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SELLERS IMPLIED WARRANTY STATEMENT

IN RELATION TO THE CONTRACT OF SALE OF: **LOT 12 ON GTP2887**
ACACIA GREEN CTS 20137

VENDOR/S **KATE ALEXANDRIA LAWSON AND TRISTAN JASON PEART**

LOTS IN A COMMUNITY TITLES SCHEME

The Lot is a lot in a community Titles Scheme and the Seller gives notice to the Buyer of the following matters:

(a) LATENT OR PATENT DEFECTS IN COMMON PROPERTY OR BODY CORPORATE ASSETS (s223(2)(a)(b))

To the Sellers knowledge,
Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract, the Seller is not aware of any other Latent or Patent defects in the common property or body corporate assets other that defects arising through fair wear and tear.

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 records of other matters of interest.

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

To the Sellers knowledge,
Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract, the Seller is not aware of any other actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.

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

Apart from what has been revealed in the attached Minutes and Reports and/or disclosed in the Contract , the Seller is not aware of any other circumstances in relation to the affairs of the Body Corporate likely to materially prejudice the buyer.

(d) COMMUNITY MANAGEMENT STATEMENT (clause 12.9(1)(a) or (Clause 13.9(1)(a)

At the date of this Disclosure Statement CMS Dealing No. 703478349
was the last registered CMS held by the Environment and Resources Management. The Seller discloses the following if known at the time of inspection:

Seller is not aware of any intention of the Body Corporate to lodge a new CMS.

(e) UNAPPROVED IMPROVEMENTS ON COMMON PROPERTY BENEFITTING THE LOT (clause 12.9(1)(b)) OR (Clause 13.9(1)(b))

All necessary consents to any improvements made on common property are in force.

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(f) OUTSTANDING BY-LAW CONTRAVENTION NOTICES (clause 12.9.(1)(c)) OR (clause 13.9(1)(c))

Within the last 12 months the Seller has not received any notice of a by-law contravention relating to the lot that has not been fully complied with.

(g) PROPOSED BODY CORPORATE RESOLUTIONS (clause 12.10) OR (clause 13.10)

Search of the Body Corporate has revealed:

No notice of a General or Committee Meeting not yet held was found in the records of the Body Corporate.

MATTERS AFFECTING THE PROPERTY (Clause 7.4)

To prevent inconsistant disclosure and unnecessary duplication the Seller gives Disclosure of points 1(a) to 1(f) inclusive under the Sellers Disclosure Form 2. The parties shall rely on the Sellers Disclosure Form 2 documented in Parts 3 & 4 and search results for all matters concerning notices, orders and related searches that remain in effect and that impose obligations to undertake works or incur expenditure by any local, State or Commonwealth authority, court, tribunal or other competent authority.

1. Subject to clause 7.8, the Seller warrants that, at the Contract Date:

(a) there is no outstanding enforcement notice under Section 248 of the *Building Act 1975* or Section 168 of the *Planning Act 2016* that affects the property.

(b) there is no outstanding show cause notice under Section 246AG(1) or 247 of the *Building Act 1975* or Section 167 of the *Planning Act 2016* that affects the property;

(c) the Seller has not received any other communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(1)(a), or 7.4(1)(b) or an Enforcement Notice;

(d) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the property;

(e) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Lot; and

(f) The Seller is not aware of any facts or circumstances that may lead to the Lot being classified as contaminated land within the meaning of the Environmental Protection Act 1994.

2. Subject to clause 7.8, the Seller warrants that, at settlement:

(a) if the Lot is freehold, it will be the registered owner of an estate in fee simple in the Lot and will own the rest of the property;

(b) if the Lot is leasehold, it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;

(c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and

(d) there will be no unsatisfied Court order or writ of execution affecting the property.

3. Subject to clause 7.8, if the Seller breaches a warranty in clause 7.4(1) or 7.4(2), without limiting any other remedy, the Buyer may terminate this contract by notice to the Seller given before settlement.

4. The Seller warrants that:

(a) The statement made by the Seller in the Reference Schedule under Residential Tenancy Agreement and Rooming Accommodation Agreements are true and correct; and

(b) if there are Tenancies, the current rent complies with the requirements of section 91 and 93 of the RTRA Act, as those sections applied on the date of each Tenancy.

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5. If the Seller's warranty in clause 7.4(4) is incorrect, the Buyer's only remedy against the Seller is for compensation. The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.4(5).

** *To view an extract of the Acts quoted in this Implied Warranty Statement go to page 7 of this document.*

MINUTES OF MEETINGS A copy of the Minutes of General Meeting Minutes and Committee Meeting Minutes for the last 18 months are attached. Please note that Voting Outside Committee Meeting Minutes that relate to minor matters such as pet approvals and renovation requests have not been included.

CM dated 7th May 2025

AGM dated 19th May 2025

CM dated 21st November 2025

CM dated 29th April 2026

AGM dated 28th May 2026

COMPLIANCE BUILDING REPORTS - Reports noted below are an indication of when the last reporting for each Compliance Report was carried out. A copy of these reports can be obtained from the Body Corporate files.

Report Dated	Name of Report
01.07.25	Insurance Valuation - Recommended to be updated 5 yearly
25.11.24	Termite Inspection - Recommended to be updated annually.
24.09.26	Safety Audit - Recommended to be be updated annually
06.07.17	Sinking Fund Forecast - Recommended to be updated 5 yearly (attached)

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OTHER BUILDING REPORTS - Relevant Reports relating to current identified Defects or outstanding liabilities

Roof and Gutter Report dated 2nd September 2026

Attachments to this Implied Warranty Statement generally include:-
•The current Sinking Fund Forecast
• Any other relevant reports completed within the preceding two years that identify matters affecting the complex.
•Copies of all General and Committee Meeting Minutes held in the last 18 months – 2 years.
•A copy of the Certificate of Currency however, where this document cannot be provided without charge, a copy of the current Insurance Tax Invoice will be supplied instead.
Should you require the Certificate of Currency, or any of the aforementioned reports that have not been included, these can be obtained upon request, noting that additional fees will apply.

OTHER MATTERS

Not applicable

Warning to Seller: The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. If you are aware of any matters not disclosed above, please advise Search Assist urgently so we can reinvestigate the records.

In accordance with the Terms of the Contract Clause 8.3(2) Seller's Obligations after Contract Date - Should you receive any notice, order or proceedings that affects the Property or requires work or expenditure on the property, you must give a copy of any such document to the Buyer without delay. This includes notices of any Committee Meetings or General Meetings issued by the Body Corporate Managers. Failure to provide a copy of any Notices, Orders or proceedings to the buyer will put you in breach of the Contract under this Clause.

In the event that your property has not been placed under Contract within 90 days of the date of this Implied Warranty Statement, we strongly recommend that you obtain an Updated Disclosure Statement. This can be ordered through our website.

This Report was prepared on: 11 November 2026 Order No 9864

Kate Lawson 2FFBC0D96DC4A3EA		12/11/2026
Tristan Pearl 3DF02CC7E5F0B1A0		12/11/2026
Signature of Seller(s) or person authorised by the Seller(s)	*Capacity of person signing*	*Dated*

Signature of Witness *Name* *Dated*

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ACKNOWLEDGEMENT

The Buyer acknowledges having received this Disclosure Statement before entering into the contract to buy the above lot.

Signature of Buyer	*Signature of Buyer*	*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. In most cases, records are stored electronically. In these instances, the Body Corporate Search team prepare a separate "Search file" specifically loaded for the inspection and it is obvioius to our Search Inspector that not all records are provided. We can only request documents that we can identify to be clearly missing.

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.

“The goal of the new disclosure laws is to promote transparency and ensure buyers have clear, standardized information to make informed decisions.
It does not require the broad redaction of other lot owners' names; however, it does require the disclosure of encumbrances, including body corporate details where applicable, which may include the names of other lot owners to some extent, though the primary focus is on legal and transactional details rather than personal identification.

✅ Best Practices to Mitigate Risk:
- Controlled Access: Agents and sellers should limit distribution of these documents to genuinely interested parties.
- Legal Guidance: Sellers should consult their solicitor to understand what personal information is disclosed and how it will be handled.
- Secure Handling: Practitioners should follow the QLS Conveyancing Protocol to ensure privacy and compliance B.”

Notes regarding Utilities

This report is not privy to unpaid utility amounts (i.e.. 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.

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Body Corporate Search Agents
Email: admin@searchassist.com.au
Web Address: www.searchassist.com.au
PO Box 10623 Adelaide Street Brisbane Qld 4000
Search Assist Qld ACN 689 096 802

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Section 246AG of the Building Act 1975

Show Cause notice procedure and decisions

(1) The local government must, before cancelling the pool safety certificate under section 246AF(2) give the owner of the regulated pool a notice (a *show cause notice*).

(2) The show cause notice must state each of the following:-

(a) that the local government proposed cancelling the pool safety certificate for the pool;

(b) the grounds for cancelling the pool safety certificate;

(c) the facts and circumstances forming the basis for the grounds;

(d) that the owner of the pool may, within a stated period (the *show cause period*) make submissions about why the pool safety certificate should not be cancelled.

(3) The show cause period must end at least 10 business days after the owner is given the show cause notice.

(4) The owner may, within the show cause period, make submissions to the local government about the show cause notice.

(5) The local government must -

(a) consider the submissions; and

(b) decide whether to cancel the pool safety certificate for the pool.

(6) If the local government decides not to cancel the pool safety certificate, it must give the owner notice of the decision.

(7) If the local government decides to cancel the pool safety certificate, it must give the owner an information notice about the decision.

(8) A decision to cancel the pool safety certificate takes effect at the end of 10 business days after the information notice is given unless the owner sooner appeals the decision.

(9) If the owner appeals the decision to cancel the pool safety certificate, the decision is stayed until -

(a) the appeal is withdrawn; or

(b) the appeal is dismissed.

Section 247 of the Building Act 1975

(1) A notice (a *show cause notice*) inviting a person to show cause why an enforcement or revocation notice should not be given to the person must -

(a) be in writing; and

(b) outline the facts and circumstances forming the basis for the belief that an enforcement or revocation notice should be given to the person; and

(c) state that representations may be made about the show cause notice; and

(d) state how the representations may be made; and

(e) state where the representations may be made or sent; and

(f) state -

(i) a day and time for making the representations; or

(ii) a period within which the representations must be made.

(2) The day or period stated in the notice must be, or must end, at least 20 business days after the notice is given.

Section 248 of the Building Act 1975

(Enforcement notice from Local government if they believe the building was

1. A local government may give a notice (an enforcement notice) to the owner of a building, structure or building work if the local government reasonably believes the building, structure or building work -

(a) was built before the commencement of this section without, or not in accordance with, the approval of the local government; or

(b) is dangerous; or

(c) is in a dilapidated condition; or

(d) is unfit for use or occupation; or

(e) is filthy, infected with disease or infested with vermin.

2. A local government may also give an enforcement notice to a person who does not comply with a particular matter in this Act.

3. However, before a local government gives a person an enforcement notice, the local government must give the person a show cause notice.

4. Subsection (3) applies only if the matter, about which the local government is proposing to give the enforcement notice, is not of a dangerous or minor nature.

5. An enforcement notice given under this section is taken to be an enforcement notice given under the Planning Act, section 590.

Links to the Body Corporate and Community Management Act 1997, Residential Tenancies and Rooming Accommodation Act and Environmental Protection Act 1994 can be found on our website. Please copy and paste the following link into your Browser:
https://searchassist.com.au/resources/

www.searchassist.com.au/resources/

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Issue date: 10 March 2026

Certificate of Insurance

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

INSURED:	The BC for Acacia Green CTS 20137	
INTERESTED PARTY(S):	**Name**	**Classification**
DESCRIPTION OF INSURED BUSINESS:	Residential Strata	
SITUATION OF RISK:	452 HELLAWELL ROAD, SUNNYBANK HILLS, QLD 4109	
SECTION 1:	**Property - Physical Loss, Destruction or Damage** Buildings - $17,545,000.00 Common Contents - $175,450.00	
SECTION 2:	**Voluntary Workers Personal Accident** Accidental Death & Disablement - Insured Weekly Benefits - Insured	
SECTION 3:	**Office Bearers' Liability** Limit of Indemnity - $5,000,000.00 in the aggregate Period of Insurance	
SECTION 4:	**Fidelity Guarantee** Limit - $100,000.00 in the aggregate Period of Insurance	
SECTION 6:	**Public Liability** Limit of Indemnity - $30,000,000.00 each and every Occurrence	
SECTION 7:	**Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses** **(a) Taxation and Audit Costs** Limit of Indemnity - $30,000 in the aggregate Period of Insurance **(b) Workplace Health and Safety Breaches** Limit of Indemnity - $150,000 in the aggregate Period of Insurance **(c) Legal Defence Expenses** Limit of Indemnity - $50,000 in the aggregate Period of Insurance	
POLICY NUMBER:	LNG-STR-20446614	
PERIOD OF INSURANCE:	19 March 2026 expiring on 19 March 2027 at 4pm Local Standard Time	
INSURER:	Chubb Insurance Australia Limited	

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

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

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

Transaction ID: 358147

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SINKING FUND FORECAST



PROPERTY DETAILS

ACACIA GREEN CTS 20137
452 HELLAWELL ROAD
SUNNYBANK HILLS, QLD, 4109

Inspection Date: 6-JUL-2017

1300 880 466
inspections@qbm.com.au
qbm.com.au

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3 August 2017

Dear Committee Members,

This report is the result of an Inspection conducted at your complex to identify the likely ongoing maintenance and capital improvement costs expected over the next 15 years.

This report has been compiled by a building professional and is the opinion and recommendations of this trained professional.

The recommendations are given after serious consideration to the possibility of deterioration of the building and surrounds as a result of non maintenance.

Should the committee choose not to follow these recommendations, then the committee must take full responsibility for deterioration of the complex that may occur from the lack of maintenance.

The building professionals at QBM are available to discuss any queries you may have with this inspection and report, or if you require clarification of any items, please call us on 1300 880 466.

Thank you for the opportunity to assist you in keeping your complex well maintained and the Sinking Fund with adequate funds for future planned and unforeseen expenses.

Yours Sincerely,



Donna Greenwood
Managing Director

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PROPERTY AND INSPECTIONS DETAILS

Building:	ACACIA GREEN CTS 20137, 452 HELLAWELL ROAD SUNNYBANK HILLS, QLD, 4109
Inspection By:	ROY PEARL
Inspection Date:	6-JUL-2017
Building Description:	2 Level Residential Unit complex – residential constructed of Brick walls and Tiled roof.

PLANNED WORKS

A full listing of identified items is contained within this report.

A listing of recommendations and immediate works is contained within the Inspections Results table. It is critical that these recommendations are actioned at the earliest possible time.

AREAS NOT ACCESSED

Areas in "in accessible" areas have not been included in this report. This includes any areas that cannot be seen from a visual inspection not requiring demolition work. Such areas include behind fixed wall and ceiling sheeting, under floor coverings, behind door jambs and architraves.

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INTRODUCTION

Under instructions from the committee of this complex, we set out in this report our recommendations for the Sinking Fund for the common areas of the complex.

The purpose of this report is to provide an independent analysis of the requirements for expenditure and contributions towards the Sinking Fund of the complex. This report is NOT a condition assessment or a report to identify any maintenance issues with the complex.

This report identifies and evaluates the funding requirements for items requiring capital expenditure as detected by site inspection, or by reference to plans and specifications, or by making reference to an assessment of the life expectancy of items within the complex.

Life expectancies and planned years to replacement used in this report are intended as a guide only for the purposes of determining a reasonable budget allowance for each year covered by this report. The allowances given for replacement costs are NOT fixed quotes and should only be used for budgeting purposes.

QBM has requested information about the state of repair of the building and complex, and has requested all information as to planned works or repairs required to the complex prior to completing this report. Where this information has not been supplied, it has not been included in this report.

The Committee should review the following:

- Seek information from members of the Committee regarding the current state of the building
- Ascertain the future time objectives for appearance items such as painting of common areas, and repairs of common property, which may impact upon the stated years in this forecast and may affect the immediate cash flow requirements.
- If the Committee owns any landscaping equipment such as mowers, etc. that has not been supplied to QBM in a detailed list with full costs and purchase dates, then such items will not be included in this forecast. If after the report has been completed, and changes are required due to information not being supplied to QBM then additional costs will be charged.

This Sinking Fund forecast should be reviewed on a yearly basis to update any changes caused by abnormal expenditure, inflation rates, building material costs and availability and the current condition of the building.

Items of a recurrent nature covered by the Administration Fund have not been included in this report.

No allowance has been made for upgrades or improvements unless specifically requested.

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SCOPE OF REPORT

This Sinking Fund report assesses the funding requirements of the common property areas of the complex over time to enable restoration to original standard. It has been assumed that the property will be correctly maintained to maximize the life of items within the complex.

This report is NOT a condition assessment or a report to identify any maintenance issues with the complex.

GST should be added to the contributions when levying Lot owners.

It is critical that a full site inspection is conducted at least each 5 years to update the Forecast so that major projected costs are accounted over the longest possible time frame to avoid unexpected and unbudgeted expenditure.

Fire Regulations (Building Format Plans only)
Due to amended Fire Regulations, it is now compulsory to upgrade/ develop Fire and Evacuation Plans and Diagrams and conduct full training of occupants of the building. Re-assessment of these plans and training is required each year. It is also a requirement that a certification of all fire installations is sent to the local office of the Fire and Rescue Service.
The first compliance date is 1 July 2009 and then each year thereafter.

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EXECUTIVE SUMMARY

Scheme Name:	Acacia Green CTS 20137
Address of Property:	452 Hellawell Road Sunnybank Hills
Inspection by:	Roy Pearl
Report prepared by:	Donald Pitt
Report Assumptions:	
Number of Lots:	48
Number of Lot Entitlements:	48
Plan Format	SFP
Rate of Inflation utilised in calculations:	2.5%
Investment interest rate utilised for calculations	2.0%
Taxation rate utilised for calculations:	25%
Current Sinking Fund Balance	$96,729.44
Report Projection Term	15
Balance Start Date	14/06/2017

The below balances are calculated to ensure the sinking fund has sufficient funds for all future expenditure and does not hold too much to be a burden upon lot owners.

End FY	Current Account Balance	Total Contributions including increases	Expected Expenditure	Interest income after taxation	Adjusted SF balance after expenditure and budgeting allowances
2018	$96,729	$17,280	$2,460	$1,414	$112,963
2019	$112,963	$12,480	$11,160	$1,714	$115,997
2020	$115,997	$12,480	$23,437	$1,576	$106,616
2021	$106,616	$12,480	$11,789	$1,609	$108,916
2022	$108,916	$12,480	$8,141	$1,699	$114,954
2023	$114,954	$12,480	$25,291	$1,532	$103,675
2024	$103,675	$12,480	$12,030	$1,562	$105,687
2025	$105,687	$12,480	$31,842	$1,295	$87,620
2026	$87,620	$12,480	$17,024	$1,246	$84,322
2027	$84,322	$12,480	$15,072	$1,226	$82,956
2028	$82,956	$12,480	$4,235	$1,368	$92,569
2029	$92,569	$12,480	$30,125	$1,123	$76,047
2030	$76,047	$12,480	$22,129	$996	$67,394
2031	$67,394	$12,480	$37,168	$640	$43,346
2032	$43,346	$12,480	$13,380	$637	$43,083

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CONTRIBUTIONS AND EXPENDITURE

Contribution Summary for **Acacia Green CTS 20137**

Year	End FY	Total Contributions including increases	Expenses	SF Balance
1	2018	$17,280	$2,460	$112,963
2	2019	$12,480	$11,160	$115,997
3	2020	$12,480	$23,437	$106,616
4	2021	$12,480	$11,789	$108,916
5	2022	$12,480	$8,141	$114,954
6	2023	$12,480	$25,291	$103,675
7	2024	$12,480	$12,030	$105,687
8	2025	$12,480	$31,842	$87,620
9	2026	$12,480	$17,024	$84,322
10	2027	$12,480	$15,072	$82,956
11	2028	$12,480	$4,235	$92,569
12	2029	$12,480	$30,125	$76,047
13	2030	$12,480	$22,129	$67,394
14	2031	$12,480	$37,168	$43,346
15	2032	$12,480	$13,380	$43,083

* The SF Balance has been adjusted to include any bank interest and/or taxation paid on interest

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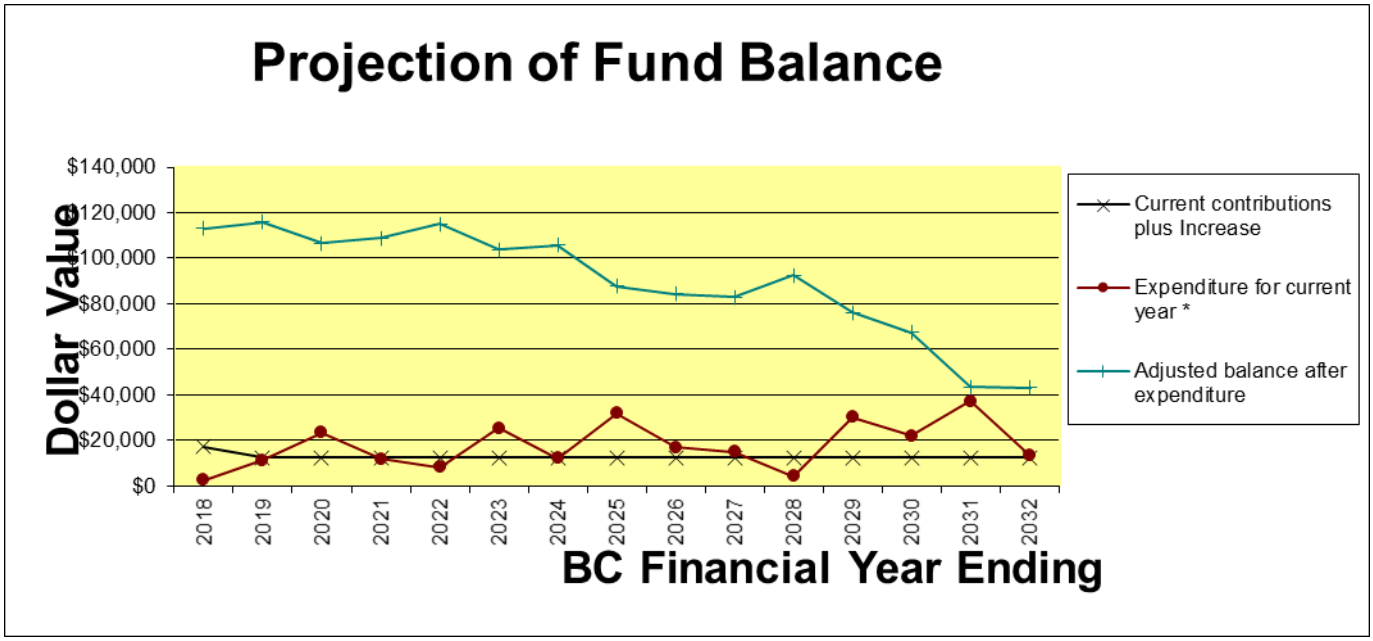
Contributions for next 15 years

Contributions Summary for Acacia Green CTS 20137

Year	End FY	Total Contribution including increases	Contribution per Lot Entitlement	Quarterly Contribution
1	2018	$17,280.00	$360.00	$90.00
2	2019	$12,480.00	$260.00	$65.00
3	2020	$12,480.00	$260.00	$65.00
4	2021	$12,480.00	$260.00	$65.00
5	2022	$12,480.00	$260.00	$65.00
6	2023	$12,480.00	$260.00	$65.00
7	2024	$12,480.00	$260.00	$65.00
8	2025	$12,480.00	$260.00	$65.00
9	2026	$12,480.00	$260.00	$65.00
10	2027	$12,480.00	$260.00	$65.00
11	2028	$12,480.00	$260.00	$65.00
12	2029	$12,480.00	$260.00	$65.00
13	2030	$12,480.00	$260.00	$65.00
14	2031	$12,480.00	$260.00	$65.00
15	2032	$12,480.00	$260.00	$65.00

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SINKING FUND PROJECTION GRAPH



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ANTICIPATED EXPENDITURE FOR NEXT 15 YEARS

The following pages list the anticipated yearly expenditures to complete maintenance / upgrade works. The time frames are proposed only, and the prices are NOT fixed quotes. The exact timing of maintenance works may vary depending upon specific requirements of the committee. The actual prices paid for completion of works will depend upon the specification of works, the extent of works, and the quotes received from contractors. These estimates should be viewed as budget estimates only.

Painting The estimates including for painting include two coats of trade quality acrylic paint and any associated scaffolding. ONLY COMMON AREAS ARE INCLUDED

Roofing Allowances have been included for regular repairs to extend the life of the existing roofing. ONLY COMMON AREAS ARE INCLUDED

This report is NOT a condition assessment or a report to identify any maintenance issues with the complex.

Categories	Description of works to be undertaken	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Building	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$2,460	$2,650	$2,784	$2,924	$3,149	$3,308	$3,476	$3,652	$3,836	$4,031	$4,235	$4,450	$4,674	$4,911	$5,160
Electrical	Allowance to repair / replace/ install lighting to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.			$6,160					$6,422					$7,885		$8,220
Fencing	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution		$1,500		$1,500		$2,000				$2,500		$2,500		$5,000	
	Replace Timber paling fence complete - Body Corporate Contribution							$6,655						$7,520		

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Categories	Description of works to be undertaken	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Landscaping	Allowance for repairs / replacement of garden edging					$4,992										
Plumbing	Contingency for repairs to plumbing and sewerage systems			$11,372			$12,246			$13,188			$14,202			
Retaining walls	Contributions towards ongoing repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.			$1,524					$1,768					$2,050		
Road ways and Site Works	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.		$7,010		$7,365		$7,737		$20,000		$8,541		$8,973		$25,000	
Stormwater drainage	Contingency for repairs to stormwater and other common property plumbing systems.			$1,597				$1,899							$2,257	
Total Expected Expenditure		$2,460	$11,160	$23,437	$11,789	$8,141	$25,291	$12,030	$31,842	$17,024	$15,072	$4,235	$30,125	$22,129	$37,168	$13,380

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DETAILED LISTING OF WORKS

Location	Description of work to be undertaken	Estimate of Costs	End FY
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$2,460	2018
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$2,650	2019
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$1,500	2019
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$7,010	2019
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$2,784	2020
Common areas	Allowance to repair / replace/ install lighting to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$6,160	2020
Site	Contingency for repairs to plumbing and sewerage systems	$11,372	2020
Site	Contributions towards ongoing repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$1,524	2020
Site	Contingency for repairs to stormwater and other common property plumbing systems.	$1,597	2020
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$2,924	2021
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$1,500	2021
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$7,365	2021
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$3,149	2022
Site	Allowance for repairs / replacement of garden edging	$4,992	2022
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$3,308	2023
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$2,000	2023
Site	Contingency for repairs to plumbing and sewerage systems	$12,246	2023
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$7,737	2023
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$3,476	2024
Boundaries	Replace Timber paling fence complete - Body Corporate Contribution	$6,655	2024
Site	Contingency for repairs to stormwater and other common property plumbing systems.	$1,899	2024
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$3,652	2025
Common areas	Allowance to repair / replace/ install lighting to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$6,422	2025
Site	Contributions towards ongoing repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$1,768	2025
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$20,000	2025
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$3,836	2026
Site	Contingency for repairs to plumbing and sewerage systems	$13,188	2026
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$4,031	2027

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Location	Description of work to be undertaken	Estimate of Costs	End FY
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$2,500	2027
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$8,541	2027
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$4,235	2028
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$4,450	2029
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$2,500	2029
Site	Contingency for repairs to plumbing and sewerage systems	$14,202	2029
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$8,973	2029
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$4,674	2030
Common areas	Allowance to repair / replace/ install lighting to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$7,885	2030
Boundaries	Replace Timber paling fence complete - Body Corporate Contribution	$7,520	2030
Site	Contributions towards ongoing repairs and long term replacement of timber retaining walls. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$2,050	2030
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$4,911	2031
Boundaries	Maintenance to timber paling fencing, including refixing loose palings, replace rusting fixings, ease gates, etc. - Body Corporate Contribution	$5,000	2031
Driveways and parking areas	Allowance for repair to driveway and kerbing as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$25,000	2031
Site	Contingency for repairs to stormwater and other common property plumbing systems.	$2,257	2031
Site	General allowance for repairs and maintenance to the common areas to cover minor maintenance and safety issues.	$5,160	2032
Common areas	Allowance to repair / replace/ install lighting to road ways and common areas as required. This is an allowance and is designed to be held in reserve if works are not required in any particular year.	$8,220	2032

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SCOPE OF INSPECTION

This is a Sinking Fund Forecast and NOT a building inspection report.

CONDITIONS

Important Information Regarding the Scope and Limitations of the Inspection and this Report

1. This report is not an all encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not, depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any Act, Regulation, Ordinance or By-law. It is not a structural report. Should you require any advice of a structural nature you should contact a structural engineer.
2. THIS IS A VISUAL INSPECTION ONLY limited to those areas and sections of the property fully accessible and visible to the Inspector on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, behind stored goods in cupboards, other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. Visible timbers CANNOT be destructively probed or hit without the written permission of the property owner.
3. This Report does not and cannot make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (eg. In the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage (apart from surface water drainage); swimming pools and spas (non-structural); detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; neighbourhood problems; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly this Report is not a guarantee that defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. (NB Such matters may upon request be covered under the terms of a Special-purpose Property Report.)
4. CONSUMER COMPLAINTS PROCEDURE. In the event of any controversy or claim arising out of, or relating to this Report, either party must give written Notice of the dispute to the other party. If the dispute is not resolved within ten (10) days from the service of the Notice then the dispute shall be referred to a mediator nominated by the Inspector. Should the dispute not be resolved by mediation then either party may refer the dispute to the Institute of Arbitrators and Mediators of Australia for resolution by arbitration.
5. This report is based upon and conditional upon the information provided by the person, employees or agents of the person requesting this report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.
6. QBM shall not be liable for missing information due to the concealment and/or apparent concealment of defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner.
7. Due to prevailing and seasonal weather conditions this Standard Property Report is subject to and conditional upon the following:
    a) The instance of and causes of rising damp may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'rising damp'.
    b) The instance of and causes of water leaks in roofs, walls, floors, windows and/or doors may not be identifiable. Thus, unless specifically stated in the Inspection Results, this report does not cover the identification of 'water leaks'.

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LIMITATIONS

Limitations of the Report
This forecast should be updated regularly.

This is NOT a building inspection report. This is not a Building Code or By-Law compliance inspection report.

No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos, or lead paint. We have however, if necessary recommended when and if specialist inspections services are required. QBM offers a complete inspection and reporting service covering all items, including, asbestos, lead paint, mould, Health and Safety, structural defects, and Building Act Compliance, which can be obtained by contacting us.

The report is a professional opinion based on a visual inspection of the accessible features of the property. Without dismantling the buildings or its systems, there are limitations to such an inspection. Throughout any inspection, references are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing or holding the property, however, we cannot eliminate it completely.

Cost Estimates
The estimates included for this valuation, have been obtained by utilising the rates developed by the leading firms of 'Cordells'™ and/or 'Rawlinsons'™. They are not intended to be fixed price estimates but only a close estimation of the costs that would be expected for such works at this particular time. These may be impacted upon by various factors, such as the number of items to be completed at one time, the state of the industry at a particular time and/or the detail required by the property owner/manager.

Important Disclaimers
Disclaimer of Liability: -No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Disclaimer of Liability to the Third Parties:-This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part does so at their own risk.

Dated: 3 August 2017

This report has been compiled by

Quality Building Management (Brisbane) Pty Ltd
PO Box 1474, Capalaba Qld 4157
inspections@qbm.com.au
1300 880 466

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MINUTES

COMMITTEE MEETING

Body Corporate for **ACACIA GREEN** Community Titles Scheme **20137**

HELD AT:	**Onsite Unit 29, Sunnybank Hills, QLD 4109**
DATE OF MEETING:	**07/05/2025**
TIME OF MEETING:	**09:00 am**
EXECUTIVE PRESENT:	**Chairperson:** Vivien Tawse
	Treasurer: Alan Gao (via teleconference)
COMMITTEE MEMBERS PRESENT:	Mark Petty & Beryl Fennell
ATTENDANCE BY INVITATION:	Tiffany Cooper representing Hartley's Body Corporate Management (HBCM)
	Luna Kim as Building Manager
LOT OWNERS PRESENT:	Nil
PROXY TABLED:	Nil
APOLOGIES:	Bella Xu, Maggie Kerr & Candy Howarth
QUORUM:	**YES**

AGENDA ITEMS CONSIDERED:

Item	1.	CONFIRMATION / ACCEPTANCE OF PREVIOUS MINUTES			
Motion	**1.1**	**Committee Meeting Minutes** That Committee resolved that the Minutes for the Meeting held on the 4th April 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**
Motion	**1.2**	**Vote Outside Committee Meeting 31/07/2024** That Committee resolved that the Minutes for the Meeting held on the 31st July 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**
Motion	**1.3**	**Vote Outside Committee Meeting 27/08/2024** That Committee resolved that the Minutes for the Meeting held on the 27th August 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**
Motion	**1.4**	**Vote Outside Committee Meeting 24/10/2024** That Committee resolved that the Minutes for the Meeting held on the 24th October 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**
Motion	**1.5**	**Vote Outside Committee Meeting 31/10/2024** That Committee resolved that the Minutes for the Meeting held on the 31st October 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**
Motion	**1.6**	**Vote Outside Committee Meeting 25/11/2024** That Committee resolved that the Minutes for the Meeting held on the 25th November 2024 be confirmed as a true and accurate record.	**CARRIED**		
			YES	NO	ABSTAIN
			4	**-**	**-**

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Motion	**1.7**	**Vote Outside Committee Meeting 29/01/2025** That Committee resolved that the Minutes for the Meeting held on the 29th January 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Motion	**1.8**	**Vote Outside Committee Meeting 21/02/2025** That Committee resolved that the Minutes for the Meeting held on the 21st February 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Motion	**1.9**	**Vote Outside Committee Meeting 06/03/2025** That Committee resolved that the Minutes for the Meeting held on the 6th March 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Item	**2.**	**BUSINESS ARISING FROM PREVIOUS MINUTES**

Nil items to be discussed that are not already covered by items in this agenda.

Item	**3.**	**CARETAKERS REPORT**

The Caretakers report was tabled and acknowledged by those present as accepted, a copy of the report is attached to these minutes.

3.1 Common Area Water Leakage/Usage

Luna will arrange further investigations to locate the cause of the leak and report back to the committee. A suggestion was also made to install individual water meters for each of the seven common property taps to assist in pinpointing leak locations. HBCM will provide Luna with contact details for plumbing contractors who can quote on this work.

Action by **Luna & HBCM**

3.2 Fence Repair/Replacement

Stage 1 of these works have been completed; stage 2 can now proceed.

Action by **Luna**

3.3 Safety Report

- Switchboard inspection and RCD testing recently completed noting that one switch failed the test and requires replacement. Luna will arrange a quote for required replacement.

- Those present agreed to proceed with broken concrete edging replacement with reinforcement as per the quote provided by 'Kerbs for Carparks' at a cost of $6,050 including GST.

CARRIED

Action by **Luna**

YES	NO	ABSTAIN
4	**-**	**-**

3.4 Annual Maintenance

- Gutter Cleaning

  Those present agreed to proceed with annual gutter cleaning at a cost of $3,960 including GST as per the quote provided by 'Gutter-Vac'.

- Termite Inspection and Pest Control

  Those present agreed to proceed with annual termite inspection for all lots and common property, and pest control of common property. The total cost will be $5,116 Including GST, as per the quote provided by 'Eco-Global'. An offer for internal pest control ($92) and rodent baiting ($35) will be available at the occupant's expense once a commencement date is confirmed.

CARRIED

Action by **Luna**

YES	NO	ABSTAIN
4	**-**	**-**

3.5 Palm Tree Damage

Concerns were raised regarding palm trees situated close to water meters, citing existing water leak problems and the risk of future damage to infrastructure. Following discussion, those present agreed to proceed with the removal of these trees with trees along the pipeline being the priority. Mark and Luna volunteered to identify and mark the specific trees to be removed during a site walk.

Action by **Mark and Luna**

3.6 Breach of By-laws – Unit 2 & 3

Noted that following the recent fencing works completed by units 2 & 3, the old timber fencing has been left on the common property behind the units. HBCM to contact the owners and ask that they arrange immediate removal of these materials.

Action by **HBCM**

Item	**4.**	**FINANCIALS / ARREARS**

4.1 Statement of Financial Affairs

Those present noted the Audited Statement of Financial Accounts for the period of 01/03/2024 to 28/02/2025, noting the Body corporate has funds totaling $89,901.60, consisting of the Administration Fund of $38,441.23 and Sinking Fund of $51,460.37.

4.2 Arrears

There are currently no lots in arrears.

Item	**5.**	**PROPOSED BUDGET**

Motion **5.1 Proposed Budgets**

The meeting discussed the proposed budget for the 2025-2026 financial year. The committee acknowledged the surplus in the administration fund and the need to increase the Sinking Fund. The remaining two instalments for the financial year will be re-apportioned to raise additional funds in the Sinking Fund, while still achieving a reduction in overall levies for all owners.

Resolved that the Body Corporate Committee approves the following budgets for inclusion in the 2025 AGM:

Administrative Fund Budget	$ 155,520.01 Incl. GST
Insurance Budget	$ 36,596.16 Incl. GST
Sinking Fund Budget	$ 39,770.89 Incl. GST

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Item	**6.**	**AGM AGENDA**

Motion **6.1 AGM Agenda**

That the committee approved the following items to be included on the agenda of the upcoming 2025 AGM:

1. Confirmation of Minutes
2. Statement of Accounts
3. Audit
4. Auditor
5. Administrative Fund Budget & Contributions
6. Insurance Levy Contributions
7. Sinking Fund Budget & Contributions
8. Insurance
9. Insurance Valuation
10. Annual Safety Report
11. Gardening Contractor - submitted by lot 43/unit38
12. Gardening Maintenance for Private Verge Gardens (units 39-48) – submitted by lot 43/unit 38
13. Responsibility of Maintenance for Verge Gardens (units 39-48) – submitted by lot 43/unit 38
14. Committee Advise to all Lot Owners – submitted by lot 43/unit 38
15. Breach Notice – submitted by lot 43/unit 38

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Item	7.	AGM DATE, TIME AND LOCATION

Motion **7.1** **AGM Date, Time and Location**

That the Annual General Meeting is to be held on Thursday, 29th May 2025 at 2:00pm, Onsite Unit 29, Sunnybank Hills, QLD 4109

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

ITEM	8.	CORRESPONDENCE

Motion **8.1** **Lot Improvement Lot 19, Unit 19**

That the Body Corporate resolves to permit the owner of lot 19, unit 19 to complete the proposed improvement of installing a 6m x 6m patio in the colour Fascia/Basalt, in the backyard as per application made on the 08/04/2025 on the following conditions:

- The maintenance of the improvement remains the responsibility of the owner of the lot.
- Any damage caused to common property or another lot due to the installation of the improvement will be the responsibility of the owner to repair.
- Should the improvement breach the bylaws by affecting the peaceful enjoyment of another occupier in their lot or on the common property then the Body Corporate may resolve to rescind the approval for installation and require the improvement be removed and the common property restored to its original condition.
- All installations are to be completed by a licenced professional tradesperson as per the application.
- The Colour of the improvement is to be in keeping with the colour scheme of the Body Corporate.
- The installation is compliant with current Work Health and Safety regulations and local city council regulations.
- The owner is responsible for obtaining any necessary council approvals before proceeding.
- Should the improvement infrastructure need to be removed so that maintenance or repairs of the common property can be carried out, then the owner and subsequent Lot owner is responsible for the cost of the removing and reinstalling the improvement so that the maintenance and repairs can proceed.

CARRIED

Action by	HBCM	YES	NO	ABSTAIN
		4	**-**	**-**

8.2 **Gardens and Insurance Lot 43, Unit 38**

The committee acknowledge receipt of the correspondence received.

Motion **8.3** **Speed Limit Lot 43, Unit 38**

Correspondence received regarding the visibility of speed limit signs in the complex. Those presented resolved to authorise expenditure of up to $800 for Luna to purchase and arrange installation of additional signage at each entrance.

CARRIED

Action by	Luna	YES	NO	ABSTAIN
		4	**-**	**-**

Item	9.	GENERAL BUSINESS

Nil

Next Meeting: Annual General Meeting, Thursday, 29th May 2025 at 2:00pm, Onsite Unit 29, Sunnybank Hills, QLD 4109

There was no further discussion, and the meeting closed at 10:05 AM.

The Secretary for ACACIA GREEN:
C/- Hartley's Strata Services Pty Ltd
PO Box 111
Corinda Qld 4075

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MINUTES
Annual General Meeting
Body Corporate for ACACIA GREEN CTS 20137

HELD AT:	Onsite - Unit 29, 452 Hellawell Road, Sunnybank Hills, QLD 4109
DATE OF MEETING:	29/05/2025
TIME OF MEETING:	2:00 PM

PRESENT IN PERSON:	Lot 8	M Kerr
	Lot 9	R Kim
	Lot 19	R Ohanessian
	Lot 23	B Fennell
	Lot 24	M Petty
	Lot 34	V Tawse
PROXY TABLED:	Nil	
ELECTRONIC VOTES RECEIVED:	Lot 8	M Kerr
	Lot 9	R Kim
	Lot 10	A Gao
	Lot 26	SK Challis
	Lot 34	V Tawse
	Lot 36	Mr & Mrs Tuckey
	Lot 43	L Hope
	Lot 45	Ms C Howarth
VOTING PAPERS SUBMITTED:	Lot 44	M & N Prout
APOLOGIES:	Lot 15	Ms I De Souza
	Lot 35	J Xu
QUORUM	Quorum Met. The Chairperson declared the meeting open at 2:04 PM.	
CHAIRPERSON	Vivien Tawse assisted by Tiffany Cooper**.**	
ATTENDANCE BY INVITATION	Tiffany Cooper representing Hartley's Body Corporate Management.	

MOTIONS CONSIDERED:

Motion	**#1**	**Confirmation of Minutes**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the minutes of the Annual General Meeting held on 22/05/2024 as distributed to all lot owners and recorded in the Body Corporate Minute File are a true and accurate record of the proceedings of that meeting.

CARRIED

YES	NO	ABSTAIN
11	-	1

Motion	#2	**Statement of Accounts**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the attached Statements of Financial Position and Financial performance for the financial period ended 28/02/2025 be accepted.

CARRIED

YES	NO	ABSTAIN
10	-	-

Motion	#3	**Audit**		SPECIAL RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Body Corporate statement of accounts for the financial year 01/03/2025 to 28/02/2026 not be audited.

CARRIED

YES	NO	ABSTAIN
8	4	-

Motion	#4	**Auditor**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That Kelly + Partners Chartered Accountants, who holds the required qualifications under the Body Corporate and Community Management Act 1997, is appointed to audit the books and accounts for the financial year.

Motion Ruled Out Of Order As Motion 3 Was Carried.

Motion	#5	Administrative Fund Budget & Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Administrative Fund Budget for the financial year ending 28/02/2026 totaling $155,520.01 be adopted and that contributions shall be levied on each individual lot based on $3,240.00 per annum per unit of contribution entitlement as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2025 - 31/05/2025	$870.00	Pre-Issued 01/03/2025
01/06/2025 - 31/08/2025	$870.00	Pre-Issued 01/06/2025
01/09/2025 - 30/11/2025	$750.00	01/09/2025
01/12/2025 - 28/02/2026	$750.00	01/12/2025

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2026 - 31/05/2026	$800.00	Next Pre-Issue 01/03/2026
01/06/2025 - 31/08/2026	$800.00	Pre-Issue 01/06/2026

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*
INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
12	-	-

Motion	#6	Insurance Levy Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Insurance budget for the financial year ending 28/02/2026 totalling $39,770.89 be adopted and that contributions shall be levied on each individual lot based on $828.56 per annum per interest schedule lot entitlement of each lot as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2025 - 31/05/2025	$241.28	Pre-Issued 01/03/2025
01/06/2025 - 31/08/2025	$241.28	Pre-Issued 01/06/2025
01/09/2025 - 30/11/2025	$173.00	01/09/2025
01/12/2025 - 28/02/2026	$173.00	01/12/2025

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2026 - 31/05/2026	$210.00	Next Pre-Issue 01/03/2026
01/06/2026 - 31/08/2026	$210.00	Pre-Issue 01/06/2026

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*
INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
12	-	-

Motion	#7	Sinking Fund Budget & Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Sinking Fund Budget for the financial year ending 28/02/2026 totalling $36,596.16 be adopted and that contributions shall be levied on each individual lot based on $762.42 per annum per unit of contribution entitlement as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2025 - 31/05/2025	$131.21	Pre Issued 01/03/2025
01/06/2025 - 31/08/2025	$131.21	Pre-Issued 01/06/2025
01/09/2025 - 30/11/2025	$250.00	01/09/2025
01/12/2025 - 28/02/2026	$250.00	01/12/2025

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2026 - 31/05/2026	$200.00	Next Pre-Issue 01/03/2026
01/06/2026 - 31/08/2026	$200.00	Pre-Issue 01/06/2025

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*

INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
11	-	-

Motion	#8	Insurance		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That insurance cover is confirmed as set out below and that Hartley's Management Services Pty Ltd is authorised to obtain quotes and that the committee is authorised to review the quotes and the committee or Hartley's Management Services P/L are authorised to renew the insurance for the next twelve-month period as per the terms in the Financial Services Guide supplied with the renewal.

Policy Number	HU0006123214
Underwriter / Underwriting Agencies	QBE Insurance (Australia) Limited / CHU Underwriting Agencies Pty Ltd
Commission:	$4,267.95
Building	$22,695,750.00
Common Area Contents	$226,957.00
Loss of Rent/Temp Accommodation	$3,404,362.00
Floating Floors	Included
Public Liability	$30,000,000.00
Voluntary Workers	$200,000.00
Fidelity	$100,000.00
Office Bearers	$5,000,000.00
Catastrophe	$6,808,725.00
Extended Cover-Rent/Temp Accomm	$1,021,308.00
Escalation in Cost of Temp Accom	$340,436.00
Cost of Removal, Storage and Evacuation	$340,436.00
Government Audit Costs	$25,000.00
Appeals Expenses	$100,000.00
Legal Expenses	$50,000.00
Lot Owners Fixtures & Improvements	$250,000.00
Premium: $31,537.00	Excess: Excess varies, refer to policy
Renewal Date: 19/03/2026	Last Valuation: December 2023 Value: $21,615,000.00

CARRIED

YES	NO	ABSTAIN
12	-	-

Motion	#9	Insurance Valuation		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Body Corporate resolves to engage Solutions In Engineering to compile an Insurance Valuation to establish the full replacement value in compliance with section 200 of the Body Corporate and Community Management Act (Standard Module) Regulation 2020, for an amount not to exceed $1,724.00 and further that Hartley's Body Corporate Management or the committee is authorised to implement and action the recommendations contained within the report under the terms of the management agreement.

Last Valuation: December 2023 Value: $21,615,000.00

CARRIED

YES	NO	ABSTAIN
11	1	-

Motion	#10	**Annual Safety Report**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

The Body Corporate resolves to engage Solutions In Engineering to compile an Annual Safety Report of the common property for an amount not to exceed $954.00

Date of Most Recent Report: July 2024

CARRIED

YES	NO	ABSTAIN
8	3	-

Motion	#11	**Gardening Contractor**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	L Hope	LOT NO:43	N/A

That the Manager hire a casual or permanent gardening contractor for general gardening duties on Body Corporate common property (excluding private verge gardens units 39 – 48). All costs associated with this to be paid for entirely by the Manager. The Body Corporate is not to fund this in any way, shape or form. The gardening contractor needs to be able to identify weeds and other problem plants (eg invasive root systems, vines etc), and be familiar with the Brisbane City Council Weed Identification site.

In accordance with Section 88 of the BCCM (Accommodation Module), the Chairperson for the meeting ruled Motion 11 Out of Order as the motion, if carried, would be unenforceable.

Motion	#12	**Gardening Maintenance for Private Verge Gardens (Units 39 - 48)**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	L Hope	LOT NO:43	N/A

That gardening maintenance (including mulching etc) for private verge gardens (units 39 - 48), and Body Corporate funding for same, cease immediately. These verge gardens are not the responsibility of the Body Corporate.

All lot owners are paying for this.

DEFEATED

YES	NO	ABSTAIN
4	5	2

Motion	#13	**Responsibility of maintenance for verge gardens (units 39-48)**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	L Hope	LOT NO:43	N/A

That the owners of units 39 – 48 take full responsibility for the maintenance of the verge gardens adjacent to their property, in accordance with the Brisbane City Council guidelines and recommendations for verge gardens.

And that all gardening requirements (eg mulch, fertilizer, pesticides etc) for the said verge gardens be supplied, purchased and applied by the individual owners.

DEFEATED

YES	NO	ABSTAIN
4	7	1

Motion	#14	**Committee advise to all lot owners**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	L Hope	LOT NO:43	N/A

That the Committee advise all lot owners:-

- The amount which has been paid for the maintenance (including mulch etc) of verge gardens (units 39 - 48) by the Body Corporate to date, or accurate estimate.
- How and where this expenditure appears in our financial statements as a separate item and amount.
- When the said gardening maintenance of verge gardens (units 39 - 48) commenced.

In accordance with Section 88 of the BCCM (Accommodation Module), the Chairperson for the meeting ruled Motion 14 Out of Order as the motion, if carried, would be unenforceable and conflict with Section 205.

Motion	#15	**Breach Notice**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	L Hope	LOT NO:43	N/A

That Committee Member, Mark Petty, be issued with a breach notice for indiscriminate planting and overplanting in common area gardens. This is in contravention of our By-laws, Committee decisions and Manager's instructions (multiple newsletters).

In accordance with Section 88 of the BCCM (Accommodation Module), the Chairperson for the meeting ruled Motion 15 Out of Order as the substance of the motion was not included.

ELECTION OF EXECUTIVE AND ORDINARY MEMBERS OF THE COMMITTEE AT THE MEETING:
The Committee is confirmed as:

CHAIRPERSON/TREASURER:	Lot 10	Alan Gao	Nominated by: Self Nominated
SECRETARY:	Lot 35	Jiao (Bella) Xu	Nominated by: Self Nominated
ORDINARY MEMBER:	Lot 23	Beryl Fennell	Nominated by: Self Nominated
ORDINARY MEMBER:	Lot 8	Margaret Kerr	Nominated by: Self Nominated
ORDINARY MEMBER:	Lot 19	Roopa Ohansessian	Nominated by: Self Nominated
ORDINARY MEMBER:	Lot 34	Vivien Tawse	Nominated by: Self Nominated

There was no further discussion and the meeting was closed at 2:56 PM

The Secretary for ACACIA GREEN: JIAO (BELLA) XU
C/- Hartley's Strata Services Pty Ltd
PO Box 111
CORINDA QLD 4075

MINUTES

COMMITTEE MEETING

Body Corporate for **ACACIA GREEN** Community Titles Scheme **20137**

HELD AT:	**Onsite - Unit 29, 452 Hellawell Road, Sunnybank Hills QLD 4109**
DATE OF MEETING:	**21/11/2025**
TIME OF MEETING:	**01:00 pm**
EXECUTIVE PRESENT:	**Chairperson/Treasurer:** Alan Gao (via telephone)
	Secretary: Jiao (Bella) Xu
	C/- Hartley's Strata Services Pty Ltd, P.O Box 111, CORINDA QLD 4075
	P: (07) 3379 9455 F: (07) 3379 7499
COMMITTEE MEMBERS PRESENT:	Beryl Fennel, Maragaret Kerr, Roopa (Betsy) Ohanessian and Vivian Tawse
ATTENDANCE BY INVITATION:	Tiffany de Ruyter and Ashleigh Daniels representing Hartley's Body Corporate Management (HBCM)
	Luna Ryuhyun Kim and Shane Wang as Building Manager
LOT OWNERS PRESENT:	Mark Petty
PROXY TABLED:	Nil
APOLOGIES:	Nil
QUORUM:	**YES**

AGENDA ITEMS CONSIDERED:

Item	1.	Confirmation / Acceptance of Previous Minutes

1.1 Committee Meeting Minutes 07/05/2025

That Committee resolved that the Minutes for the Meeting held on the 7th May 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
6		

1.2 Vote Outside Committee Meeting Minutes 23/06/2025

That Committee resolved that the Minutes for the Meeting held on the 23rd June 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
6		

1.3 Vote Outside Committee Meeting Minutes 02/10/2025

That Committee resolved that the Minutes for the Meeting held on the 2nd October 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
6		

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Item	2.	Building Managers Report

2.1 Common Area Water Leakage/Usage

It was noted that on 22nd October 2025 a leak was repaired, and the current water usage is 15kl per hour. Luna will continue to monitor this.

Action by: **Luna**

2.2 Unit 22 Fence

Unit 22 fence has fallen off and needs to be replaced. The option to replace it with colourbond was approved by the committee, however the owner has further requested to replace with a timber fence rather than colourbond. Alan will discuss with the lot owner and confirm with owner and Luna. The committee approves the fencing repairs for an amount of up to $2,500.00 and confirmed that the Body Corporate will be responsible for 50% of the payment.

Action by: **Alan Gao**

2.3 Safety Report

The committee discussed the following points raised in the safety report:

- Luna to arrange repairs for 4 areas for grinding concrete. $1,100.00 was approved for these works
- 6 areas of driveway/carpark kerbing are breaking. Luna to arrange quotes for reinforced concrete.
- Unit 54 owner has requested that the palm tree in the common area next to the unit be removed. CMT agreed to remove the last 4 palm trees left in the common areas at the complex. Luna to source quotes for the tree removal.

Action by: **Luna**

Item	3.	Business Arising from Previous Minutes

3.1 Caretakers Report

Confirmed that stage 1 and 2 of the fence repairs have been completed.

3.2 Annual Maintenance

Gutter and pest control were completed.

3.3 Palm Tree Damage

A walk around was completed to check palm tree damage. Item closed.

3.4 Speed Limit Signs

Completed and closed.

Item	4.	Financials / Arrears

4.1 Financials

Those present noted the Statement of Financial Affairs as at 7/11/2025, showing total funds as follows:

Administration Fund	$28,386.98
Sinking Fund	$35,809.66
Total	**$64,196.64**

Note: Water consumption is over budget due to a concealed leak that has since been rectified.

CARRIED

YES	NO	ABSTAIN
6		

4.2 Arrears

Those present to note the levy arrears list showing total arrears of $1,342.12 as at 7/11/2025. HBCM will continue to follow up with the lot owners to recover outstanding levies.

CARRIED

YES	NO	ABSTAIN
6		

Item	5.	Correspondence

Nil

Item	6.	New / General Business

6.1 Further fencing for consideration

Unit 38 boundary fence needs repairing due to palings/panels falling off. HBCM to look up ownership details for the neighbouring property at 5 Acacia Place. Confirmed that this will be 50/50 between the neighbour and Body Corporate.

Action by: HBCM

6.2 Ongoing meter monitoring

Refer to building managers' report.

Action by: Luna

6.3 Discussion on any further tree removal

No further discussion.

6.4 New maintenance items from Luna

Discussed that the green waste area fence is rotten and falling. Luna will obtain quotes for a colourbond replacement.

Action by: Luna

6.5 Pressure Cleaning

Pressure cleaning of the common area driveways was discussed. Concerns were raised about the water excess, the price and the limited access to water as the common area taps have been removed. This item was deferred to be discussed at the next budget meeting.

6.6 Security Gates

The idea was raised to install security gates at the complex to improve security and cost value. Concerns were raised regarding noise, difficulty with parcel deliveries and emergency services to attend, apps/pin needed for it, and the maintenance of the gates.

Bella has obtained a quote for $135,000.00 Incl. GST; this includes 2 fences and gates. Ongoing maintenance costs are not included in this and would be an additional ongoing cost to the Body Corporate.

Discussed that a special levy/other funds would need to be raised for this project and would be special resolution and voted on at a general meeting.

Due to concerns about this project, the committee are open to other security management options. The committee discussed installing security signs for unauthorised vehicles for the front of the complex to address safety concerns.

6.7 Children Playing in Common Areas

Noted that the issue of children playing on driveways is still a concern. As per the by-laws, roadways are not a play area for children. The idea was raised to convert a space within the complex to a fenced play area, with potential to have set times for using this area. This would need to be funded separately at a general meeting. Concluded that the Committee will need to continue to look for ways to manage children within the complex.

6.8 Council Palms along Acacia Place

Discussed that the council should be contacted regarding the removal or management of the palms along Acacia Place, near the green waste area.

Action by: **Luna**

There was no further discussion and the meeting closed at 2:09PM.

The Secretary for ACACIA GREEN CTS 20137
C/- Hartley's Strata Services Pty Ltd
PO Box 111
Corinda Qld 4075

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MINUTES

COMMITTEE MEETING

Body Corporate for **ACACIA GREEN** Community Titles Scheme **20137**

HELD AT:	**Onsite - Unit 8, 452 Hellawell Road, Sunnybank Hills, QLD, 4109**
DATE OF MEETING:	**29/04/2026**
TIME OF MEETING:	**10:00 am**
EXECUTIVE PRESENT:	**Chairperson:** Alan Gao (via teleconference)
	Secretary: Jaio (Bella) Xu (via teleconference)
	C/- Hartley's Strata Services Pty Ltd, P.O Box 111, CORINDA QLD 4075
	P: (07) 3379 9455 F: (07) 3379 7499
	Treasurer: Alan Gao (via teleconference)
COMMITTEE MEMBERS PRESENT:	Beryl Fennell & Margaret Kerr
ATTENDANCE BY INVITATION:	Tiffany de Ruyter representing Hartley's Body Corporate Management (HBCM)
	Shane Wang as Building Manager
LOT OWNERS PRESENT:	Nil
PROXY TABLED:	Nil
APOLOGIES:	Roopa (Betsy) Ohanessian & Vivian Tawse
QUORUM:	**YES**

AGENDA ITEMS CONSIDERED:

Item	**1.**	**Confirmation / Acceptance of Previous Minutes**

That Committee resolved that the Minutes for the Meeting held on the 21st November 2025 be confirmed as a true and accurate record.

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Item	**2.**	**Business Arising from Previous Minutes**

2.1 Fencing

Further to previous updates regarding the fence between Unit 38 and 5 Acacia Place, correspondence has been sent to the Department of Housing (owner of No. 5). They have referred the issue to their maintenance team. HBCM is actively following up on this matter.

Shane and Luna will continue to review other areas of required fencing repairs around the complex and arrange quotes when necessary.

Action by **HBCM & Luna/Shane - Caretakers**

2.2 Green Waste Area Fence

Noted that replacement of the rotten and falling fence is in progress.

2.3 Further Tree Removal

Those present discussed the fig tree located on common property, noting previous feedback from plumbing contractors regarding potentially invasive tree roots. Shane is to seek an assessment from a qualified arborist regarding the health and structural impact of the tree before the committee gives further consideration to its potential removal.

Action by **HBCM & Luna/Shane - Caretakers**

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2.4 Pressure Cleaning

The committee requested that quotes be obtained for the pressure cleaning of the common areas to allow for an informed decision on whether to proceed with the works. Contractors are to be advised that there is limited water access, with only three taps available on common property.

Action by **Luna/Shane - Caretakers**

2.5 Security Gates

It was agreed that no further action will be taken at this time regarding the installation of security gates. The committee will continue to monitor any suspicious behaviour and report incidents to the relevant authorities as required..

2.6 Children Playing in Common Areas

No action required at this time.

2.7 Council Palms along Acacia Place

Prior actions regarding removal or management of the palms along Acacia Place by the local council is ongoing.

Item	3.	Caretakers Report

3.1 The Caretakers report was acknowledged by those present as accepted, a copy of the report is attached to these minutes

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

3.2 Common Area Water Leakage/usage

Further to the information in the caretaker's report, those present discussed the preferred contractors for further leak investigations and repairs. It was agreed that D-Teched Plumbing will be engaged when specialised investigation work is required, with any subsequent repair works to be referred to Jim Monger Plumbing as the preferred contractor for common property repairs.

Additionally, it was suggested that existing PVC connections be changed over to copper to assist with mitigating sudden leaks. Shane will discuss this with the contractors attending this week and enquire whether they have any further recommendations to prevent sporadic leaks

Action by **Luna/Shane - Caretakers**

Item	4.	Financials / Arrears

4.1 Statement of Financials

Those present noted the Audited Statement of Financial Accounts for the period of 01/03/2025 to 28/02/2026, noting the Body corporate has funds totaling $68,177.68, consisting of the Administration Fund of $26,523.16 and Sinking Fund of $41,654.52.

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

4.2 Arrears

There are currently no lots in arrears.

Item	5.	Proposed Budget

Those present reviewed the draft budget and requested amendments to the amounts to be raised to ensure total quarterly payments remain the same with no increase, Resolved that the Body Corporate Committee approves the following budgets for inclusion in the 2025 AGM:

Administrative Fund Budget	$ 171,177.88 GST
Insurance Budget	$ 38,159.89 GST
Sinking Fund Budget	$ 31,822.01 GST

CARRIED

YES	NO	ABSTAIN
4	**-**	**-**

Item	6.	AGM Agenda Items

That the committee approved the following items to be included on the agenda of the upcoming 2026 AGM:

1. Confirmation of Minutes
2. Statement of Accounts
3. Audit
4. Auditor
5. Administrative Fund Budget & Contributions
6. Insurance Levy Contributions
7. Sinking Fund Budget & Contributions
8. Insurance
9. Engagement of Body Corporate Management
10. Annual Safety Report

CARRIED

Action by		YES	NO	ABSTAIN
	HBCM	**4**	**-**	**-**

Item	7.	AGM DATE, TIME & LOCATION

That the Annual General Meeting is to be held on Thursday, 28th May 2026 at 2:00pm, Onsite - Unit 48, 452 Hellawell Road, Sunnybank Hills, QLD, 4109.

CARRIED

Action by		YES	NO	ABSTAIN
	HBCM	**4**	**-**	**-**

Item	8.	Correspondence

Nil correspondence to be tabled for further discussion.

Item	9.	Form 33

THAT the Body Corporate resolve to instruct and authorise the body corporate manager, Hartley's Body Corporate Management to prepare, execute and issue a Body Corporate Information Certificate (comprised in the BCCM Form 33, BCCM Form 34 or BUGTA Form 18) (Certificate) in accordance with legislative timeframes, upon the receipt of a properly made request from an interested person, until such time as this authority is revoked by a resolution of the same type AND THAT the Body Corporate release, indemnify and hold harmless, in all respects, Hartley's Body Corporate Management in relation to the preparation and issuing of Certificates on behalf of the Body Corporate.

Explanatory Note
On 1 August 2025, amendments to the *Body Corporate and Community Management Act 1997* and associated regulation modules (**Legislation**) took effect.

The changes require bodies corporate to provide a Body Corporate Certificate within five (5) business days upon request from an interested person, or within twenty-four (24) hours of a priority request, and there are penalty provisions in the Legislation for bodies corporate which fail to comply with the new requirements.

In order to ensure the Body Corporate meets is statutory obligations under the Legislation, this motion resolves to grant the body corporate manager a standing authority to prepare the relevant Certificates on behalf of the Body Corporate – until such time as the authority is withdrawn by a further resolution of the Body Corporate.

CARRIED

Action by		YES	NO	ABSTAIN
	HBCM	4	-	-

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Item	10.	General Business

Nil

There was no further discussion and the meeting closed at 11:00 AM.

The Secretary for ACACIA GREEN CTS 20137
C/- Hartley's Strata Services Pty Ltd
PO Box 111
Corinda Qld 4075

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Caretaker Report / Acacia Green CTS 20137

April 2026 Budget meeting

PROJECT	DUE	PROGRESS
Common Area water leakage/usage	Ongoing	Major leaking in common area x2 repaired in the last 2 weeks. Cost of leak detection and repair $ 4565 with **D-Teched Plumbing.** Identified another major leak close to main meter next to Unit 1, planned leak repair on Thursday 30th April 2026 with Jim Mongers Plumbing. 29.04.2026: Current usage on main water metre about 40 KL/24Hours, which should be 15KL-20KL/24hours.
Fence repair/ replacement	Ongoing	U34 Front yard Fence replacement in progress. Green waste Fence next to Unit 1 replacement in progress.
Palm trees		All Palm trees in common area concerning of causing pipes leaking has now removed.
Brainstorm for complex water leaking		Leaking repair findings: nearly all leaks are from the PVC joints, due to age and earth movement, it will continue to occur. Discussion to prevent future leaks. Option 1 to prevent: change the link from main to units' meter to copper pipes, remove all current PVC pipes. Option 2: lay new pipes from main to all units with copper joints

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Aggregate Units of Entitlement (UOE) 48 Administrative Fund-	Proposed Budget (01/03/2026-28/02/2027)	Adjustment	Current Year (01/03/2025-28/02/2026)			Last Year (01/03/2024-28/02/2025)		
			Budget	Actual	Variance	Budget	Actual	Variance
Contribution Schedule								
Archiving/Records Maintenance	$287.00		$287.00	$287.00	*$0.00*	$287.00	$287.00	*$0.00*
Bank Charges/Payments	$0.00		$0.00	$0.00	*$0.00*	$170.00	$221.50	*$-51.50*
Banking Fees	$0.00		$0.00	$0.00	*$0.00*	$10.00	$0.00	*$10.00*
Discount on Levies	$0.00		$0.00	$27,560.08	*$-27,560.08*	$0.00	$29,658.57	*$-29,658.57*
Electricity	$2,500.00		$2,500.00	$2,256.37	*$243.63*	$2,400.00	$2,448.43	*$-48.43*
Financial Control Charges/Payments	$250.00		$250.00	$211.50	*$38.50*	$0.00	$0.00	*$0.00*
Fixed Disbursements	$2,956.00		$2,838.00	$2,837.11	*$0.89*	$2,728.00	$2,728.00	*$0.00*
Govt Compliance	$300.00		$200.00	$672.00	*$-472.00*	$350.00	$140.00	*$210.00*
Insurance	$0.00		$0.00	$0.00	*$0.00*	$0.00	$-999.55	*$999.55*
Insurance Claims - Recovery	$0.00		$0.00	$0.00	*$0.00*	$0.00	$-2,000.00	*$2,000.00*
Legal Fees	$0.00		$0.00	$0.00	*$0.00*	$0.00	$30.00	*$-30.00*
Levy Recovery Costs	$0.00		$0.00	$0.00	*$0.00*	$0.00	$60.00	*$-60.00*
Maint. - Building	$2,000.00		$2,000.00	$0.00	*$2,000.00*	$2,000.00	$3,353.04	*$-1,353.04*
Maint. - Building Services	$60.00		$0.00	$60.00	*$-60.00*	$132.00	$0.00	*$132.00*
Maint. - Electrical	$500.00		$500.00	$900.00	*$-400.00*	$500.00	$502.95	*$-2.95*
Maint. - Fences / Gates	$200.00		$0.00	$80.91	*$-80.91*	$400.00	$0.00	*$400.00*
Maint. - Garden & Grounds (Contract)	$2,000.00		$2,500.00	$0.00	*$2,500.00*	$2,000.00	$2,479.31	*$-479.31*
Maint. - Garden & Grounds (Non-Contract/Materials)	$1,000.00		$1,000.00	$628.13	*$371.87*	$1,000.00	$116.61	*$883.39*
Maint. - Gutters	$3,800.00		$3,500.00	$3,600.00	*$-100.00*	$3,840.00	$3,490.91	*$349.09*
Maint. - Pest Control	$400.00		$400.00	$363.64	*$36.36*	$400.00	$363.64	*$36.36*
Maint. - Plumbing	$5,500.00		$2,000.00	$2,960.88	*$-960.88*	$4,000.00	$1,439.25	*$2,560.75*
Maint. - Rubbish Removal (Green Waste)	$500.00		$0.00	$500.00	*$-500.00*	$0.00	$0.00	*$0.00*
Maint. - Signs	$500.00		$0.00	$540.00	*$-540.00*	$0.00	$0.00	*$0.00*

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Aggregate Units of Entitlement (UOE) 48 Administrative Fund-	Proposed Budget (01/03/2026-28/02/2027)	Adjustment	Current Year (01/03/2025-28/02/2026)			Last Year (01/03/2024-28/02/2025)		
			Budget	Actual	Variance	Budget	Actual	Variance
Contribution Schedule								
Maint. - Termites	$4,400.00		$4,200.00	$4,287.28	*$-87.28*	$500.00	$4,112.73	*$-3,612.73*
Management Fee (Addl)	$1,200.00		$1,500.00	$620.00	*$880.00*	$1,500.00	$990.00	*$510.00*
Management Fee	$6,640.00		$6,191.00	$6,190.00	*$1.00*	$5,952.00	$5,952.00	*$0.00*
Post Print Stationery	$0.00		$0.00	$0.00	*$0.00*	$500.00	$0.00	*$500.00*
Post.Print Statio Addtl	$450.00		$500.00	$262.54	*$237.46*	$400.00	$409.07	*$-9.07*
Prior Year Adjustment	$0.00		$0.00	$0.00	*$0.00*	$0.00	$999.55	*$-999.55*
Rates - Water	$21,000.00		$13,000.00	$32,912.83	*$-19,912.83*	$26,160.00	$12,233.15	*$13,926.85*
Report Costs	$630.00		$2,315.00	$2,314.54	*$0.46*	$653.00	$685.45	*$-32.45*
Residential Unit Manager	$63,800.00		$63,789.00	$61,797.65	*$1,991.35*	$62,047.20	$60,750.98	*$1,296.22*
Software Support Fee	$1,200.00		$1,200.00	$1,200.00	*$0.00*	$1,200.00	$1,200.00	*$0.00*
Tax - IncomeTax Returns	$250.00		$210.00	$275.00	*$-65.00*	$250.00	$210.00	*$40.00*
Tax Prep - BAS	$1,450.00		$1,420.00	$1,435.00	*$-15.00*	$1,350.00	$1,620.00	*$-270.00*
Telephone/Fax	$720.00		$720.00	$720.00	*$0.00*	$720.00	$720.00	*$0.00*
Total Contribution Schedule	**$124,493.00**		**$113,020.00**	**$155,472.46**	***$-42,452.46***	**$121,449.20**	**$134,202.59**	***$-12,753.39***
Increase/Reduce	**$0.00**		**$85.46**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: ADMIN DISCOUNT	**$31,123.25**		**$28,276.37**			**$30,362.30**		
ADD: ADMIN GST	**$15,561.63**		**$14,138.18**			**$15,181.15**		
Total Contribution Schedule Budget	**$171,177.88**		**$155,520.01**	**$155,472.46**	***$-42,452.46***	**$166,992.65**	**$134,202.59**	***$-12,753.39***

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Aggregate Units of Entitlement (UOE) 48 Administrative Fund-	Proposed Budget (01/03/2026-28/02/2027)	Adjustment	Current Year (01/03/2025-28/02/2026)			Last Year (01/03/2024-28/02/2025)		
			Budget	Actual	Variance	Budget	Actual	Variance
Insurance Schedule								
Discount on Levies	$0.00		$0.00	$7,022.81	*$-7,022.81*	$0.00	$8,226.67	*$-8,226.67*
Ins. - Stamp Duty	$2,216.92		$2,561.00	$2,376.42	*$184.58*	$2,997.69	$2,997.69	*$0.00*
Insurance	$25,380.39		$26,343.00	$24,657.93	*$1,685.07*	$30,694.75	$30,694.75	*$0.00*
Total Insurance Schedule	**$27,597.31**		**$28,904.00**	**$34,057.16**	***$-5,153.16***	**$33,692.44**	**$41,919.11**	***$-8,226.67***
Increase/Reduce	**$155.34**		**$20.28**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: ADMIN DISCOUNT	**$6,938.16**		**$7,231.07**			**$8,423.11**		
ADD: ADMIN GST	**$3,469.08**		**$3,615.54**			**$4,211.56**		
Total Insurance Schedule Budget	**$38,159.89**		**$39,770.89**	**$34,057.16**	***$-5,153.16***	**$46,327.11**	**$41,919.11**	***$-8,226.67***
TOTAL ADMIN FUND	**$152,090.31**		**$141,924.00**	**$189,529.62**	***$-47,605.62***	**$155,141.64**	**$176,121.70**	***$-20,980.06***
Increase/Reduce ADMIN FUND	**$155.34**		**$105.74**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: ADMIN DISCOUNT	**$38,061.41**		**$35,507.44**			**$38,785.41**		
ADD: ADMIN GST	**$19,030.71**		**$17,753.72**			**$19,392.71**		
TOTAL ADMIN BUDGET	**$209,337.77**		**$195,290.90**			**$213,319.76**		

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Aggregate Units of Entitlement (UOE) 48 Sinking Fund-	Proposed Budget (01/03/2026-28/02/2027)	Adjustment	Current Year (01/03/2025-28/02/2026)			Last Year (01/03/2024-28/02/2025)		
			Budget	Actual	Variance	Budget	Actual	Variance
Contribution Schedule								
Discount on Levies	$0.00		$0.00	$6,512.88	*$-6,512.88*	$0.00	$4,677.49	*$-4,677.49*
Electrical	$0.00		$0.00	$280.00	*$-280.00*	$0.00	$0.00	*$0.00*
Fencing/Gates	$0.00		$0.00	$16,097.55	*$-16,097.55*	$0.00	$25,112.45	*$-25,112.45*
Major Expenditure	$23,000.00		$26,615.39	$0.00	*$26,615.39*	$19,182.00	$0.00	*$19,182.00*
Plumbing	$0.00		$0.00	$4,050.00	*$-4,050.00*	$0.00	$0.00	*$0.00*
Roads/Parking/Paths	$0.00		$0.00	$5,500.00	*$-5,500.00*	$0.00	$0.00	*$0.00*
Tree Removal/Pruning	$0.00		$0.00	$10,650.00	*$-10,650.00*	$0.00	$6,000.00	*$-6,000.00*
Total Contribution Schedule	**$23,000.00**		**$26,615.39**	**$43,090.43**	***$-16,475.04***	**$19,182.00**	**$35,789.94**	***$-16,607.94***
Increase/Reduce	**$143.28**		**$0.00**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: SINKING DISCOUNT	**$5,785.82**		**$6,653.85**			**$4,795.50**		
ADD: SINKING GST	**$2,892.91**		**$3,326.92**			**$2,397.75**		
Total Contribution Schedule Budget	**$31,822.01**		**$36,596.16**	**$43,090.43**	***$-16,475.04***	**$26,375.25**	**$35,789.94**	***$-16,607.94***

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Aggregate Units of Entitlement (UOE) 48 Sinking Fund-	Proposed Budget (01/03/2026-28/02/2027)	Adjustment	Current Year (01/03/2025-28/02/2026)			Last Year (01/03/2024-28/02/2025)		
			Budget	Actual	Variance	Budget	Actual	Variance
Insurance Schedule								
Total Insurance Schedule	**$0.00**		**$0.00**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: SINKING DISCOUNT	**$0.00**		**$0.00**			**$0.00**		
ADD: SINKING GST	**$0.00**		**$0.00**			**$0.00**		
Total Insurance Schedule Budget	**$0.00**		**$0.00**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
TOTAL SINKING FUND	**$23,000.00**		**$26,615.39**	**$43,090.43**	***$-16,475.04***	**$19,182.00**	**$35,789.94**	***$-16,607.94***
Increase/Reduce SINKING FUND	**$143.28**		**$0.00**	**$0.00**	***$0.00***	**$0.00**	**$0.00**	***$0.00***
ADD: SINKING DISCOUNT	**$5,785.82**		**$6,653.85**			**$4,795.50**		
ADD: SINKING GST	**$2,892.91**		**$3,326.92**			**$2,397.75**		
TOTAL SINKING BUDGET	**$31,822.01**		**$36,596.16**			**$26,375.25**		

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Budget Summary (01/03/2026-28/02/2027)

	Proposed	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
Administrative Fund	$171,177.88	$38,400.00	$38,400.00	$47,188.80	$47,188.80	$171,177.60	$43,779.84	$43,779.84
Sinking Fund	$31,822.01	$9,600.00	$9,600.00	$6,311.04	$6,311.04	$31,822.08	$9,120.00	$9,120.00
Contribution Schedule Total	$202,999.89	$48,000.00	$48,000.00	$53,499.84	$53,499.84	$202,999.68	$52,899.84	$52,899.84
Administrative Fund	$38,159.89	$10,080.00	$10,080.00	$9,000.00	$9,000.00	$38,160.00	$9,600.00	$9,600.00
Sinking Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Insurance Schedule Total	$38,159.89	$10,080.00	$10,080.00	$9,000.00	$9,000.00	$38,160.00	$9,600.00	$9,600.00
Amount to Collect	**$241,159.78**	**$58,080.00**	**$58,080.00**	**$62,499.84**	**$62,499.84**	**$241,159.68**	**$62,499.84**	**$62,499.84**

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Levy Adjustment Summary (01/03/2026-28/02/2027)

Contribution Schedule

Aggregate Units of Entitlement (UOE) - 48

Due Date	Levy Period	Admin	Sinking	Total	
01/03/2026	01/03/2026 - 31/05/2026	$800.00	$200.00	$1,000.00	Pre Issued
01/06/2026	01/06/2026 - 31/08/2026	$800.00	$200.00	$1,000.00	Pre Issued
01/09/2026	01/09/2026 - 30/11/2026	$983.10	$131.48	$1,114.58	
01/12/2026	01/12/2026 - 28/02/2027	$983.10	$131.48	$1,114.58	
Financial Year Total per Units of Entitlement		**$3,566.21**	**$662.96**	**$4,229.16**	
Financial Year Aggregate		**$171,177.60**	**$31,822.08**	**$202,999.68**	
Proposed Budget Amount		**$171,177.88**	**$31,822.01**	**$202,999.89**	
01/03/2027	01/03/2027 - 31/05/2027	$912.08	$190.00	$1,102.08	Pre Issue Next Year
01/06/2027	01/06/2027 - 31/08/2027	$912.08	$190.00	$1,102.08	Pre Issue Next Year
Next Year Pre Issue Aggregate		**$87,559.68**	**$18,240.00**	**$105,799.68**	

Insurance Schedule

Aggregate Units of Entitlement (UOE) - 48

Due Date	Levy Period	Admin	Sinking	Total	
01/03/2026	01/03/2026 - 31/05/2026	$210.00	$0.00	$210.00	Pre Issued
01/06/2026	01/06/2026 - 31/08/2026	$210.00	$0.00	$210.00	Pre Issued
01/09/2026	01/09/2026 - 30/11/2026	$187.50	$0.00	$187.50	
01/12/2026	01/12/2026 - 28/02/2027	$187.50	$0.00	$187.50	
Financial Year Total per Units of Entitlement		**$795.00**	**$0.00**	**$795.00**	
Financial Year Aggregate		**$38,160.00**	**$0.00**	**$38,160.00**	
Proposed Budget Amount		**$38,159.89**	**$0.00**	**$38,159.89**	
01/03/2027	01/03/2027 - 31/05/2027	$200.00	$0.00	$200.00	Pre Issue Next Year
01/06/2027	01/06/2027 - 31/08/2027	$200.00	$0.00	$200.00	Pre Issue Next Year
Next Year Pre Issue Aggregate		**$19,200.00**	**$0.00**	**$19,200.00**	

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Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
1*	1*	1	KP Dwyer & ME Dwyer							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
2*	2*	1	Z Shaikh							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
3*	3*	1	R Van der Vlist							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
4*	4*	1	Mr D Chun-Kay Li							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Hartleys Body Corporate Management
Proposed Budget for Community Title Scheme 20137

ACACIA GREEN, 452 Hellawell Road SUNNYBANK HILLS

Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
5*	5*	1	CN Coote & AD Coote							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
6*	6*	1	N Lee & K Nguyen							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
7*	7*	1	FR Doughty							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
8*	8*	1	Ms M Kerr							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
9*	9*	1	R Kim							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
10*	10*	1	A Gao							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
11*	11*	1	GTT Lee							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
12*	12*	1	T J Peart & K A Lawson							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
13*	13*	1	Mr & Mrs Noguchi							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
14*	14*	1	Mr C Beuth							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
15*	15*	1	Ms I De Souza							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
16*	16*	1	CLH Ng & SH Chu							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
17*	17*	1	R Kempe							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
18*	18*	1	AAH Furkhan							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
19*	19*	1	R Ohanessian							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
20*	20*	1	Ms J Ponce Mesias							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
21*	21*	1	E J Bentley							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
22*	22*	1	JKT Pun							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
23*	48*	1	MS B Fennell							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
24*	47*	1	MAJ Petty							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
25*	46*	1	C E Collins							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
26*	45*	1	SK Challis							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
28*	23*	1	EM Ward & AG Ward							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
29*	24*	1	S Y Chan							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
30*	25*	1	JJing & D Zhang							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
31*	26*	1	W H R Wong							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
32*	27*	1	EM Ward & AG Ward							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
33*	28*	1	A S & K K Paule							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
34*	29*	1	VR Tawse							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
35*	30*	1	Jiao Xu							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
36*	31*	1	Mr M Tuckey & Mrs Tuckey							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
37*	32*	1	Mr C Chong							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
38*	33*	1	Mr C Beuth							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
39*	34*	1	JH Dolley							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
40*	35*	1	Ms L Sunaryo							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
41*	36*	1	Mr & Mrs C Blair							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
42*	37*	1	N Tu & Y Liu							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
43*	38*	1	L Hope							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
44*	39*	1	Mr M Prout & Mrs N Prout							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
45*	40*	1	Ms C Howarth							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Contribution Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
46*	41*	1	Ms J Li							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
47*	42*	1	Unit 42/452 Hellawell Road							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
48*	43*	1	LNN Ngeh							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
			Owner Subtotal	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**
49*	44*	1	R Zhong							
			Admin	$800.00	$800.00	$983.10	$983.10	$3,566.20	$912.08	$912.08
			Sinking	$200.00	$200.00	$131.48	$131.48	$662.96	$190.00	$190.00
Total aggregate of UOE 48			**Owner Subtotal**	**$1,000.00**	**$1,000.00**	**$1,114.58**	**$1,114.58**	**$4,229.16**	**$1,102.08**	**$1,102.08**
			LESS: Discount	**$200.00**	**$200.00**	**$222.92**	**$222.92**	**$845.83**	**$220.42**	**$220.42**
			Owner Total	**$800.00**	**$800.00**	**$891.66**	**$891.66**	**$3,383.33**	**$881.66**	**$881.66**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
1*	1*	1	KP Dwyer & ME Dwyer							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
2*	2*	1	Z Shaikh							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
3*	3*	1	R Van der Vlist							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
4*	4*	1	Mr D Chun-Kay Li							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
5*	5*	1	CN Coote & AD Coote							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
6*	6*	1	N Lee & K Nguyen							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
7*	7*	1	FR Doughty							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
8*	8*	1	Ms M Kerr							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
9*	9*	1	R Kim							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
10*	10*	1	A Gao							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
11*	11*	1	GTT Lee							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
12*	12*	1	T J Peart & K A Lawson							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
13*	13*	1	Mr & Mrs Noguchi							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
14*	14*	1	Mr C Beuth							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
15*	15*	1	Ms I De Souza							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
16*	16*	1	CLH Ng & SH Chu							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
17*	17*	1	R Kempe							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
18*	18*	1	AAH Furkhan							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
19*	19*	1	R Ohanessian							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
20*	20*	1	Ms J Ponce Mesias							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
21*	21*	1	E J Bentley							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
22*	22*	1	JKT Pun							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
23*	48*	1	MS B Fennell							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
24*	47*	1	MAJ Petty							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
25*	46*	1	C E Collins							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
26*	45*	1	SK Challis							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
28*	23*	1	EM Ward & AG Ward							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
29*	24*	1	S Y Chan							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
30*	25*	1	JJing & D Zhang							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
31*	26*	1	W H R Wong							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
32*	27*	1	EM Ward & AG Ward							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
33*	28*	1	A S & K K Paule							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
34*	29*	1	VR Tawse							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
35*	30*	1	Jiao Xu							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
36*	31*	1	Mr M Tuckey & Mrs Tuckey							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
37*	32*	1	Mr C Chong							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
38*	33*	1	Mr C Beuth							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
39*	34*	1	JH Dolley							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
40*	35*	1	Ms L Sunaryo							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
41*	36*	1	Mr & Mrs C Blair							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
42*	37*	1	N Tu & Y Liu							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
43*	38*	1	L Hope							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
44*	39*	1	Mr M Prout & Mrs N Prout							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
45*	40*	1	Ms C Howarth							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Owner Summary (01/03/2026-28/02/2027) - Insurance Schedule

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/03/2026	2nd Instalment 01/06/2026	3rd Instalment 01/09/2026	4th Instalment 01/12/2026	TOTAL (01/03/2026-28/02/2027)	Next Pre Issue 01/03/2027	Next Pre Issue 01/06/2027
46*	41*	1	Ms J Li							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
47*	42*	1	Unit 42/452 Hellawell Road							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
48*	43*	1	LNN Ngeh							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			Owner Subtotal	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**
49*	44*	1	R Zhong							
			Admin	$210.00	$210.00	$187.50	$187.50	$795.00	$200.00	$200.00
			Sinking	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total aggregate of UOE 48			**Owner Subtotal**	**$210.00**	**$210.00**	**$187.50**	**$187.50**	**$795.00**	**$200.00**	**$200.00**
			LESS: Discount	**$42.00**	**$42.00**	**$37.50**	**$37.50**	**$159.00**	**$40.00**	**$40.00**
			Owner Total	**$168.00**	**$168.00**	**$150.00**	**$150.00**	**$636.00**	**$160.00**	**$160.00**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
1	1	1	KP Dwyer & ME Dwyer	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
2	2	1	Z Shaikh	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
3	3	1	R Van der Vlist	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
4	4	1	Mr D Chun-Kay Li	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
5	5	1	CN Coote & AD Coote	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
6	6	1	N Lee & K Nguyen	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
7	7	1	FR Doughty	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
8	8	1	Ms M Kerr	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
9	9	1	R Kim	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
10	10	1	A Gao	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
11	11	1	GTT Lee	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
12	12	1	T J Peart & K A Lawson	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
13	13	1	Mr & Mrs Noguchi	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
14	14	1	Mr C Beuth	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
15	15	1	Ms I De Souza	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
16	16	1	CLH Ng & SH Chu	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
17	17	1	R Kempe	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
18	18	1	AAH Furkhan	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
19	19	1	R Ohanessian	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
20	20	1	Ms J Ponce Mesias	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
21	21	1	E J Bentley	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
22	22	1	JKT Pun	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
23	48	1	MS B Fennell	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
24	47	1	MAJ Petty	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
25	46	1	C E Collins	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
26	45	1	SK Challis	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
28	23	1	EM Ward & AG Ward	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
29	24	1	S Y Chan	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
30	25	1	JJing & D Zhang	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
31	26	1	W H R Wong	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
32	27	1	EM Ward & AG Ward	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
33	28	1	A S & K K Paule	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
34	29	1	VR Tawse	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
35	30	1	Jiao Xu	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
36	31	1	Mr M Tuckey & Mrs Tuckey	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
37	32	1	Mr C Chong	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
38	33	1	Mr C Beuth	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/08/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
39	34	1	JH Dolley	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
40	35	1	Ms L Sunaryo	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
41	36	1	Mr & Mrs C Blair	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**

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Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy
42	37	1	N Tu & Y Liu	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
43	38	1	L Hope	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
44	39	1	Mr M Prout & Mrs N Prout	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
45	40	1	Ms C Howarth	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
46	41	1	Ms J Li	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
47	42	1	Unit 42/452 Hellawell Road	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
48	43	1	LNN Ngeh	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
49	44	1	R Zhong	Contribution Schedule	$3,566.20	$662.96	$0.00
				Insurance Schedule	$795.00	$0.00	$0.00
Paid to 31/05/2026				**Total**	**$4,361.20**	**$662.96**	**$5,024.16**
				Overall Total	**$209,337.60**	**$31,822.08**	**$241,159.68**

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Prepared by Hartleys Body Corporate Management (ABN 68613005182)
PO Box 111 CORINDA QLD 4075 Ph (07) 3379 7455 Fax (07) 33797499

Contribution Summary (01/03/2026-28/02/2027)

Lot#	Unit#	UOE	Owner Name	Schedule	Admin Fund	Sinking	Annual Levy

Schedule	UOE
Contribution Schedule	48
Insurance Schedule	48

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MINUTES
Annual General Meeting
Body Corporate for ACACIA GREEN CTS 20137

HELD AT:	Onsite - Unit 48, 452 Hellawell Road, Sunnybank Hills, QLD, 4109
DATE OF MEETING:	28/05/2026
TIME OF MEETING:	2:00 PM

PRESENT IN PERSON:	Lot 5	A Coote	(via Telephone)
	Lot 8	M Kerr	
	Lot 9	R Kim	(via Telephone)
	Lot 23	B Fennell	
	Lot 24	M Petty	
	Lot 45	C Howarth	
PROXY TABLED:	Nil		
ELECTRONIC VOTES RECEIVED:	Lot 8	M Kerr	
	Lot 9	R Kim	
	Lot 10	A Gao	
	Lot 26	S Challis	
	Lot 34	V Tawse	
	Lot 36	M Tuckey	
	Lot 40	L Sunaryo	
	Lot 43	L Hope	
	Lot 45	C Howarth	
VOTING PAPERS SUBMITTED:	Nil		
APOLOGIES:	Lot 10	A Gao	
	Lot 34	V Tawse	
QUORUM	Quorum Met. The Chairperson declared the meeting open at 2:10 PM.		
CHAIRPERSON	Tiffany de Ruyter as request of the meeting.		
ATTENDANCE BY INVITATION	Tiffany de Ruyter representing Hartley's Body Corporate Management.		
	Shane Wang on behalf of Lot 9.		

MOTIONS CONSIDERED:

Motion	**1**	**Confirmation of Minutes**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the minutes of the Annual General Meeting held on 29/05/2025 as distributed to all lot owners and recorded in the Body Corporate Minute File are a true and accurate record of the proceedings of that meeting.

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	**2**	**Statement of Accounts**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the attached Statements of Financial Position and Financial performance for the financial period ended 28/02/2026 be accepted.

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	**3**	**Audit**		SPECIAL RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Body Corporate statement of accounts for the financial year 01/03/2026 to 28/02/2027 not be audited.

CARRIED

YES	NO	ABSTAIN
10	**1**	**1**

Motion	**4**	**Auditor**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That Kelly + Partners Chartered Accountants, who holds the required qualifications under the Body Corporate and Community Management Act 1997, is appointed to audit the books and accounts for the financial year.

Motion Ruled Out Of Order As Motion 3 Was Carried.

Motion	**5**	**Administrative Fund Budget & Contributions**		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Administrative Fund Budget for the financial year ending 28/02/2027 totaling $171,177.88 be adopted and that contributions shall be levied on each individual lot based on $3,566.21 per annum per unit of contribution entitlement as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2026 - 31/05/2026	$800.00	Pre-Issued 01/03/2026
01/06/2026 - 31/08/2026	$800.00	Pre Issued 01/06/2026
01/09/2026 - 30/11/2026	$983.10	01/09/2026
01/12/2026 - 28/02/2027	$983.10	01/12/2026

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2027 - 31/05/2027	$912.08	Next Pre-Issue 01/03/2027
01/06/2027 - 31/08/2027	$912.08	Next Pre-Issue 01/06/2027

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*
INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	6	Insurance Levy Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Insurance budget for the financial year ending 28/02/2027 totalling $38,159.89 be adopted and that contributions shall be levied on each individual lot based on $795.00 per annum per interest schedule lot entitlement of each lot as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2026 - 31/05/2026	$210.00	Pre Issued 01/03/2026
01/06/2026 - 31/08/2026	$210.00	Pre Issued 01/06/2026
01/09/2026 - 30/11/2026	$187.50	01/09/2026
01/12/2026 - 28/02/2027	$187.50	01/12/2026

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2027 - 31/05/2027	$200.00	Next Pre-Issue 01/03/2027
01/06/2027 - 31/08/2027	$200.00	Next Pre-Issue 01/06/2027

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*
INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	7	Sinking Fund Budget & Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That the Sinking Fund Budget for the financial year ending 28/02/2027 totalling $31,822.01 be adopted and that contributions shall be levied on each individual lot based on $662.96 per annum per unit of contribution entitlement as outlined below.

Levy Period	Per Unit Entitlement	Due Date
01/03/2026 - 31/05/2026	$200.00	Pre Issued 01/03/2026
01/06/2026 - 31/08/2026	$200.00	Pre Issued 01/06/2026
01/09/2026 - 30/11/2026	$131.48	01/09/2026
01/12/2026 - 28/02/2027	$131.48	01/12/2026

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/03/2027 - 31/05/2027	$190.00	Next Pre-Issue 01/03/2027
01/06/2027 - 31/08/2027	$190.00	Next Pre-Issue 01/06/2027

DISCOUNT NOTE: *A discount of* 20 *% is applied to all levy contributions when the full contribution payment is received by the Body Corporate on or before the due date for payment.*
INTEREST NOTE*: A penalty interest at the rate of* 2.5 *% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.*

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	8	Insurance		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	Yes

That insurance cover is confirmed as set out below and that Hartley's Management Services Pty Ltd is authorised to obtain quotes and that the committee is authorised to review the quotes and the committee or Hartley's Management Services P/L are authorised to renew the insurance for the next twelve-month period as per the terms in the Financial Services Guide supplied with the renewal.

Policy Number	LNG-STR-20446614
Underwriter / Underwriting Agencies	Chubb Insurance Company of Australia Limited / Longitude Insurance Pty Ltd
Commission:	$3,694.86
Building	$17,545,000.00
Common Area Contents	$175,450.00
Storm Surge	$2,000,000.00
Flood	Included
Lot Owners Fixtures & Improvements	$300,000.00
Loss of Rent/Temp Accommodation	$2,631,750.00
Floating Floors	Included
Catastrophe	Included
Voluntary Workers	$200,000.00
Office Bearers	$5,000,000.00
Fidelity	$100,000.00
Public Liability	$30,000,000.00
Government Audit Costs	$30,000.00
WPHS Breaches	$150,000.00
Legal Expenses	$50,000.00
Premium: $27,597.31	Excess $2,000.00
Renewal Date: 19/03/2027	Last Valuation: July 2025 Value: $17,545,000.00

CARRIED

YES	NO	ABSTAIN
12	**-**	**-**

Motion	9	Engagement of Body Corporate Manager		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

That pursuant to section 125 of the Body Corporate and Community Management (Accommodation Module) Regulation 2020, the Body Corporate for Acacia Green C.T.S 20137 resolves to appoint Hartley's Body Corporate Management for a period of 3 years commencing on 05/05/2026 and expiring on 04/05/2029 at a fee of $6,720.00 per annum plus GST, plus a fixed disbursement fee of $2,976.00, plus GST and outlays upon the terms and condition as set out in the administration agreement attached to this notice of meeting, including an authority under section 119 of the Body Corporate and Community Management Act 1997 to exercise the powers, authorities, duties and functions of the chairperson, secretary and treasurer. Further, the Body Corporate is authorised to sign the administration agreement under its seal by two members of the committee, one of whom must be the chairperson or the secretary.

Proxies cannot be accepted.

CARRIED

YES	NO	ABSTAIN
10	**1**	**1**

Motion	10	Annual Safety Report		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

The Body Corporate resolves to engage QIA to compile an Annual Safety Report of the common property for an amount not to exceed $756.00

Date of Most Recent Report: July 2025

CARRIED

YES	NO	ABSTAIN
9	**-**	**2**

ELECTION OF EXECUTIVE AND ORDINARY MEMBERS OF THE COMMITTEE AT THE MEETING:
The Committee is confirmed as:

CHAIRPERSON:	Lot 10	Alan Gao	Nominated by:	Self Nominated
SECRETARY:	Lot 36	Jiao (Bella) Xu	Nominated by:	Self Nominated
TREASURER:	Lot 10	Alan Gao	Nominated by:	Self Nominated
ORDINARY MEMBER:	Lot 8	Margaret Kerr	Nominated by:	Self Nominated
ORDINARY MEMBER:	Lot 23	Beryl Fennell	Nominated by:	Self Nominated
ORDINARY MEMBER:	Lot 24	Mark Petty	Nominated by:	Self Nominated

GENERAL DISCUSSION

- Nil

There was no further discussion and the meeting was closed at 2:15 PM.

The Secretary for ACACIA GREEN CTS 20137
c/- Hartley's Body Corporate Management
PO Box 111
CORINDA QLD 4075