Gary McLennan of Russell & Wood Chartered Accountants and Advisors or an alternative auditor to audit the Statement of Accounts of the Body Corporate for the financial year ending 30 June 2020.

MOTION NO. 8 CONFIRMATION OF INSURANCE

CARRIED

That the insurances set out hereunder be confirmed and that the Body Corporate Manager be authorised to renew the insurances for the ensuing twelve-month period after obtaining at least two quotations.

Insurance Details

Insurer	Longitude	Loss of Income	\$2,743,559.00
Policy Number	LNG-STR-177478	Voluntary Workers	\$200,000.00
Current to	14 January 2020	Fidelity Guarantee	\$100,000.00
Building	\$18,290,391	Catastrophe	\$5,487,118.00
Public Liability	\$20,000,000.00	Common Contents	\$182,904
Office Bearers	\$1,000,000.00	Workcover Queensland	(As per the Act)
Legal Expenses	\$50,000.00	Audit Costs	\$30,000.00
Appeal Exp WHS	\$150,000.00	Lot Owners Fixtures	\$300,000.00
Flood	Included	Floating Floors	Included
Machinery Breakdown	\$100,000.00		

ORDINARY RESOLUTION

VOTING YES NO ABSTAIN

MOTION NO. 9 INSURANCE REASSESSMENT

CARRIED

That the Body Corporate engage a qualified inspector to carry out the Insurance Reassessment to comply with the requirements of the Body Corporate and Community Management Act and Regulations at a cost of \$503.00 including GST.

ORDINARY RESOLUTION

VOTING YES NO ABSTAIN

ELECTION OF OFFICE BEARERS:

Nominations received for the positions of the Chairperson, Secretary and Treasurer equal the positions to be filled, therefore, the following were declared appointed.

Chairperson: Bob Roach
Secretary: Geoff Aumann
Treasurer: Margo Hayes

Nominations received for the positions of the Ordinary Members equal the positions to be filled, therefore, the following were declared appointed.

Ordinary Members: Fiona Beighton
Dana McCown
David Logan

There being no further business from the agenda items the meeting closed at 12.00pm.

Secretary: **Geoff Aumann**
C/- Strata Care Australia Pty Ltd
PO Box 1251
FORTITUDE VALLEY QLD 4006

MINUTES OF THE ANNUAL GENERAL MEETING

OF THE BODY CORPORATE FOR

BRIDGEWATER RIVER TERRACES CTS 15474

held on Tuesday 10 September 2019 at 11.00am

at The Office of Stratacare Australia, Lot 3/141 Campbell Street, Bowen Hills

PRESENT:

Robert Aumann	Lot 13
Denis Goodman	Lot 7
Fiona Beighton	Lot 8

PROXIES:

Denis Goodman	Proxy for Andrew & Cameron Roach of Lot 1
David Logan	Proxy for Paul Logan of Lot 5
Fiona Beighton	Proxy for Andrew Beighton of Lot 8

VOTING PAPERS:

Leik Boonwaat & Kham Hsam	Lot 3
Denis Goodman	Nominee for Xcam Pty Ltd of Lot 7
Dana McCown	Lot 11
Margo Hayes	Lot 21

APOLOGIES:

Andrew & Cameron Roach	Lot 1
Leik Boonwaat & Kham Hsam	Lot 3
Paul Logan	Lot 5
Andrew Beighton	Lot 8
Dana McCown	Lot 11
Margo Hayes	Lot 21

IN ATTENDANCE:

Sean Poole-Warren	Representing Strata Care Australia Pty Ltd
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CHAIRPERSON:

Bob Roach

QUORUM:

The Chairperson declared that a quorum was present and opened the meeting.

MOTION NO. 1 CONFIRMATION OF MINUTES OF PREVIOUS GENERAL MEETING

CARRIED

That the minutes of the General Meeting held on 1 April 2019 be confirmed as a full and accurate record of that meeting.

ORDINARY RESOLUTION

VOTING	YES	<input type="text" value="8"/>	NO	<input type="text" value="0"/>	ABSTAIN	<input type="text" value="0"/>
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MOTION NO. 2 AUDITED STATEMENT OF ACCOUNTS

CARRIED

That the Audited Statement of Accounts for the period ending 30 June 2019 be adopted.

ORDINARY RESOLUTION

VOTING	YES	<input type="text" value="8"/>	NO	<input type="text" value="0"/>	ABSTAIN	<input type="text" value="0"/>
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MOTION NO. 3 ADMINISTRATIVE FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Administrative Fund Budget amounting to \$105,000.00 for the financial year ending 30 June 2020 be approved and that the Administrative Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$4.9289	Issued
1 November 2019 to 28 February 2020	\$5.1277	1 November 2019
1 March 2020 to 30 June 2020	\$5.1277	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$5.000	1 July 2020

Resolution required.

ORDINARY RESOLUTION		
VOTING	YES	NO
	7	0
		ABSTAIN
		1

MOTION NO. 4 SINKING FUND BUDGET & CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Management Act (Accommodation Module) the Sinking Fund Budget amounting to \$30,700.00 for the financial year ending 30 June 2020 be approved and that the Sinking Fund Contributions (levies) be adopted as follows:

PERIOD	PER LOT ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$1.2389	Issued
1 November 2019 to 28 February 2020	\$1.6000	1 November 2019
1 March 2020 to 30 June 2020	\$1.6000	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$1.4800	1 July 2020

ORDINARY RESOLUTION		
VOTING	YES	NO
	8	0
		ABSTAIN
		0

MOTION NO. 5 BODY CORPORATE INSURANCE CONTRIBUTIONS

CARRIED

That in accordance with the relevant sections of the Body Corporate and Community Act (Accommodation Module) the insurance contribution due 30 June 2020 totalling \$27,000.00 be adopted and the insurance levies be adopted as follows:

PERIOD	PER INTEREST ENTITLEMENT	DUE DATE
1 July 2019 to 31 October 2019	\$1.1494	Issued
1 November 2019 to 28 February 2020	\$1.3775	1 November 2019
1 March 2020 to 30 June 2020	\$1.3775	1 March 2020
Pre-Issue Next Financial Year Levies		
1 July 2020 to 31 October 2020	\$1.3775	1 July 2020

ORDINARY RESOLUTION		
VOTING	YES	NO
	8	0
		ABSTAIN
		0

MOTION NO. 6 NO AUDIT

CARRIED

That the Statement of Accounts for the financial year ending 30 June 2020 not be audited.

SPECIAL RESOLUTION		
VOTING	YES	NO
	6	2
		ABSTAIN
		0

MOTION NO. 7 APPOINTMENT OF AUDITOR

LAPSED

That the Body Corporate appoint Mr Gary McLennan of Russell & Wood Chartered Accountants and Advisors or an alternative auditor to audit the Statement of Accounts of the Body Corporate for the financial year ending 30 June 2020.

MOTION NO. 8 CONFIRMATION OF INSURANCE

CARRIED

That the insurances set out hereunder be confirmed and that the Body Corporate Manager be authorised to renew the insurances for the ensuing twelve-month period after obtaining at least two quotations.

Insurance Details

Insurer	Longitude	Loss of Income	\$2,743,559.00
Policy Number	LNG-STR-177478	Voluntary Workers	\$200,000.00
Current to	14 January 2020	Fidelity Guarantee	\$100,000.00
Building	\$18,290,391	Catastrophe	\$5,487,118.00
Public Liability	\$20,000,000.00	Common Contents	\$182,904
Office Bearers	\$1,000,000.00	Workcover Queensland	(As per the Act)
Legal Expenses	\$50,000.00	Audit Costs	\$30,000.00
Appeal Exp WHS	\$150,000.00	Lot Owners Fixtures	\$300,000.00
Flood	Included	Floating Floors	Included
Machinery Breakdown	\$100,000.00		

ORDINARY RESOLUTION

VOTING YES NO ABSTAIN

MOTION NO. 9 INSURANCE REASSESSMENT

CARRIED

That the Body Corporate engage a qualified inspector to carry out the Insurance Reassessment to comply with the requirements of the Body Corporate and Community Management Act and Regulations at a cost of \$503.00 including GST.

ORDINARY RESOLUTION

VOTING YES NO ABSTAIN

ELECTION OF OFFICE BEARERS:

Nominations received for the positions of the Chairperson, Secretary and Treasurer equal the positions to be filled, therefore, the following were declared appointed.

Chairperson: Bob Roach
Secretary: Geoff Aumann
Treasurer: Margo Hayes

Nominations received for the positions of the Ordinary Members equal the positions to be filled, therefore, the following were declared appointed.

Ordinary Members: Fiona Beighton
Dana McCown
David Logan

There being no further business from the agenda items the meeting closed at 12.00pm.

Secretary: **Geoff Aumann**
C/- Strata Care Australia Pty Ltd
PO Box 1251
FORTITUDE VALLEY QLD 4006

INSURANCE REPORT

24 March 2020

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

Type BUILDING	Sum Insured 18,839,102	Premium \$37,908.71	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type COMMON CONTENTS	Sum Insured 188,389	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type PUBLIC LIABILITY	Sum Insured 20,000,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type VOLUNTARY WORKERS	Sum Insured 200,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments 7 Days	

Type WORKERS COMPENSATION	Sum Insured	Premium \$200	Date Last Paid 01/09/19
Company/Broker Workcover Queensland WORKCOVER QUEENSLAND GPO Box 2772 BRISBANE QLD 4001	Telephone	Policy Number WAD070984547	Due Date 1 September 2020
	Facsimile	Excess/Comments	

Type FIDELITY GUARANTEE	Sum Insured 100,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

Type OFFICE BEARERS	Sum Insured 1,000,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type MACHINERY BREAKDOWN	Sum Insured 18,839,102	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$5,000 Water Chiller & Power/\$2,500 Central A/C Units \$1,000 Small A/C Units & Lifts and Other	

Type LOSS OF RENT	Sum Insured 2,825,863	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type LEGAL EXPENSES	Sum Insured 50,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 & 30% Contribution	

Type FLOOD	Sum Insured 1,000,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$10,000	

Type BUILDING CATASTROPHE	Sum Insured 5,651,730	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

Type FLOATING FLOORS	Sum Insured INCLUDED	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type AUDIT COSTS	Sum Insured 30,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments	

Type APPEAL EXPENSES WH&S	Sum Insured 150,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments	

Type LOT OWNERS FIXTURES	Sum Insured 300,000	Premium	Date Last Paid 16/01/20
Company/Broker Longitude Via Honan Ins. Group Honan Insurance Group GPO Box 2614 BRISBANE QLD 4000	Telephone 3368 3708	Policy Number LNG-STR-177478	Due Date 14 January 2021
	Facsimile	Excess/Comments \$1,000 Each & Every Claim	

Type	Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date
	Facsimile	Excess/Comments	

Type	Sum Insured	Premium	Date Last Paid
Company/Broker	Telephone	Policy Number	Due Date
	Facsimile	Excess/Comments	

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

BALANCE SHEET

AS AT 24 MARCH 2020

<u>OWNERS FUND</u>	ACTUAL 24/03/20	ACTUAL 30/06/19
Administrative Fund	11,248.84	15,369.04
Sinking Fund	223,727.11	202,750.23
<u>TOTAL</u>	\$ 234,975.95	\$ 218,119.27

THESE FUNDS ARE REPRESENTED BY

CURRENT ASSETS

Cash At Bank - Admin Fund	30,422.52	59,738.52
Cash At Bank - Sinking Fund	5,079.82	(6,728.20)
Term Deposit - 3months	98,069.65	96,917.37
Term Deposit - 12 Months	82,981.65	80,997.22
Prepaid Expenses	0.00	15,383.92
Sundry Debtors	0.00	2,091.09
Levies - In Arrears	11,044.34	28.67
Other Arrears	2,696.90	28.11
Secondary Debtor	7,744.94	6,459.81

<u>TOTAL ASSETS</u>	238,039.82	254,916.51
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LIABILITIES

G S T Clearing Account	(637.74)	(4,087.59)
P A Y G Clearing Account	287.00	0.00
Accrued Expenses	0.00	2,124.25
Creditors	2,285.90	4,513.91
Levies - In Advance	1,128.71	29,108.82
Other Advance Payments	0.00	5,137.85

<u>TOTAL LIABILITIES</u>	3,063.87	36,797.24
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<u>NET ASSETS</u>	\$ 234,975.95	\$ 218,119.27
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BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 JULY 2019 TO 24 MARCH 2020

<u>ADMINISTRATIVE FUND</u>	<u>ACTUAL</u> 01/07/19-24/03/20	<u>BUDGET</u> 01/07/19-30/06/20	<u>%</u>	<u>ACTUAL</u> 01/07/18-30/06/19
<u>INCOME</u>				
Levies - Administrative Fund	104,999.43	105,000.00	100.00	101,000.46
Insurance Levy	0.00	27,000.00	0.00	23,000.07
Interest On Overdue Levies	304.48	0.00	0.00	169.24
GST On Income	(9,545.40)	(12,000.01)	79.54	(11,272.78)
<u>TOTAL ADMIN. FUND INCOME</u>	95,758.51	119,999.99		112,896.99
<u>EXPENDITURE - ADMIN. FUND</u>				
Audit Fees	1,023.00	1,050.00	97.43	0.00
Bank Charges - No GST	4.40	0.00	*****	0.00
Deft Processing Fees	6.05	10.00	60.50	9.35
Body Corporate Fee	0.00	0.00	0.00	12,652.67
Body Corp. Administration	7,525.23	8,488.00	88.66	0.00
Body Corp Administration- Addl	330.00	500.00	66.00	0.00
Body Corp Admin - Debt Collect	(26.40)	0.00	0.00	0.00
Stratamax Licence Fee	379.53	506.00	75.01	506.04
Body Corp. Admin - Egm	0.00	0.00	0.00	308.00
Cleaning - Carpets	220.00	550.00	40.00	0.00
Cleaning - Solar Panels	396.00	1,000.00	39.60	0.00
Electricity	3,986.87	9,000.00	44.30	7,807.21
Fees & Permits (GST)	110.00	200.00	55.00	198.00
Fees & Permits (Non GST)	65.50	350.00	18.71	320.35
Fire Control - Systems+ Equip	3,026.10	7,000.00	43.23	6,580.13
Emergency Lighting	0.00	600.00	0.00	0.00
Insurance	51,898.63	27,000.00	192.22	22,161.17
Easement Expenses	7,907.89	0.00	*****	13,045.58
Easement - Building	44.76	2,500.00	1.79	0.00
Easement - Electrical	136.77	0.00	*****	0.00
Easement - Electricity	0.00	1,800.00	0.00	0.00
Easement - Fire Equipment	128.33	0.00	*****	0.00
Easement - Gardens & Grounds	286.19	1,200.00	23.85	0.00
Easement - Gymnasium	232.13	1,000.00	23.21	0.00
Easement - Pool, Spa, Sauna	538.85	2,500.00	21.55	0.00
Caretaking - Easement	1,227.36	5,000.00	24.55	0.00
Easement Shared Expense	132.00	0.00	*****	0.00
Easement Shared Recovery	(225.17)	0.00	0.00	(597.19)
Insurance - Work Cover	277.00	277.00	100.00	277.00
Lift Registration	349.95	0.00	*****	0.00
Resident Manager/Caretaker	24,868.96	38,000.00	65.44	38,263.39
Income Tax - PAYG	1,142.00	0.00	*****	0.00
Pest Control	550.00	550.00	100.00	550.00
Insur. - Premium Reimb.	(26,999.02)	0.00	0.00	0.00
Printing Post. & Stationery	885.48	1,771.00	50.00	0.00
Legal Exp. - General	18,112.88	8,000.00	226.41	(277.20)
Repairs & Maintenance	5,951.20	25,000.00	23.80	24,607.12
R & M - Gardening/Cleaning	300.00	0.00	*****	0.00

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 JULY 2019 TO 24 MARCH 2020

EXPENDITURE - ADMIN. FUND (Continued)	ACTUAL	BUDGET	%	ACTUAL
	01/07/19-24/03/20	01/07/19-30/06/20		01/07/18-30/06/19
Rep & Maint - Building	1,099.00	0.00	*****	0.00
Rep & Maint- Electrical	1,140.00	0.00	*****	0.00
Rep & Maint-Gardens & Grounds	1,012.16	0.00	*****	0.00
Rep & Maint-Plumbing	180.29	0.00	*****	0.00
Backflow Device Test	132.00	0.00	*****	0.00
R & M - Keys & Locks	620.85	0.00	*****	0.00
Tax - Income Tax Return	302.50	302.50	100.00	0.00
Tax - Bas Lodgement	0.00	660.00	0.00	0.00
Prior Yr's Adjustment	0.00	0.00	0.00	(8,297.73)
GST On Expenses	(9,400.56)	(13,133.16)	71.58	(10,602.52)
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>99,878.71</u>	<u>131,681.34</u>		<u>107,511.37</u>
<u>SURPLUS /(DEFICIT)</u>	<u>\$ (4,120.20)</u>	<u>\$ (11,681.35)</u>		<u>\$ 5,385.62</u>
Opening Admin. Balance	15,369.04	15,369.04	100.00	9,983.42
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 11,248.84</u>	<u>\$ 3,687.69</u>		<u>\$ 15,369.04</u>

***** amount not budgeted for

BRIDGEWATER RIVER TERRACES CTS 15474

56 Wharf Street
Kangaroo Point
4169

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 1 JULY 2019 TO 24 MARCH 2020

<u>SINKING FUND</u>	ACTUAL 01/07/19-24/03/20	BUDGET 01/07/19-30/06/20	%	ACTUAL 01/07/18-30/06/19
<u>INCOME</u>				
Levies - Sinking Fund	30,694.98	30,700.00	99.98	30,700.52
Interest Received	3,136.71	0.00	0.00	4,094.67
Income Tax Refund	0.00	0.00	0.00	127.90
GST On Income	(2,790.45)	(2,790.91)	99.98	(2,790.96)
<u>TOTAL SINKING FUND INCOME</u>	31,041.24	27,909.09		32,132.13
<u>EXPENDITURE - SINKING FUND</u>				
Fire Control	0.00	0.00	0.00	412.00
Fence/Gate - Pool	114.60	0.00	*****	0.00
Building - Repairs	10,956.20	0.00	*****	0.00
Gardens & Grounds	0.00	0.00	0.00	24,156.55
Painting - Building Exterior	0.00	0.00	0.00	76,074.88
PAYG - Installment Tax	0.00	0.00	0.00	(1,752.00)
Contingencies	0.00	25,000.00	0.00	0.00
GST On Expenses	(1,006.44)	(2,272.73)	44.28	(9,149.40)
<u>TOTAL SINK. FUND EXPENDITURE</u>	\$ 10,064.36	\$ 22,727.27		\$ 89,742.03
<u>SURPLUS/(DEFICIT)</u>	\$ 20,976.88	\$ 5,181.82		\$ (57,609.90)
Opening Sinking Fund Balance	202,750.23	202,750.23	100.00	260,360.13
<u>SINKING FUND BALANCE</u>	\$ 223,727.11	\$ 207,932.05		\$ 202,750.23

***** amount not budgeted for

Body Corporate and Community Management (Accommodation Module) Regulation 1997

Section 194 - Roll of Lots and Entitlements

BRIDGEWATER RIVER TERRACES CTS 15474

LOT NO. 5 UNIT NO. PLAN NO. 105257 TYPE: B.F.P. A/C NO: 02100005

ORIGINAL OWNER - (Reg. Section 194(2)(a))

Name of Original Owner of Lot	Residential Address of Original Owner	Address for service of notices on Original Owner
Furzur Pty Ltd Acn 010 830 592	C/- Robinson & Robinson PO Box 821 Surfers Paradise 4217	C/- Robinson & Robinson PO Box 821 Surfers Paradise 4217

CONTRIBUTION ENTITLEMENTS (Reg. Section 194(2)(b))

Contribution Entitlements	Date of Registration
385	14/01/97

INTEREST ENTITLEMENTS (Reg. Section 194(2)(c))

Interest Entitlement	Date of Registration
385	01/08/97

NAME AND ADDRESS OF OWNER(S) (Reg. Section 194(2)(d))

Full Name of Owner(s)	Residential Address	Address for service of notice on Owner(s)	Date of notice
Graham Errol Promnitz & Shone Lesley Promnitz	'aberddeen' Ms 88 Goondiwindi NSW 4390	'aberddeen' Ms 88 Goondiwindi NSW 4390	11/03/97
Graham Errol Promnitz & Shone Lesley Promnitz	294 Hursley Road Toowoomba 4350	294 Hursley Road Toowoomba 4350	28/02/00
Allan William Sainsbury And Vanessa Sainsbury	19 Lorna Court One Tree Hill SA 5114	19 Lorna Court One Tree Hill SA 5114	23/10/02
William Innes Ker & Roberta An	C/- Royal Brunei Airlines PO Box 73 Bsb Brunei	C/- Royal Brunei Airlines PO Box 73 Bsb Brunei	30/11/05
William Innes Ker & Roberta An	3005 / 56 Wharf St Kangaroo Point 4169 Qld	3005 / 56 Wharf St Kangaroo Point 4169 Qld	26/04/07
William Innes Ker & Roberta An	76 / 2 Goodwin Street Kangaroo Point 4169	76 / 2 Goodwin Street Kangaroo Point 4169	21/05/07

BRIDGEWATER RIVER TERRACES CTS 15474**LOT NO. 5 UNIT NO. PLAN NO. 105257 TYPE: B.F.P. A/C NO: 02100005**

NAME AND ADDRESS OF OWNER(S) (Reg. Section 194(2)(d))

Full Name of Owner(s)	Residential Address	Address for service of notice on Owner(s)	Date of notice
Paul James Logan	3005 / 56 Wharf Street Kangaroo Point Qld 4169	3005 / 56 Wharf Street Kangaroo Point Qld 4169	01/06/07
Paul James Logan	C/- Anz Bank Fiji PO Box 179 Suva Fiji	C/- Anz Bank Fiji PO Box 179 Suva Fiji	06/07/07
Paul James Logan	C/- Anz Bank Fiji PO Box 179. Auva Fiji	C/- Anz Bank Fiji PO Box 179. Auva Fiji	30/09/08
Paul James Logan	11 Sycamore Grove St Kilda East VIC 3183	11 Sycamore Grove St Kilda East VIC 3183	11/01/10
Paul James Logan	11 Sycamore Grove St Kilda East VIC 3183	11 Sycamore Grove St Kilda East VIC 3183	24/09/10
Paul James Logan	Unit 3005/56 Wharf Street Bridgewater River Terraces Apt Kangaroo Point QLD 4169	Unit 3005/56 Wharf Street Bridgewater River Terraces Apt Kangaroo Point QLD 4169	27/06/11
Paul James Logan	103 Villiers Street New Farm QLD 4005	103 Villiers Street New Farm QLD 4005	17/02/15

LESSEE (Reg. Sections 191(1)(b) and 194(2)(g))

Full name of lessee of lot	Address for service of notices	Type of Notice	Receipt of Notice	Term
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LETTING AGENT (Reg. Sections 191(1)(c) & (d) and 194(2)(g))

Full name of Letting Agent	Address for service of notices	Date of receipt of appointment notice	Date of receipt of withdrawal notice
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MORTGAGEE (Reg. Sections 194(2)(f)(i), (ii) and (iii))

Full name of mortgagee	Address for service of notices	Type of Notice	Date of receipt of notice
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Westpac Banking Corporation**18 Tank Street
Brisbane Qld 4000****21/03/97**

BRIDGEWATER RIVER TERRACES CTS 15474**LOT NO. 5 UNIT NO. PLAN NO. 105257 TYPE: B.F.P. A/C NO: 02100005**

NOMINEES (Reg. Section 194(2)(g))

Name of Corporation	Nominee for	Ranking	Full name of company nominee	Date of receipt of notice
Furzur Pty Ltd	Owner		Steven Donald Ritchardson	14/01/97

REPRESENTATIVE (Reg. Section 194(2)(g))

Full name representative	Address for service of notices	Capacity	Date of receipt of notice

POWER OF ATTORNEY (Reg. Section 194(2)(g))

Full name Power of Attorney	Attorney for	Address for service of notices	Date of receipt of notice

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

1. Pool safety certificate number

Certificate number: PSC0043078

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

55 BAILDON ST

KANGAROO POINT QLD

Postcode

4

1

6

9

Lot and plan details:

9999/BUP/106857

Local government area:

BRISBANE CITY

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

If it is known that 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. Shared pool or non-shared pool

Shared pool



Non-shared pool

**5. Pool safety certificate validity**

Effective date:

1

3

/

1

2

/

2

0

1

9

Expiry date:

1

3

/

1

2

/

2

0

2

0

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

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

Name:

PETER DERRICK

Pool safety inspector
licence number:

PS100563

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*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/home-building-owners/pool-safety 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.