

BUILDING C



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MATTHEW DAVIS
 Date 15/5/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -AB FOR CONTINUATION
 (NOTE: LEVELS MAY VARY FROM DA1 - AB TO DA 1 - C SHEETS)

1 DA - PUBLIC NOTIFICATION - LEVEL 03.C
 SCALE: 1 : 200

DA AMENDMENT ITEMS:

- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
- Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
- Updated Substation design for EVO compliance and BLD B-C Mailboxes.
- Façade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and slatcases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instances for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Atrium star canopy incorporated to shelter lobby area below.

PER LEVEL AREAS

- BED 1
- BED 2
- SERVICES

GENERAL NOTES

NOTE:
 • WHERE INDICATED, PLAZA/
 LANDSCAPING ELEMENTS INDICATIVE
 ONLY. REFER LANDSCAPE ARCHITECTS
 PLANS FOR DETAILS
 • RESIDENTIAL LAYOUTS SHOWN
 (REFER TYPICAL UNITS
 PLANS FOR EXAMPLES OF POSSIBLE
 ALTERNATIVE LAYOUTS)

- DO NOT SCALE OFF DRAWINGS -



LEVEL 1, 7 Sargood Street
 O'Connor ACT 2602
 POST: PO BOX 52 BRADDDON ACT 2612
 ABN 79 145 074 344

P: 02 6181 4963
 E: office@juddstudio.com.au
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NOMINATED ARCHITECT:
 Nathan Gibson Judd
 ACT Registration No 2232
 NSW Registration No 7838

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 CONSTRUCTION AND SITE SETOUT.



PROJECT:
BLVD

ADDRESS:
**DENMAN PROSPECT, CNR OF
 JOHN GORTON DRIVE & HOLBOROW STREET**
 BLOCK & SECTION:
**SECTION 75 - BLOCKS 9
 DENMAN PROSPECT**

DRAWING TITLE:
**PUBLIC NOTIFICATION -
 LEVEL 3**

REVISIONS: No.	Description	Date
1	DA ISSUE	01/09/2021
2	s144 UPDATED DRAWINGS	25/03/2022
3	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023
4	DA AMENDMENT ISSUE	21/12/2023

SCALE: As indicated @ A1

DA - 124.C

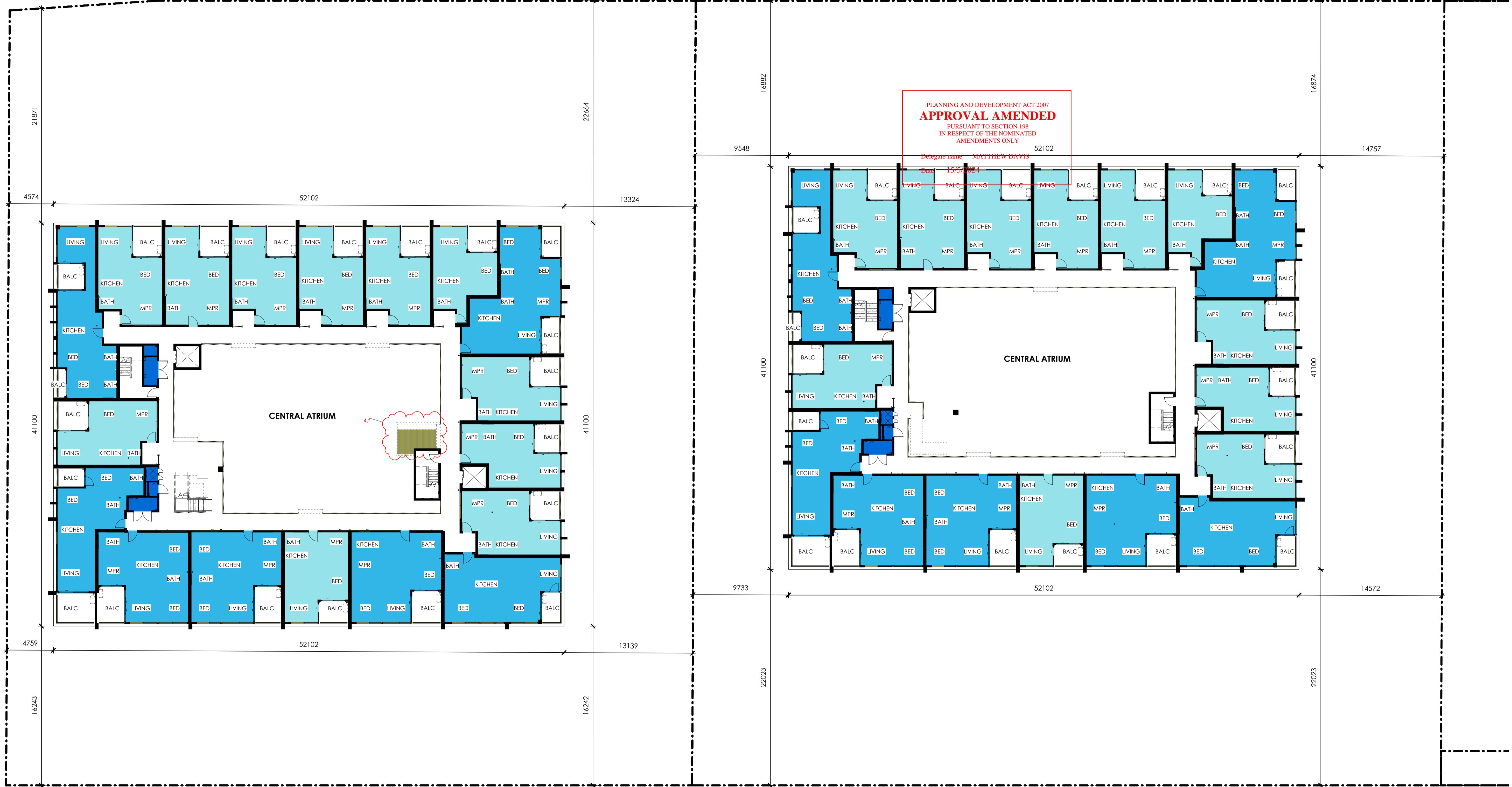


SIZE: A1

BUILDING A
LEVEL 2

BUILDING B
LEVEL 3

SUMMERFIELD CLOSE



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AMENDMENTS ONLY
Delegate name: MATTHEW DAVIS
Date: 15/09/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH .C FOR CONTINUATION
(NOTE: LEVELS MAY VARY FROM DA1 - AB TO DA 1 - C SHEETS)

1 DA - PUBLIC NOTIFICATION - LEVEL 03 A,B
SCALE: 1:200

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JOHN GORTON DRIVE

PER LEVEL AREAS

- BED 1
- BED 2
- SERVICES

GENERAL NOTES

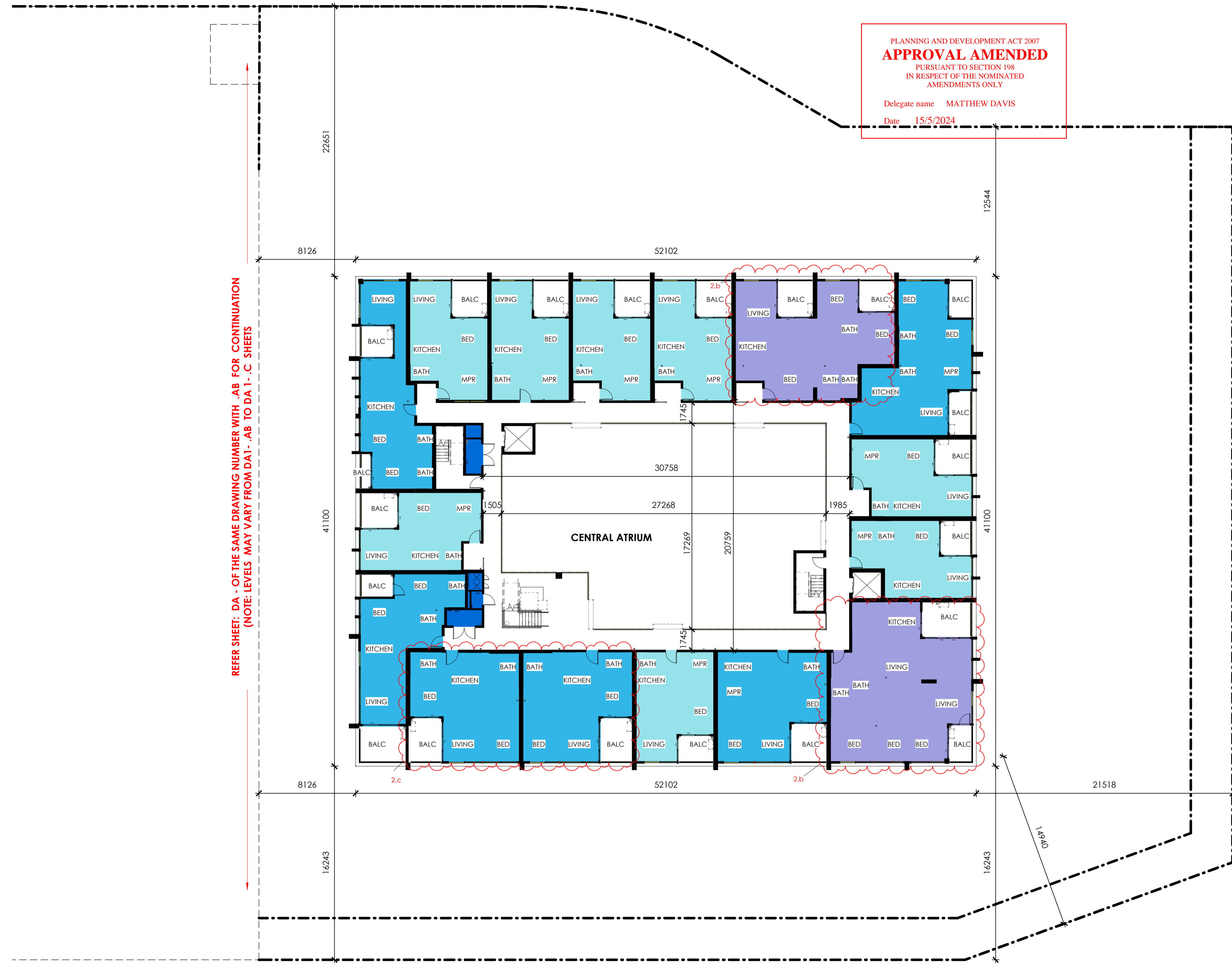
NOTE:
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BUILDING C

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 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MATTHEW DAVIS
 Date 15/5/2024



1 DA - PUBLIC NOTIFICATION - LEVEL 04
 SCALE: 1 : 200 (REF SHEET/DETAIL: A 201.1 / 20)

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Façade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Atrium star canopy incorporated to shelter lobby area below.

PER LEVEL AREAS

- BED 1
- BED 2
- BED 3
- SERVICES

GENERAL NOTES

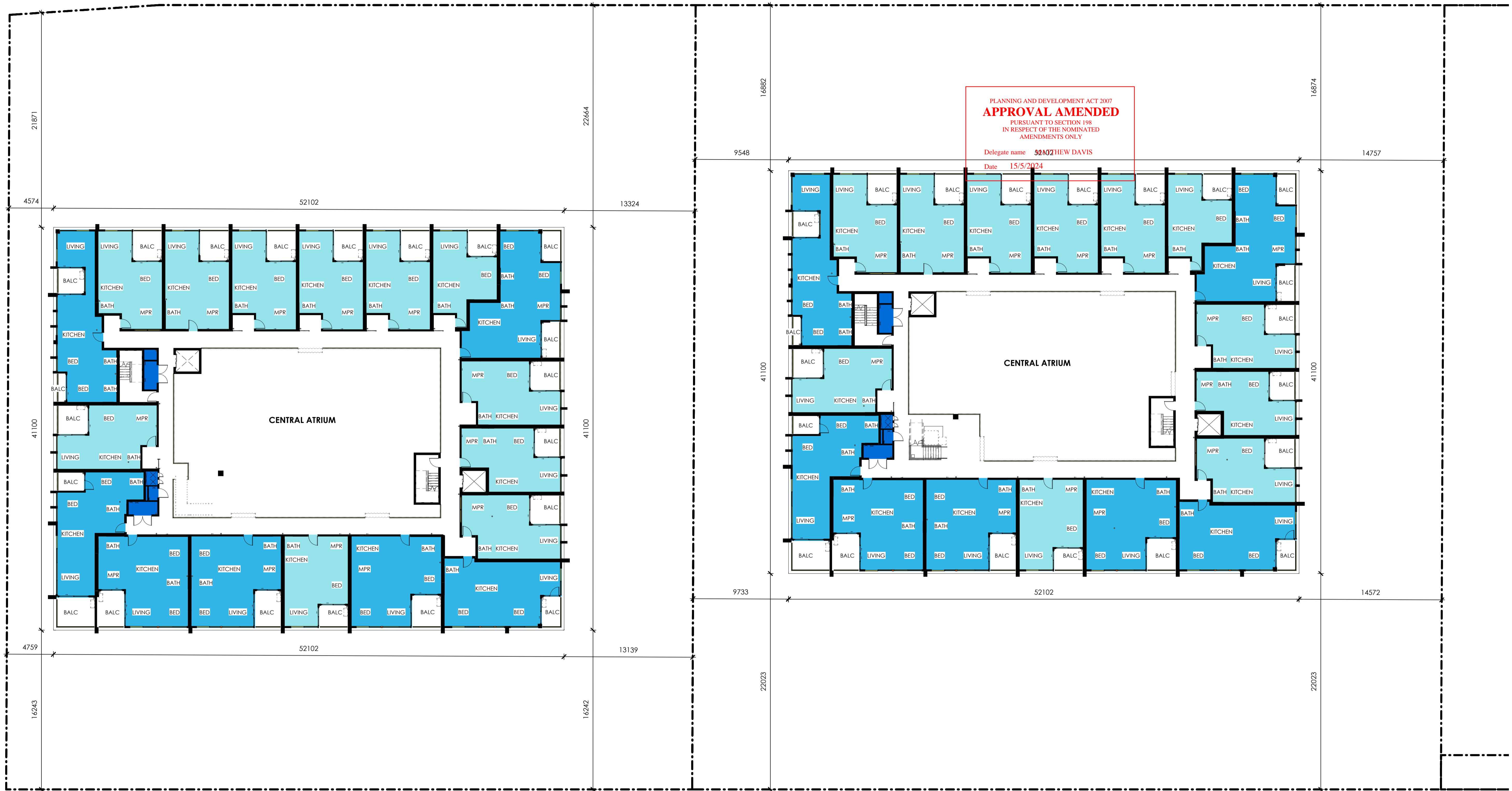
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DA - 125.C

SIZE: A1

SUMMERFIELD CLOSE



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1 DA - PUBLIC NOTIFICATION - LEVEL 04 A,B
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 229.1 / 1)

NOD ITEMS:

- a)** Revised site plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, including:
- i)** Revised plans and elevations which show further reduction in height of the proposed development within 40m Block 6.
- ii)** Detail elevation of the proposed fencing/courtyard walls/retaining walls along the southern boundary and also along the western boundary addressing Rule 11 of the Denman Prospect Precinct Map and Code and Rule 42A of the Multi Unit Housing Development Code (MUHDC);
- iii)** Revised pedestrian entrance to Summerfield Close. The concierge building is not supported and considered inconsistent with Rule/Criteria 29 of the MUHDC
- iv)** Landscaping on service spaces/service parking area on the northern part of the Summerfield Close frontage;
- v)** Updated Landscape plan to show height to the top of retaining walls shown in metres above relevant ground level;
- vi)** Height of the retaining wall, not to exceed 750mm along the southern edge of the verge crossing to comply with sight line;
- vii)** External stairs leading from Block 2 to Block 6 park to be reversed in direction (to descend towards the west) to further reduce bulk and scale of the development built to the southern boundary of Block 2. Landscaping area to be extended in the westerly direction to replace the space previously occupied by the stairs;
- viii)** Retaining walls around the swimming pool to be revisited to address Rule/Criteria 42A (Courtyard walls) of MUHDC;
- ix)** Elevation of the retaining walls/garden bed/stair/landscaping structures to be shown in detail to the satisfaction of EPSDD, addressing the relevant provisions,
- x)** Balustrade details complying with Rule/Criteria 64 (obscure glass panels or solid panels)
- b)** Endorsement from ACT Emergency Services Agency (ACTESA) in support of the proposed development. Please refer to the comments received from ACTESA, including RL's or AHD values of these structures;

JOHN GORTON DRIVE

PER LEVEL AREAS

- BED 1**
- BED 2**
- SERVICES**

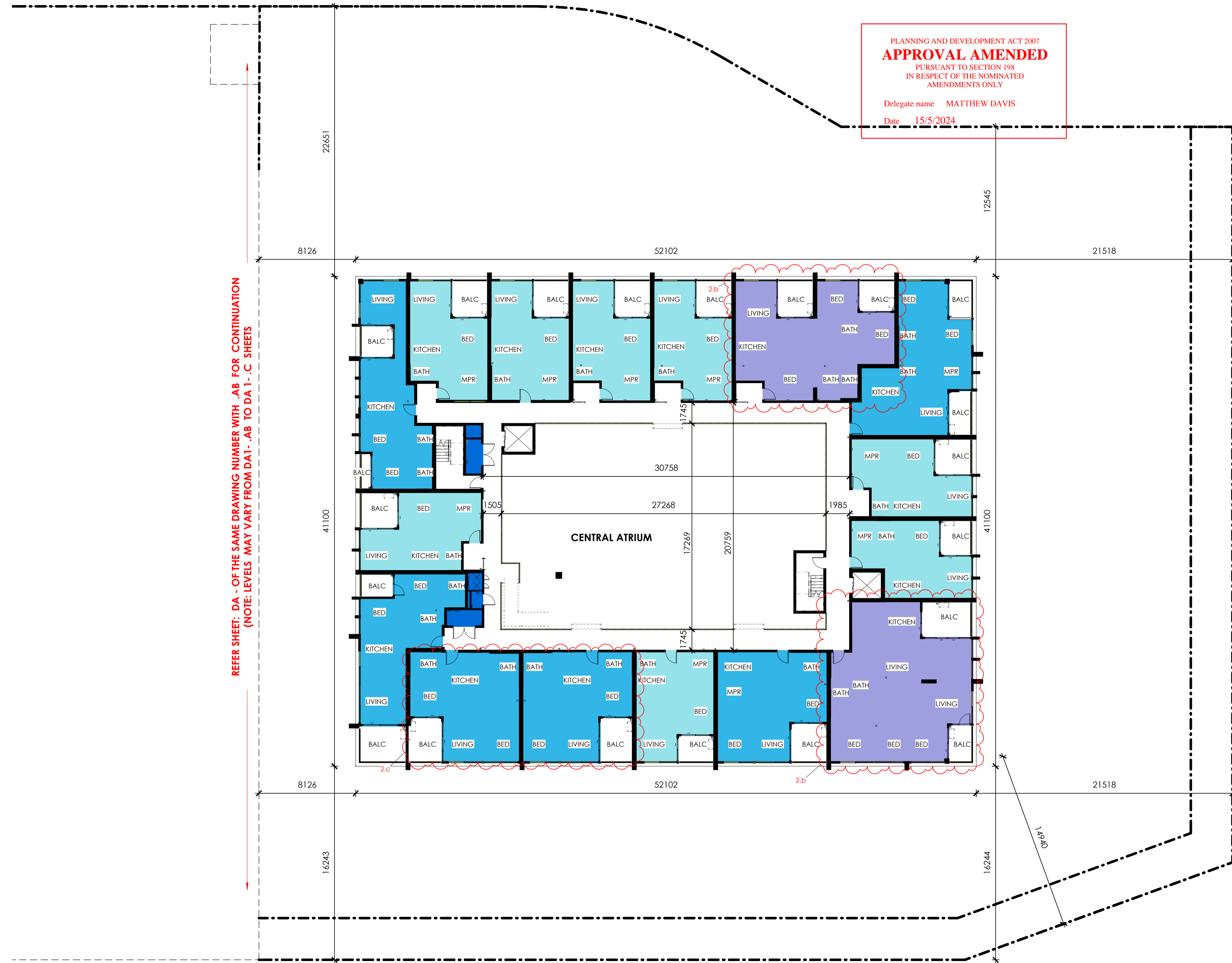
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BUILDING C

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 Date 15/5/2024



PER LEVEL AREAS

- BED 1
- BED 2
- BED 3
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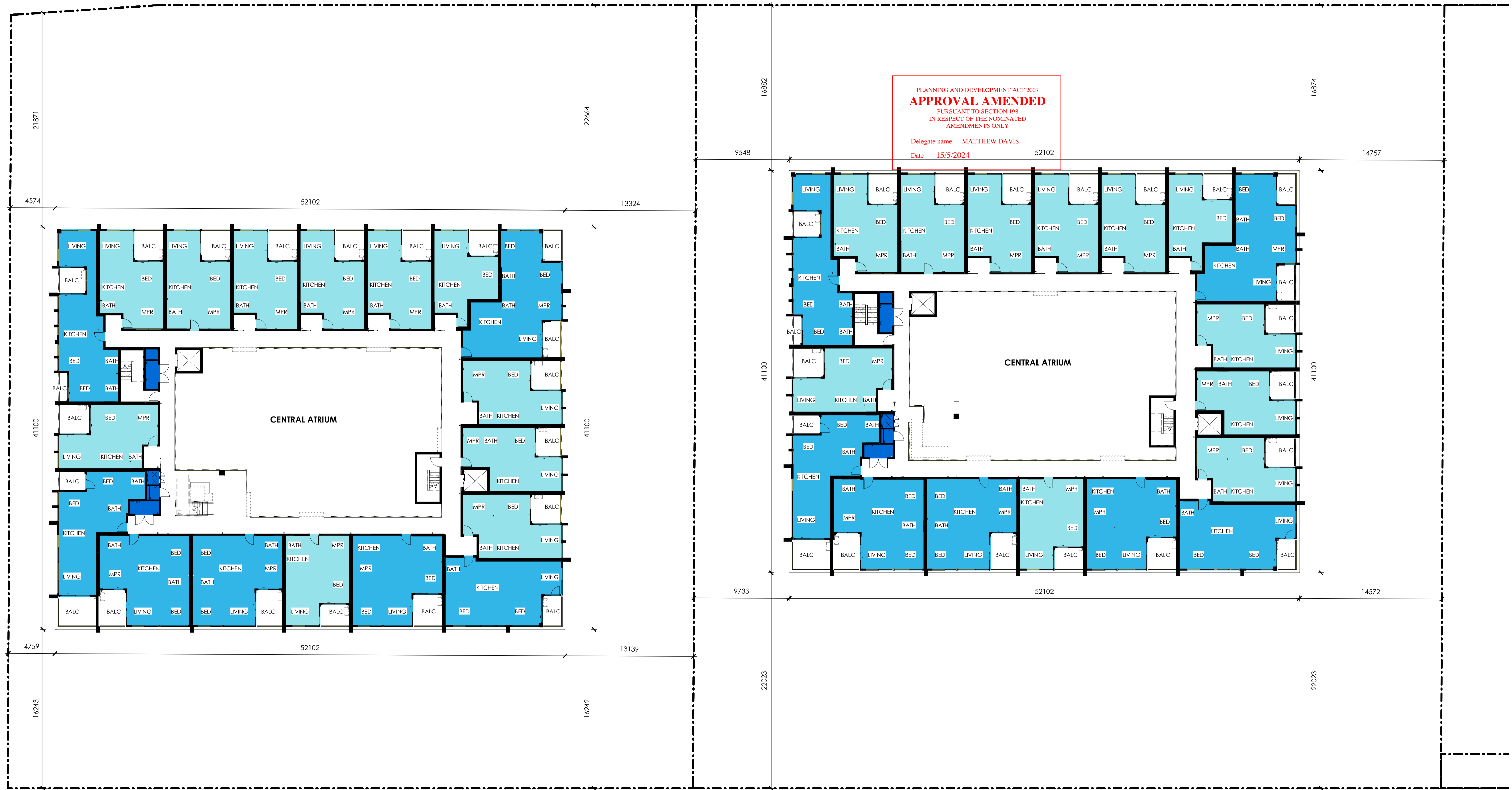
- DO NOT SCALE OFF DRAWINGS -

1 DA - PUBLIC NOTIFICATION - LEVEL 05 C
 SCALE: 1 : 200

- DA AMENDMENT ITEMS:**
1. Services and Structural Coordination:
 - a. Nominal adjustments to service/structural design and service rooms
 - b. ICCS approved consolidated waste collection/ enclosure remains unchanged.
 - c. Internal basement transfer area adjusted to suit vehicle turning template.
 - d. Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - e. Relocation of roller doors and access doors to waste enclosure for buildability
 - f. Change to building A-B basement entry.
 - g. Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - h. Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 2. Apartment Consolidation and NDIS/SDA units.
 - a. Reclassification of adaptable units
 - b. Amalgamation of units to 3 bed type and increase in apartment area
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 - d. Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 3. Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 4. Façade and Site Adjustments:
 - a. Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - b. Fencing/ balustrades adjusted for buildability/ safety
 - c. Revised retaining walls and slatcases, site circulation including additional egress paths.
 - d. Reconfigured facade finishes in some instance for better design consistency and buildability
 - e. Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - f. Atrium star canopy incorporated to shelter lobby area below.

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SUMMERFIELD CLOSE



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Delegate name MATTHEW DAVIS
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1 DA-1 - PUBLIC NOTIFICATION - LEVEL 05
SCALE: 1 : 200 (REF SHEET/ DETAIL: A 229.1 / 1)

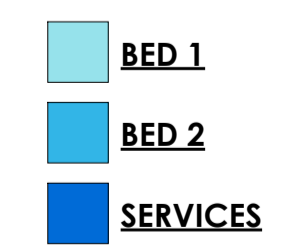
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- ii) Detail elevation of the proposed fencing/courtyard walls/retaining walls along the southern boundary and also along the western boundary addressing Rule 11 of the Denman Prospect Precinct Map and Code and Rule 42A of the Multi Unit Housing Development Code (MUHDC);
- iii) Revised pedestrian entrance to Summerfield Close. The concierge building is not supported and considered inconsistent with Rule/Criteria 29 of the MUHDC
- iv) Landscaping on service spaces/service parking area on the northern part of the Summerfield Close frontage;
- v) Updated Landscape plan to show height to the top of retaining walls shown in metres above relevant ground level;
- vi) Height of the retaining wall, not to exceed 750mm along the southern edge of the verge crossing to comply with sight line;
- vii) External stairs leading from Block 2 to Block 6 park to be reversed in direction (to descend towards the west) to further reduce bulk and scale of the development built to the southern boundary of Block 2. Landscaping area to be extended in the westerly direction to replace the space previously occupied by the stairs;
- viii) Retaining walls around the swimming pool to be revisited to address Rule/Criteria 42A (Courtyard walls) of MUHDC;
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JOHN GORTON DRIVE

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PER LEVEL AREAS



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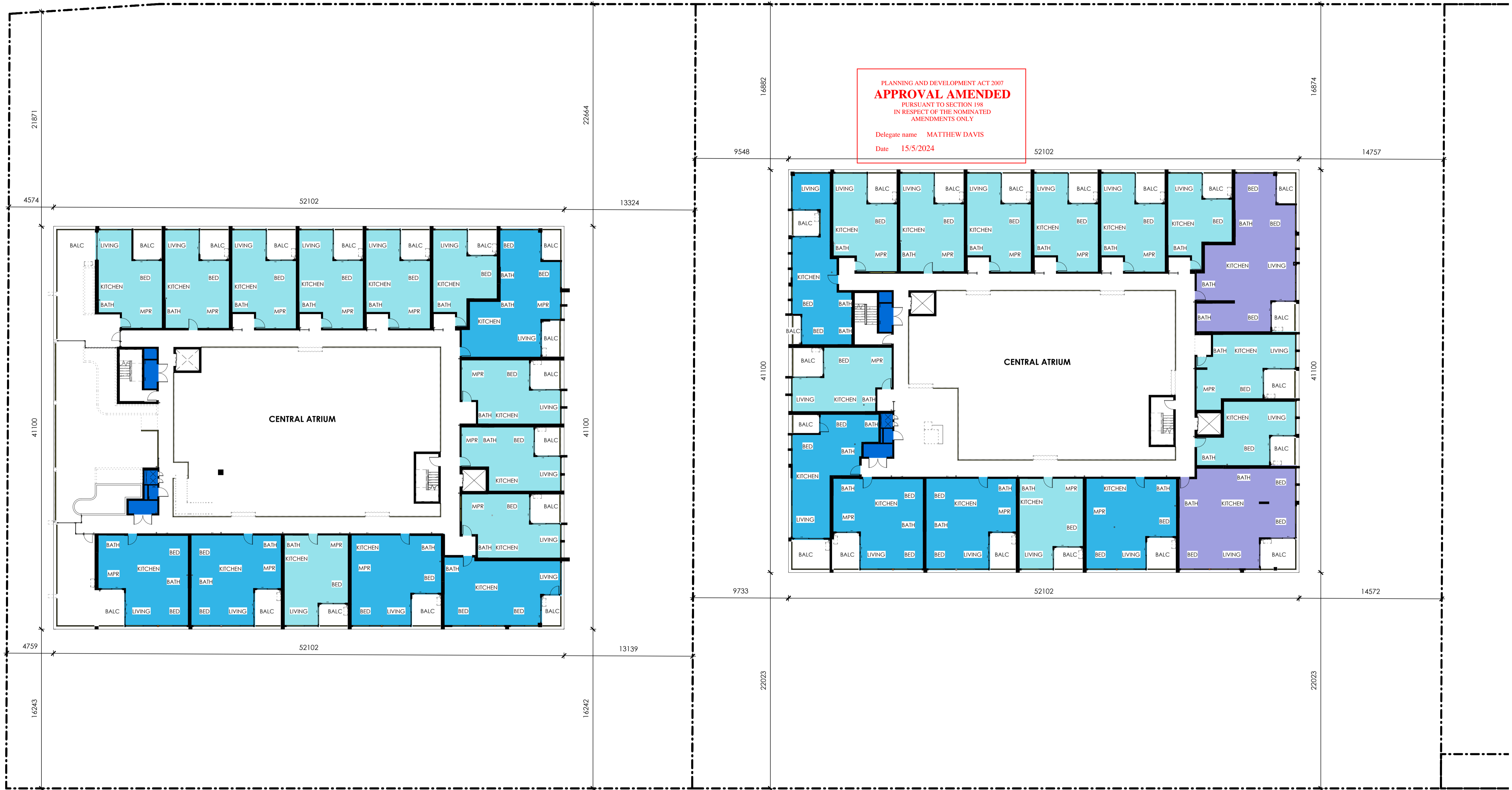
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1 DA - PUBLIC NOTIFICATION - LEVEL 06 C
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- a) Revised site plan, floor plans, landscape plan and elevations and sections, based on the relevant drawings submitted as part of the application, including:
 - i) Revised plans and elevations which show further reduction in height of the proposed development within 40m Block 6.
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 - viii) Retaining walls around the swimming pool to be revisited to address Rule/Criteria 42A (Courtyard walls) of MUHDC;
 - ix) Balustrade details complying with Rule/Criteria 64 (obscure glass panels or solid panels)
 - x) Endorsement from ACT Emergency Services Agency (ACTESA) in support of the proposed development. Please refer to the comments received from ACTESA.

JOHN GORTON DRIVE

PER LEVEL AREAS

- BED 1
- BED 2
- BED 3
- SERVICES

GENERAL NOTES

NOTE:
• WHERE INDICATED, PLAZA/ LANDSCAPING ELEMENTS INDICATIVE ONLY. REFER LANDSCAPE ARCHITECTS PLANS FOR DETAILS
• RESIDENTIAL LAYOUTS SHOWN (REFER TYPICAL UNITS PLANS FOR EXAMPLES OF POSSIBLE ALTERNATIVE LAYOUTS)

**BUILDING A
LEVEL 6**

**BUILDING B
ROOF /
ROOF LEVEL PAVILION**

SUMMERFIELD CLOSE



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name MATTHEW DAVIS
 Date 15/5/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -C FOR CONTINUATION
 (NOTE: LEVELS MAY VARY FROM DA1 - AB TO DA 1 - C SHEETS)

PER LEVEL AREAS

- BED 1**
- BED 2**
- BED 3**
- COMMUNAL SPACE**
- SERVICES**

GENERAL NOTES
 NOTE:
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 ALTERNATIVE LAYOUTS)

- DO NOT SCALE OFF DRAWINGS -

1 DA - PUBLIC NOTIFICATION - LEVEL 07 A,B
 SCALE: 1 : 200 (REF SHEET/ DETAIL: A 229.1 / 1)

- DA AMENDMENT ITEMS:**
1. Services and Structural Coordination:
 - a. Nominal adjustments to service/structural design and service rooms
 - b. TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - c. Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - d. Relocation of roller doors and access doors to waste enclosure for buildability
 - e. Change to building A-B basement entry.
 - f. Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - g. Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 2. Apartment Consolidation and NDIS/SDA units.
 - a. Reclassification of adaptable units
 - b. Amalgamation of units to 3 bed type and increase in apartment area
 - c. Unit designs adjusted to comply with NDIS/SDA specifications.
 - d. Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 3. Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 4. Façade and Site Adjustments:
 - a. Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - b. Fencing/ balustrades adjusted for buildability/ safety
 - c. Revised retaining walls and staircases, site circulation including additional egress paths.
 - d. Reconfigured facade finishes in some instance for better design consistency and buildability
 - e. Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - f. Atrium star canopy incorporated to shelter lobby area below.

JOHN GORTON DRIVE

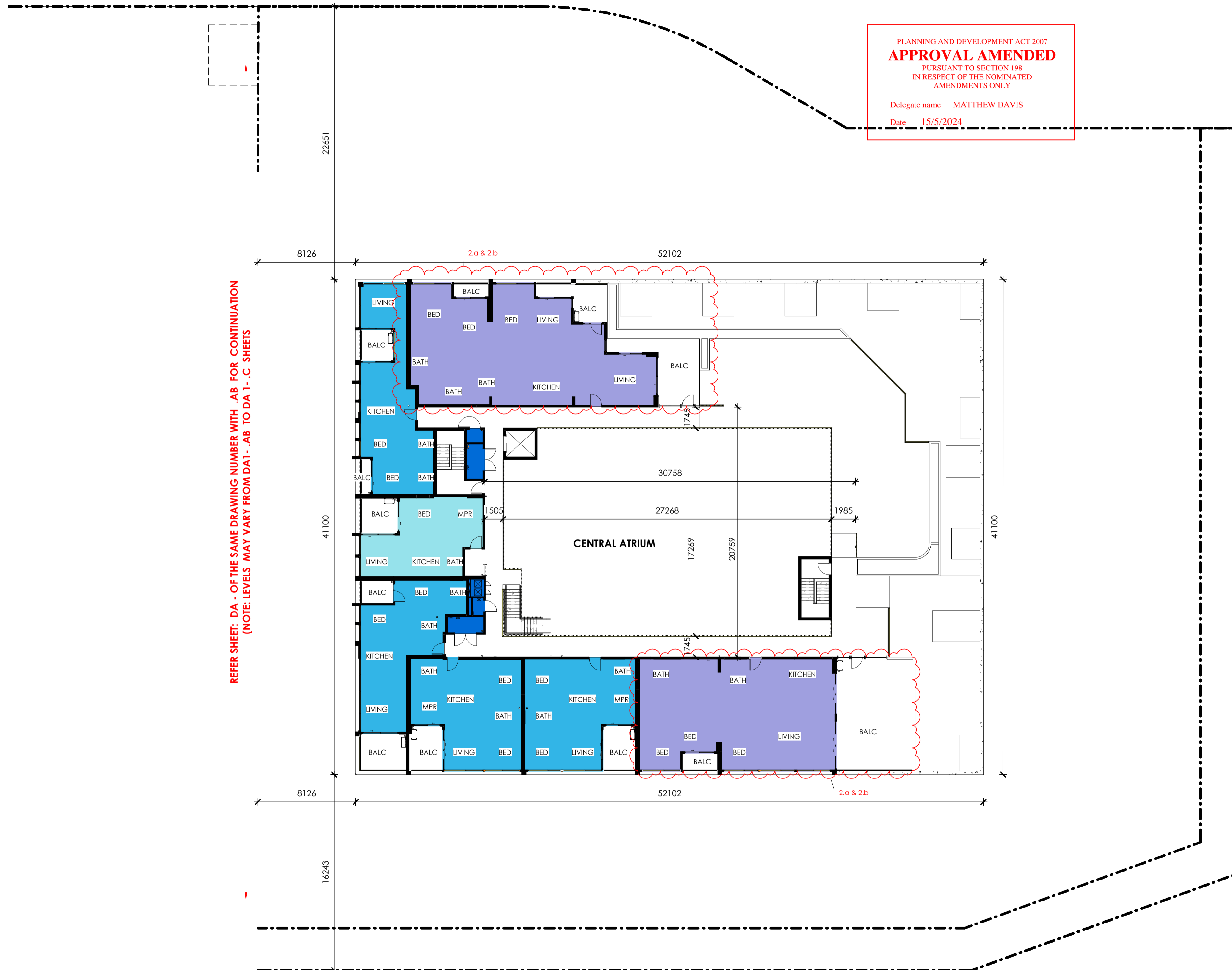
	LEVEL 1, 7 Sargood Street O'Connor ACT 2602 POST: PO BOX 52 BRADDDON ACT 2612 ABN 79 145 074 344	P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838	ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF JUDD STUDIO PTY LTD (JUDD.STUDIO) CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.	CLIENT: 	PROJECT: BLVD	ADDRESS: DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET BLOCK & SECTION: SECTION 75 - BLOCKS 2,9 & 10 DENMAN PROSPECT	DRAWING TITLE: PUBLIC NOTIFICATION - LEVEL 7	REVISIONS: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>3</td> <td>\$144 UPDATED DRAWINGS</td> <td>25/03/2022</td> </tr> <tr> <td>4</td> <td>SECTION 165 - NOD</td> <td>11/08/2022</td> </tr> <tr> <td>5</td> <td>DRAFT DA AMENDMENT - FOR REVIEW</td> <td>20/12/2023</td> </tr> <tr> <td>6</td> <td>DA AMENDMENT ISSUE</td> <td>21/12/2023</td> </tr> </table>	No.	Description	Date	3	\$144 UPDATED DRAWINGS	25/03/2022	4	SECTION 165 - NOD	11/08/2022	5	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023	6	DA AMENDMENT ISSUE	21/12/2023	SCALE: As indicated @ A1	DA - 128.AB SIZE: A1
	No.	Description	Date																						
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6	DA AMENDMENT ISSUE	21/12/2023																							

BUILDING C

PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY

Delegate name MATTHEW DAVIS
 Date 15/5/2024

REFER SHEET: DA - OF THE SAME DRAWING NUMBER WITH -AB FOR CONTINUATION
 (NOTE: LEVELS MAY VARY FROM DA1 - -AB TO DA 1 - -C SHEETS)



1 DA - PUBLIC NOTIFICATION - LEVEL 07 C
 SCALE: 1 : 200 (REF SHEET/ DETAIL: A 229.1 / 1)

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability
 - Change to building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
 - Nominal adjustments in building levels to achieve requisite headroom as a result of structural and services co-ordination.
 - Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units
 - Amalgamation of units to 3 bed type and increase in apartment area
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
 - Updated Substation design for EVO compliance and BLD B-C Mailboxes.
 - Façade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety
 - Revised retaining walls and slatcases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Atrium star canopy incorporated to shelter lobby area below.

PER LEVEL AREAS

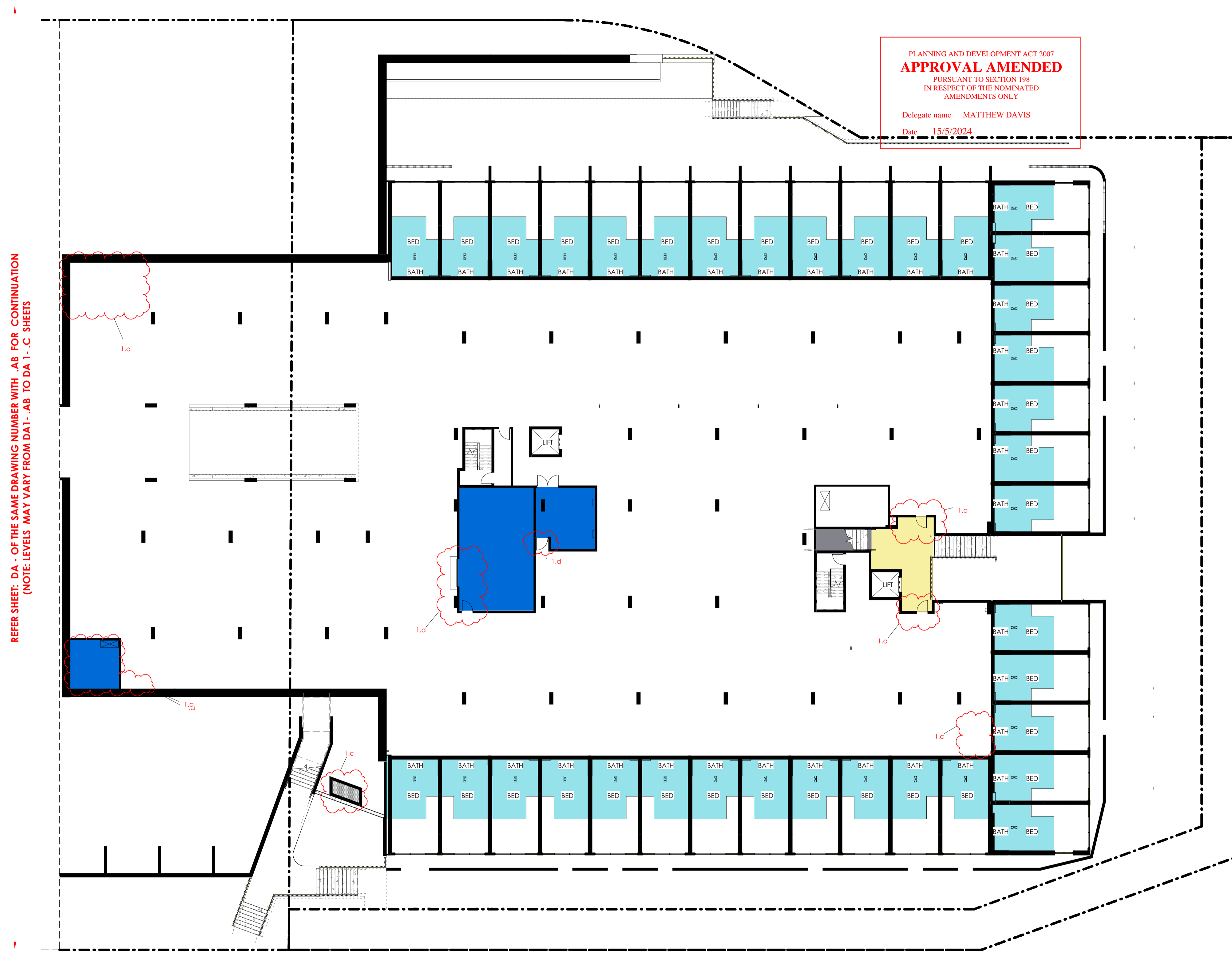
- BED 1
- BED 2
- BED 3
- SERVICES

GENERAL NOTES

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- DO NOT SCALE OFF DRAWINGS -

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	DA - 128.C	n 							



HOLBOROW AVENUE

JOHN GORTON DRIVE

1 DA-2 - PUBLIC NOTIFICATION - LOFT
SCALE: 1:200

DA AMENDMENT ITEMS:

- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms.
 - TCCS approved consolidated waste collection/ enclosure remains unchanged. Internal basement transfer area adjusted to suit vehicle turning template.
 - Adjustment to basement and waste exhaust strategy and storage cage relocation.
 - Relocation of roller doors and access doors to waste enclosure for buildability.
 - Change to Building A-B basement entry.
 - Basement service enclosures and BLD B basement entry adjusted to suit service ramp RL and adjustment to enclosure roof for buildability and fire separation.
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- Apartment Consolidation and NDIS/SDA units.
 - Reclassification of adaptable units.
 - Amalgamation of units to 3 bed type and increase in apartment area.
 - Unit designs adjusted to comply with NDIS/SDA specifications.
 - Adjustments to typical unit plan and Adaptable unit plan with services coordination.
- Updated Substation design for EVO compliance and BLD B-C Mailboxes.

- Facade and Site Adjustments:
 - Glazing adjusted for buildability and as a result of co-ordinating structural and services design.
 - Fencing/ balustrades adjusted for buildability/ safety.
 - Revised retaining walls and staircases, site circulation including additional egress paths.
 - Reconfigured facade finishes in some instance for better design consistency and buildability.
 - Nominal adjustment to BLD B Rooftop space with accessible toilet, egress stair doorway and coordination of services and structure to Communal space.
 - Aluminium stair canopy incorporated to shelter lobby area below.

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

PER LEVEL AREAS

- BED 1
- LIFT/STAIR
- LOBBY
- SERVICES

GENERAL NOTES

NOTE:
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NOMINATED ARCHITECT:
 Nathan Gibson Judd
 ACT Registration No 2232
 NSW Registration No 7838

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PROJECT:
BLVD

ADDRESS:
DENMAN PROSPECT, CNR OF JOHN GORTON DRIVE & HOLBOROW STREET
 BLOCK & SECTION:
SECTION 75 - BLOCKS 9 DENMAN PROSPECT

DRAWING TITLE:
PUBLIC NOTIFICATION - LOFT

Revisions No.	Description	Date
1	DA ISSUE	01/09/2021
2	s144 UPDATED DRAWINGS	25/03/2022
3	DRAFT DA AMENDMENT - FOR REVIEW	20/12/2023
4	DA AMENDMENT ISSUE	21/12/2023

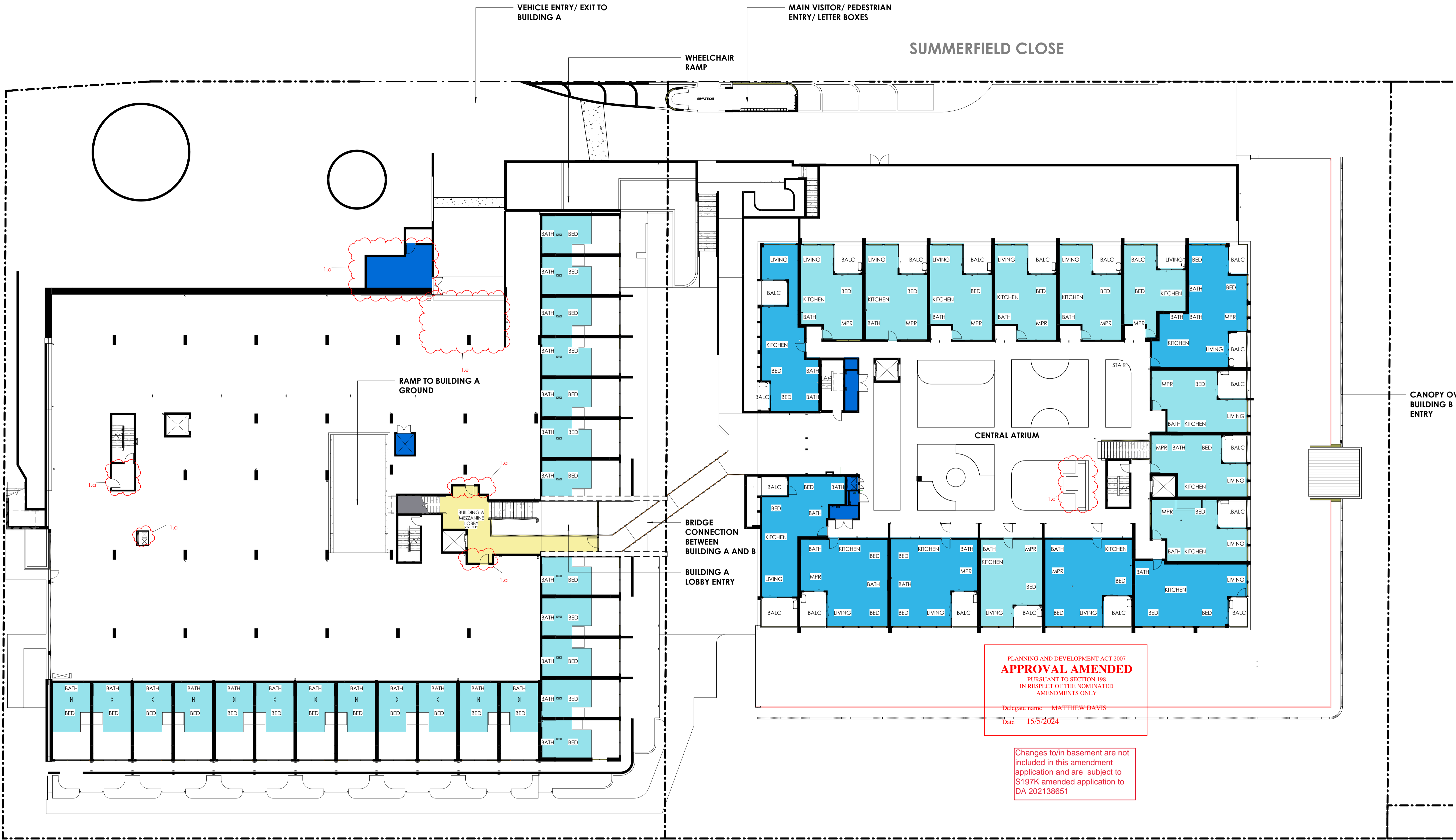
SCALE: As indicated @ A1

DA - 121.C

SIZE: A1

BUILDING A
LOFT

BUILDING B
LEVEL 01



PLANNING AND DEVELOPMENT ACT 2007
APPROVAL AMENDED
 PURSUANT TO SECTION 198
 IN RESPECT OF THE NOMINATED
 AMENDMENTS ONLY
 Delegate name: MATTHEW DAVIS
 Date: 15/5/2024

Changes to/in basement are not included in this amendment application and are subject to S197K amended application to DA 202138651

1 DA - PUBLIC NOTIFICATION - LEVEL 01 A,B
 SCALE: 1 : 200

- DA AMENDMENT ITEMS:**
- Services and Structural Coordination:
 - Nominal adjustments to service/structural design and service rooms.
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JOHN GORTON DRIVE

- PER LEVEL AREAS**
- BED 1
 - BED 2
 - LIFT/STAIR
 - LOBBY
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GENERAL NOTES

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ACT
Government

Environment, Planning and
Sustainable Development

NOTICE OF DECISION

Made under part 7 of the *Planning and Development Act 2007*
S197 Amendment

Pursuant to section 197 of the *Planning and Development Act 2007*, approval is sought to amend development approval No. 202138884 dated 28 July 2022 as per the proposed amendments listed on Page 2 of this Notice of Decision:

I, Matt Davis, delegate of the planning and land authority, pursuant to section 198 of the *Planning and Development Act 2007* (Act), **approve subject to conditions**, to amend the development approval only for the amendments nominated above, in accordance with the application made under section 197 of the Act, in accordance with the plans, drawings and other documentation approved and endorsed as forming part of this approval.

DA Number: 202138884 / S197F
Block: 11 (previously Blocks 2, 9 & 10)
Section: 75
Suburb: Denman Prospect
Application lodged: 29 January 2024
Assessment track: Merit

This decision contains the following information:

- PART A – conditions of approval
- PART B – reasons for the decision
- PART C – public notification & entity advice
- Attachment 1 – administrative information
- Copies of entity advice – as attached

*A copy of the development application and this decision may be inspected from 9:00 am to 4:00 pm,
Monday to Friday at 8 Darling Street, Mitchell, ACT 2911*

**LIST OF PROPOSED AMENDMENTS
CONTACT / ENQUIRIES**

Phone: (02) 6207 6383

Online Form:

https://www.accesscanberra.act.gov.au/app/forms/epd_feedback

Matt Davis

Delegate of the Planning
and Land Authority

15 May 2024

NOTICE OF DECISION

DA 202138884-S197F

AMENDMENTS

- 1 Reducing the total number of dwellings to 396 (Refer to Amendment 2b on plans);
- 2 Increasing the number of 3 bedroom dwellings by consolidating smaller units (Refer to Amendment 2b on plans);
- 3 Amending service/structural design and service rooms (beyond basement levels the subject of DA 202138651) (Refer to Amendment 1a on plans);
- 4 Amending basement and waste exhaust (beyond basement levels the subject of DA 202138651) (Refer to Amendment 1c on plans);
- 5 Amending building levels excluding basement levels which are subject to DA 202138651 (Refer to Amendment 1g on plans);
- 6 Reducing the number of units capable of being adaptable as other units have been constructed as being adaptable (Refer to Amendment 2a on plans);
- 7 Amending the internal layout of units to comply with NDIS/SDA specifications (Refer to Amendment 2c on plans);
- 8 Amending units plans to accommodate services (Refer to Amendment 2d on plans);
- 9 Amending Substation design (Refer to Amendment 3 on plans) ;
- 10 Relocating mailboxes for Buildings B and C (Refer to Amendment 3 on plans);
- 11 Amending glazing (Refer to Amendment 4a on plans);
- 12 Amending fencing/balustrades (Refer to Amendment 4b on plans);
- 13 Revising location/configuration of retaining walls and staircases (Refer to Amendment 4c on plans);
- 14 Changing rooftop space in Building B to include accessible toilet, egress stair doorway and services and structures to communal space (Refer to Amendment 4e on plans);
- 15 Adding atrium stair canopy (Refer to Amendment 4f on plans) .

PART A – CONDITIONS OF APPROVAL

All original approval conditions continue to apply unless superseded by the following conditions.

This application is approved subject to the following conditions being satisfied. Some conditions of the approval require attention before work commences or before approved drawings will be released.

GENERAL CONDITIONS

1. ORIGINAL DECISION
The amended approval is to be read in conjunction with the original decision and its associated conditions and advisory notes.
2. CONDITIONS IN THE ORIGINAL DA 20138884 TO CONTINUE
 - a) Conditions in the existing approval i.e. the Notice of Decision dated 28 July 2022 remain in place and are to be complied with unless in conflict with the following additional conditions.
 - b) In the event of any conflict between conditions, the following conditions shall prevail for the extent of the inconsistency.

CONDITIONS RELATING TO DEVELOPMENT and ENTITY REQUIREMENTS

3. ICON WATER – CERTIFICATE OF OCCUPANCY
The applicant/lessee is to obtain a final endorsement from Icon Water prior to a Certificate of Occupancy being issued for the development.

NOTICE OF DECISION

DA 202138884-S197F

4. COMPLIANCE WITH ENTITY REQUIREMENTS

The development must satisfy the requirements of the following entities as stated in each of their advice.

- Evoenergy (Electricity);
- Evoenergy (Gas);

Copies of advice from the relevant entities are attached to the Notice of Decision and are relevant to this condition.

ADVISORY NOTES

This application is approved with the following advisory notes. It is recommended that careful consideration be given to advisory notes prior to commencing work.

ACT EMERGENCY SERVICES (ACTESA)

a) Water supply rating F4 (60L/s) applicable to original DA 202138884 is now classified as FRT3 (60L/s).

b) Alternative Energy Supplies and Storage

With the ACT Government leading the way in renewable energy, there has been a large uptake of new alternative energy and energy storage systems being incorporated into new building designs and on-site infrastructure. These include, and not limited to; battery energy storage systems, EV charging stations, hydrogen technology and large scale solar panels.

A local renewable energy facility guideline is currently in development. In the interim, the CFA document Design Guidelines and Model Requirements for Renewable Energy Facilities should be used when designing these types of facilities.

ACT Fire and Rescue Fire Safety Guideline – FSG-22 Electric Vehicles and EV Charging Equipment in the Built Environment – is accessible on the ESA website.

Any new developments incorporating alternative energy systems and storage on their site is required to contact ACTF&R Fire Safety Section on 62078370 or ACTFRFireSafety@act.gov.au to discuss the proposal and seek assurance the design is compliant to ACTF&R requirements.

PART B – REASONS FOR THE DECISION

Pursuant to section 198 of the *Planning and Development Act 2007*, the changed development proposal and the original development proposal would not be in different assessment tracks, and the development, after the amendment, was assessed as substantially the same as the development for which approval was originally given.

The objectives of the RZ5 High Density zone have been considered. In general, the assessment found the development was not inconsistent with the zone objectives.

The main issues identified during the assessment were:

- The development meeting the Territory Plan requirements
- Entity advice;

While noting the advice from TCCS there are no changes proposed to the consolidated waste collection area and the proposal is considered to be consistent with the original approval which was conditionally supported by TCCS.

NOTICE OF DECISION

DA 202138884-S197F

Icon Water approvals were obtained in November and December of 2022 and the project is in the final stages of construction. It is further noted the proposal seeks to reduce the number of dwellings by consolidating units as originally approved. This does not result in additional bedrooms on the site. To address Icon Water comments of 20 February 2024 a condition is to be imposed requiring final endorsement from Icon Water prior to a Certificate of Occupancy being issued.

Entity advice is discussed further in **PART C** below.

Conditions have been imposed in regards the issues identified during assessment to ensure the development satisfies the Territory Plan, addresses assessment issues including relevant entity advice and generally follows standard process and practices.

The application to amend the original development approval, in respect to the proposed amendments, was assessed as being satisfactory to meet the requirements for approval in the form modified by the above conditions.

All relevant conditions are included under **PART A** and entity advice is noted in **PART C**.

EVIDENCE

The following evidence formed part of the assessment of this application:

Development Application:	202138884 / S197F
Territory Plan Zones:	RZ5 High Density zone
Development Codes:	Residential Zones Development Code Multi Unit Housing Development Code
Precinct Code:	Denman Prospect Precinct Map and Code
General Codes:	Access and Mobility General Code Crime Prevention Through Environmental Design General Code
Crown Lease:	Volume 3015 and Folio 904
Legislative requirements:	The <i>Planning Act 2023</i> including the transitional arrangements for DAs such as this made before its commencement. the <i>Planning and Development Act 2007</i> in particular Sections 119 and 120
Representations and Entity advice:	As addressed in PART B and PART C of this Decision

PART A and **PART C** provide further details and considerations informing the reasons for the decision.

PART C – PUBLIC NOTIFICATION AND ENTITY ADVICE

PUBLIC NOTIFICATION

Pursuant to Division 7.3.4 of the *Planning and Development Act 2007* (the Act), the application was publicly notified from 8 February 2024 to 28 February 2024. No written representations were received during the public notification period.

NOTICE OF DECISION

DA 202138884-S197F

ENTITY ADVICE and REQUIREMENTS

Pursuant to Division 7.3.3 of the *Planning and Development Act*, the application was referred to the below entities. Where an entity requested conditions to be imposed on this development, those conditions have been incorporated into **PART A** of this Decision.

A summary of entity comments can be found below.

1. TRANSPORT CANBERRA AND CITY SERVICES (TCCS)
TCCS provided advice stating the proposed amendment/s are not supported, however it is noted there are no changes to the Consolidated Waste Collection as originally approved.
2. ENVIRONMENTAL PROTECTION AUTHORITY (EPA)
EPA responded to referral of the amendment stating no comments on this amendment since there are no matters of concern for the EPA in the proposed changes.
3. ACT EMERGENCY SERVICES (ACTESA)
ACTESA provided advice stating all previous commentary remains valid and expected of this DA while also providing further advice. Refer to Advisory Notes in **Part A**.
4. CONSERVATOR OF FLORA AND FAUNA
In accordance with section 150 of the Planning and Development Act 2007 if advice is not received within the prescribed time it will be taken that the entity has supported the application.

Comment: It is noted in response to the original referral of the Development Application the Conservator of Flora and Fauna stated no comment.

5. ICON WATER
Icon Water provided advice stating the amendment/s are not supported, issuing a Failed To Comply Notice dated 20 February 2024.

A condition requiring final endorsement from Icon Water prior to Certificate of Occupancy has been imposed in **PART A**.

A copy of the Icon Water advice is attached to this Notice of Decision.

Comment: *The comments from Icon Water with respect to the proposed amendments are not considered substantive planning issues noting the stage of the construction and that approvals were issued in 2022.*

6. EVOENERGY (ELECTRICITY)
Evoenergy (Electricity) provided advice stating the amendment/s are supported subject to conditions.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the Evoenergy advice is attached to this Notice of Decision.

7. EVOENERGY (GAS)
Evoenergy (Gas) provided advice stating the amendment/s are supported subject to conditions.

A condition requiring the development to satisfy relevant entity requirements has been imposed in **PART A**.

A copy of the Evoenergy (Gas) advice is attached to this Notice of Decision.

NOTICE OF DECISION

DA 202138884-S197F

ATTACHMENT 1

ADMINISTRATIVE INFORMATION RELATING TO NOTICE OF DECISION

DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise, this approval does not impact on the date the original decision and approval takes effect.

Inspection of the Application and Decision

A copy of the application and the decision can be inspected between 9:00am and 4:00pm weekdays at the Environment, Planning and Sustainable Development Directorate Dickson Customer Service Centre at 480 Northbourne Avenue, Dickson, ACT.

Submission of revised drawings or documentation

If a condition of approval requires the applicant to lodge revised drawings and / or documentation with the planning and land authority for approval pursuant to section 165 of the Act, the submission must be made by completing an application in e-development.

Reconsideration of the Decision

If the DA applicant is not satisfied with the decision made by the planning and land authority, they are entitled to apply to the planning and land authority for reconsideration within 20 working days of being told of this decision pursuant to section 191 of the Act. A longer timeframe may apply only if granted in writing by the planning and land authority pursuant to section 191(5)(b) of the Act.

More information is available online at [https://www.planning.act.gov.au/build-buy-
renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision](https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision).

Please contact Access Canberra Customer Services if you wish to lodge a reconsideration application.

Review by the ACT Civil and Administrative Tribunal (ACAT)

1. Decisions that are reviewable (sometimes referred to as appeals) by the ACAT are identified in Schedule 1 of the [Act](#), except for matters that are exempted under Schedule 3 of the [Planning and Development Regulation 2008](#) (matters exempt from third party review).
2. The notice of decision and this advice have been sent to all people who made a representation in relation to the application.
3. The ACAT is an independent body. It can review a large number of decisions made by ACT Government ministers, officials and statutory authorities on their merits. The ACAT can agree with, change or reject the original decision, substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with ACAT recommendations.
4. More information on appeal rights is available online at [https://www.planning.act.gov.au/build-buy-
renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision](https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/approvals/development-applications/appeal-a-da-decision).

NOTICE OF DECISION

DA 202138884-S197F

5. The ability to review the Authority's decision is a matter of law. **If** you think you have a right of review, you may apply to the ACAT for a review of the decision. Application forms can be obtained from the ACAT at the website listed below. You can also download the form from the ACT Legislation Register. It is recommended you seek independent advice in regards to such reviews eg a legal practitioner.
6. If you are applying on behalf of an organisation or association, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.
7. The time limit to make a request for a review is 28 days from the date of this notice of decision. The time limit can be extended in some circumstances (refer to sections 10 (2), 10(3), 25(1)(e) and 25(2) of the *ACT Civil & Administrative Tribunal Act 2008*; and rule 38 of the *ACT Civil and Administrative Tribunal Procedures Rules 2020*).
8. Applications to the ACAT, including an application to be joined as a party to a proceeding, require payment of a fee (the Tribunal Registry will advise of the current fee), unless you are receiving legal or financial assistance from the ACT Attorney-General. You can apply to have the fee waived on the grounds of hardship, subject to approval (refer to section 22T of the *ACT Civil and Administrative Tribunal Act 2008*). Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Applications should be made in writing to: the Director General, Justice and Community Safety Directorate, GPO Box 158, CANBERRA ACT 2601. You can ask the ACAT for more details.
9. The ACAT is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the ACAT upon it being satisfied that it is in the interests of justice to do so.
10. The following organisations may be able to provide you with advice and assistance if you are eligible:
 - ACT Law Society, telephone 6274 0300ACT
 - Legal Aid Office, telephone 1300 654 314
 - ACT Council of the Ageing, telephone 02 6154 9740
 - Welfare Rights Centre, telephone 1800 226 028
 - Environmental Defender's Office (ACT), telephone 02 6243 3460.
11. You will have to pay any costs involved in preparing or presenting your case. The ACAT also has the power to award costs against a party in the circumstances specified in s 48 of the *ACT Civil and Administrative Tribunal Act 2008*. This power is in addition to the power of the ACAT to strike out a party and to dismiss an application for failure to comply with the ACAT's directions.
12. You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 2016*. Information about Freedom of information requests is available on the planning and land authority's web site at <https://www.environment.act.gov.au/about/access-government-information> or by contacting us by phone on 02 6207 1923.
13. The procedures of the ACAT are outlined on the ACAT's website, including in the Guide to the Land and Planning Division and the Guide to the Hearing. Contact the ACAT for alternative ways to access information about the ACAT's procedures.

NOTICE OF DECISION

DA 202138884-S197F

Review by the ACT Supreme Court

1. The Authority's decision may also be subject to judicial review by the ACT Supreme Court under the *Administrative Decisions (Judicial Review) Act 1989* (ADJR Act).
2. Under the ADJR Act, an *eligible person* may make an application for review of a decision.
3. An *eligible person* must demonstrate that their interests are adversely affected by the decision and that the application raises a significant issue of public importance.
4. Section 5 of the ADJR Act sets out the grounds on which a decision can be reviewed.
5. The time limit to make an application for review is 28 days from the date the Notice of Decision is provided to the applicant and those people who made a representation.
6. The ACT Supreme Court is a costs jurisdiction where costs generally follow the event. This means that the unsuccessful party is required to pay the costs of the successful party.
7. For more information on ACT Supreme Court processes and fees, please visit <https://courts.act.gov.au/home>.

Other approvals

A notice of decision under the *Planning and Development Act 2007* grants development approval only. Other approvals may be required, including:

1. **Building Approval**

Most building work requires building approval under the *Building Act 2004* to ensure it complies with building laws such as the *Building Code of Australia*. The lessee should engage a private building certifier to determine whether building approval is required and assess and approve the building plans before construction commences. A list of certifiers can be obtained from the [Environment, Planning and Sustainable Development Directorate](#).

2. **Tree damaging activity approval**

A Tree Management Plan under the *Tree Protection Act 2005* is required for approval where it is proposed to undertake groundwork within the tree protection zone of a protected tree or likely to cause damage to, or remove, any trees defined as protected trees by that Act. More information is available from the Transport Canberra and City Services Directorate at <https://www.tccs.act.gov.au/city-living/trees>.

3. **Use of verges or other unleased Territory Land**

In accordance with the *Public Unleased Land Act 2013*, road verges and other unleased Territory land must not be used for the carrying out of works, including the storage of materials or waste, without prior approval of the Territory. More information is available from the Transport Canberra and City Services Directorate at https://www.tccs.act.gov.au/city-living/public_land_use.

4. **Works on unleased Territory Land**

In accordance with the *Public Unleased Land Act 2013*, no work can be undertaken on unleased Territory land without the approval of the Territory. Such approval must be obtained from the Senior Manager, Place Coordination and Planning, Transport Canberra and City Services Directorate by way of:

- (a) a certificate of design acceptance prior to the commencement of any work; and
- (b) a certificate of operational acceptance on completion of all works to be handed over to TCCS.

NOTICE OF DECISION

DA 202138884-S197F

Works on unleased Territory land may include the construction or upgrading of driveway verge crossings, public footpaths, roads, street lighting, stormwater works, waste collection amenities, street signs and line marking, road furniture and landscaping.

Contact details for relevant agencies

<p>ACT Civil and Administrative Tribunal Level 4, 1 Moore Street CANBERRA CITY ACT 2601 GPO Box 370, CANBERRA, ACT 2601</p>	<p>www.acat.act.gov.au tribunal@act.gov.au 02 6207 1740 02 6205 4855 (Fax)</p>
<p>ACT Supreme Court 4-6 Knowles Place, CANBERRA CITY ACT 2601 GPO Box 1548, CANBERRA CITY, ACT 2601</p>	<p>www.courts.act.gov.au 02 6205 0000</p>
<p>Environment, Planning and Sustainable Development Directorate 480 Northbourne Avenue DICKSON ACT 2602 GPO Box 158, CANBERRA 2601</p> <ul style="list-style-type: none"> • <i>Planning and land authority</i> <ul style="list-style-type: none"> - list of certifiers for building approval - demolition information - asbestos information • <i>Environment Protection Authority</i> <ul style="list-style-type: none"> - environment protection - water resources - Conservation, Planning and Research - threatened species/wildlife management • <i>WorkSafe ACT</i> <ul style="list-style-type: none"> - asbestos information • <i>ACT Heritage Council</i> <ul style="list-style-type: none"> - Aboriginal, historic and natural heritage management • <i>Tree Protection Unit</i> <ul style="list-style-type: none"> - <i>Development Applications (DA) issue:</i> - <i>Tree Damaging Activity Applications (TDAA) issue:</i> 	<p>www.planning.act.gov.au 02 6207 1923</p> <p>EPAPanningLiaison@act.gov.au 6207 5642</p> <p>worksafe@worksafe.act.gov.au 132 281</p> <p>www.environment.act.gov.au 132 281</p> <p>TCCS.TreeProtectionACTPLARef@act.gov.au</p> <p>TCCS.TreeProtection@Act.gov.au</p>
<p>Transport Canberra and City Services</p> <ul style="list-style-type: none"> • landscape management and protection plan approval • use of verges or other unleased Territory land • works on unleased Territory land - design acceptance • driveway inspections or building applications • damage to public assets 	<p>www.tccs.act.gov.au 132 281</p> <p>02 6207 0019 (development coordination)</p> <p>tccs.dcdevelopmentcoordination@act.gov.au</p>

NOTICE OF DECISION

DA 202138884-S197F

Health Directorate	www.health.act.gov.au hps@act.gov.au 02 5124 9700
Education Directorate	www.education.act.gov.au 02 6205 5429
Utilities <ul style="list-style-type: none">• Telstra (networks)• TransACT (networks)• Icon Water• Electricity reticulation	02 8576 9799 02 6229 8000 02 6248 3111 02 6293 5749

Translation and interpretation services

The ACT Government's translation and interpreter service runs 24 hours a day, every day of the week by calling 131 450.

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήσετε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
MALTESE	Jekk għandek bżonn l-għajjuna t'interpretu, ċempel:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ако вам је потребна помоћ преводиоца телефонирајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE
131 450
Canberra and District - 24 hours a day, seven days a week



LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	71	Block	11	Section	75	Suburb	DENMAN PROSPECT
-------------	-----------	--------------	-----------	----------------	-----------	---------------	------------------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

	No	Yes
1. Have any notices been issued relating to the Crown Lease?	(X)	()
2. Is the Lessor aware of any notice of a breach of the Crown Lease?	(X)	()
3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input type="checkbox"/>	()	(X)
Certificate Number: 87103		
Dated: 13-SEP-24		
4. Has an application for Subdivision been received under the Unit Titles Act?		(see report)
5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004?		(see report)
6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023?		(see report)
7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)?		(see report)
8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included)		(see report)
9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023?		(see report)
10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land?		(see report)

Applicant's Name : Legal World
 E-mail Address : searches@legalworld.com.au
 Client Reference : 73323

Date: 05-MAY-26 10:34:39



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

05-MAY-2026 10:34

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 5

INFORMATION ABOUT THE PROPERTY

DENMAN PROSPECT Section 75/Block 11/Unit 71

Building Class: A

Area(m2): 17,737.0

Unimproved Value: \$13,600,000

Year: 2025

Subdivision Status: Application received under the Unit Titles Act.

Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

05-MAY-2026 10:34

PLANNING AND LEASE MANAGER (PaLM)
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Page 2 of 5

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202240495 **Lodged** 17-AUG-22 **Type** See Subclass

-- Application Details -----

Description

LEASE VARIATION - The consolidation of blocks 2, 9 and 10 section 75 Denman Prospect

-- Site Details -----

District	Division	Section	Block(s)	Unit
Molonglo Valley	Denman Prospect	75	2-2	
Molonglo Valley	Denman Prospect	75	9-9	
Molonglo Valley	Denman Prospect	75	10-10	
Molonglo Valley	Denman Prospect	75	11-11	

-- Involved Parties -----

Role	Name
Lessee	Capital Estate Developments
Lessee	Land Owner 7 Pty Ltd
Applicant	Cappello Administrative Servic

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

05-MAY-2026 10:34

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 3 of 5

Application DA202138884 **Lodged** 22-OCT-21 **Type** See Subclass

-- Application Details -----

Description

PLANNING & DEVELOPMENT ACT 2007 - AMENDMENT TO APPROVED DA202138884-S197F.
 Amendment for adjustments to service/structural design and service rooms, internal basement transfer area adjusted, adjustment to basement and waste exhaust strategy and storage cage relocation, relocation of roller doors and access doors to waste enclosure, change to Building A-B basement entry, basement service enclosures and BLD B basement entry adjusted.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Molonglo Valley	Denman Prospect	75	2-2	
Molonglo Valley	Denman Prospect	75	9-9	
Molonglo Valley	Denman Prospect	75	10-10	
Molonglo Valley	Denman Prospect	75	11-11	

-- Involved Parties -----

Role	Name
Lessee	Capital Estate Developments Pt
Applicant	Cappello Administrative Servic
Representor	Liolios, Zachary
Representor	Confidential Representor
Representor	Hemsley, R
Representor	Montgomery, S
Representor	Mortimer, P

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

05-MAY-2026 10:34

**PLANNING AND LEASE MANAGER (PaLM)
 LEASE CONVEYANCING ENQUIRY REPORT**

Page 4 of 5

Application DA202138651 **Lodged** 17-MAY-21 **Type** See Subclass

-- Application Details -----

Description

PROPOSAL FOR MULTI UNIT DEVELOPMENT ; Construction of six storey car park, includes basement parking and associated works.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Molonglo Valley	Denman Prospect	75	2-2	
Molonglo Valley	Denman Prospect	75	9-9	
Molonglo Valley	Denman Prospect	75	10-10	
Molonglo Valley	Denman Prospect	75	11-11	

-- Involved Parties -----

Role	Name
Lessee	Capital Estate Developments Pt
Applicant	Capello Administrative Service
Representor	Western Creek Community Council

-- Activities -----

Activity Name	Status
Merit Track	Approval Conditional

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>

CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

05-MAY-2026 10:34

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 5 of 5

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

----- END OF REPORT -----

**UNIT TITLE CERTIFICATE
SECTION 119**

Units Plan No. **16350** Lot No. **71** Unit Number. **C.218**

Unit Owner/Eligible Person: **Rahman (sale)**

Ashrafur Rahman a.rahman@hotmail.com.au

1. Committee Details

Eryn Cass
Andrew Berney
Jeremy Eschler
Jordan Gosling
Mark Pickles

Rola Issa

**c/- Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
1300 724 256**

2. Corporations Manager

The name and contact details of the corporations manager:

Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601

3. Records

The place where the corporation's records can be inspected and contact details:

Jessica Minichiello
Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
e: certificates@civium.com.au

**UNIT TITLE CERTIFICATE
SECTION 119**

Units Plan No. **16350** Lot No. **71** Unit Number. **C.218**

5.3 The balance of the fund for the Owners Corporation as at the date of this certificate:

Admin Fund \$281,437.75

Sinking Fund \$78,525.04

Total \$359,962.79

6. Additional Information

6.1. Developer Control Period

Developer control period expiry date: *N/A*

6.2. Details of any borrowings:

See Annexure

6.3. Details of installed sustainability infrastructure:

See Annexure

6.4. Summary of current service contracts:

Civium Holdings Pty Ltd - Managing Agent Agreement - 06/09/2024 - 05/09/2026

6.5. Application for Crown Lease extension:

Nil

6.6. Details of any ongoing Development Approval Conditions:

Nil

6.7. Details of any embedded network:

Is there an embedded network for water*? Yes
Is there an embedded network for electricity*? Yes
Is there an embedded network for telecommunications*? Yes

6.8. Details of any pool or insulation compliance:

Is there a regulated swimming pool*? Yes

*if these are left blank, the answer is 'no'

All the information in this unit title certificate has been recorded on the following date from details shown in the books, records and other documents of the Owners Corporation:

Date: **01/05/2026**

The Common Seal of
The Owners – Units Plan No 16350

Was hereunto affixed in
The presence of



Signature:





Civium Strata
ABN: 39 121 276 300
Locked Bag 8300
CANBERRA ACT 2601
Ph: 1300 724 256
levies@civium.com.au
Principal: Doug O'Mara

TAX INVOICE

Date: 01/05/2026

UP 16350 - Lot No. 71 Unit Number. C.218

Preparation of S119 Certificate & Attachments	
UP 16350 Lot No. 71 Unit Number. C.218	\$342.00
Invoice Total	\$342.00
	(Includes \$31.09 GST)

PAID

Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 01/05/2026 01:32 pm User: Rebekah Morton

Asset Register

16350 Boulevard 15-17 Summerfield Close

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
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Nil

Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 01/05/2026 01:32 pm User: Rebekah Morton

Fund Proposals

16350 Boulevard 15-17 Summerfield Close

Date Determined

Title

Particulars

Nil



Certificate of Occupancy and Use

Certificate No.: **B2023422C2**

**Access Canberra Land, Planning and
Building Services**

ABN 16 479 763 216
8 Darling Street Mitchell
GPO Box 158 ACT 2601
www.act.gov.au/accesscbr

This Certificate is issued in accordance with Section 69 (2) of the Building Act 2004.

The building work listed on this certificate has been completed substantially in accordance with the prescribed requirements and is considered fit for occupation and use.

Unit	Block	Section	Division (Suburb)	District	Jurisdiction
	11	75	DENMAN PROSPECT	MOLONGLO VALLEY	Australian Capital Territory

Plans
B2023422/A
B2023422/B
B2023422/C

Building Works

Class of Occupancy	Nature of Work	Project Item Description	Other Description	Type Of Const.	Unit	BCN ID	Builder
2	New Medium Density	FLAT/UNIT/APARTMENT	Level 04 to level 12 Building A & Building B - Construction of 252 residential apartments and associated common areas.	A		B2023422N2	CORE BUILDING GROUP (ACT) PTY LTD
6	Other	SEE DESCRIPTION	Level 05 Building B - Balance of remaining works associated with the retail tenancies	A		B2023422N2	CORE BUILDING GROUP (ACT) PTY LTD
10b	Other	SEE DESCRIPTION	Level 07 Building A - Construction of a swimming pool	NA		B2023422N2	RICHARD JOHN HARTLEY
7	New	PUBLIC CARPARK	Level 04 to Level 06 Building A & Building B - Balance of remaining works associated with the carpark	A		B2023422N2	CORE BUILDING GROUP (ACT) PTY LTD

Comments**Important Note:****COU issued in relation to Units 145 to 396 and associated subsidiaries.**

This building work incorporates an alternative solution to the Building Code of Australia (BCA). Refer to the approval documentation for further information.

The issue, under this Part, of a certificate in respect of a building or portion of a building does not affect the liability of a person to comply with the provisions of a law of the territory (including this Act) relating to the building or portion of the building.

Issued by: Douglas Farr

Delegate of the ACT Construction
Occupations Registrar.

Issued on: 20/09/2024



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2026

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Holborrow Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Thursday, 19 March 2026 5:00 PM

Virtually via Microsoft Teams



MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF UNIT PLAN Boulevard 16350

Held Thursday, 19 March 2026 5:00 PM Via Microsoft Teams

Present A. Berney, E. Cass, J. Eschler, J. Gosling, M. Pickles, R. Issa

Civium Rep(s) J. Minichiello (Civium Strata)

Apologies None

Other Attendees None

CFM J. Thomson (Civium Strata), W. Curtis-Martin (Civium Strata)

Chairperson A. Berney

Meeting Opened 5:12 PM

A Quorum was reached

MOTION	Motion for consideration
1	<p>ELECTION OF OFFICE BEARERS POSITIONS</p> <p>It was RESOLVED that the Executive Committee appoint the following members to the Office Bearers positions:</p> <ul style="list-style-type: none">• Chairperson: A. Berney• Treasurer: J. Eschler• Secretary: R.Issa <p><i>NOTE: S. Cowman has resigned from her position on the Committee, resulting in a vacancy. A notice will be issued to all owners inviting expressions of interest to fill the position. Appointments will be considered on a first-received basis.</i></p> <p style="text-align: right;">Motion Carried</p>
2	<p>MINUTES & DELEGATIONS</p> <p>It was RESOLVED that the Executive Committee acknowledges that the Strata Manager will, in this instance, take and prepare the Minutes of the Executive Committee Meeting however, moving forward, this roll will be undertaken by the appointed secretary of the Executive Committee.</p> <p style="text-align: right;">Motion Defeated</p>

	<p>It was RESOLVED that the Executive Committee agrees to delegate the functions of Secretary and Treasurer to the Strata Manager. NOTE: If the Strata Manager is delegated the role of Secretary, minutes will only be taken and prepared if the Strata Manager is in attendance.</p> <p><i>NOTE: If the Strata Manager is delegated the role of Secretary, minutes will only be taken and prepared if the Strata Manager is in attendance.</i></p> <p style="text-align: right;">Motion Carried</p>
3	<p>COMMUNICATION OFFICER</p> <p>It was RESOLVED that the Executive Committee elect a representative and substitute representative to become the Communications Officer. This representative liaises with the Strata Manager and are authorised to give direction to the Strata Manager on behalf of the Executive Committee.</p> <p><i>NOTE: This motion has been defeated as it is deemed unnecessary.</i></p> <p style="text-align: right;">Motion Defeated</p>
4	<p>CODE OF CONDUCT (Acknowledgment)</p> <p>It was ACKNOWLEDGED that each member of the Executive Committee is required to be knowledgeable of the legislative requirements of the Unit Titles (Management) Act 2011 and commits to making all decision in accordance with all relevant statutory requirements.</p> <p style="text-align: right;">Motion Acknowledged</p>
5	<p>MINUTES</p> <p>It was RESOLVED that the minutes of the previous Executive Committee Meeting of the Owners Corporation held 27 August 2025 be confirmed as a true and accurate account of the proceeding at that meeting.</p> <p style="text-align: right;">Motion Carried</p>
6	<p>FINANCIAL STATEMENTS AND ARREARS LISTING</p> <p>It was RESOLVED that the financial statements have been confirmed as follows:</p> <ul style="list-style-type: none"> • Administration Fund: \$164,035.55 • Sinking Fund: \$76,211.12 <p>Total Funds: \$240,246.67</p> <ul style="list-style-type: none"> • Arrears: Regarding arrears, the Executive Committee has been advised that there are no outstanding amounts to report at this time. <p><i>NOTE: The Treasurer advised that the budget is currently tracking as expected. A query has been raised regarding the latest Icon Water bill, which will be followed up with the Strata Manager to confirm whether any further action is required.</i></p> <p><i>The Committee was asked to remain mindful of expenditure levels over the coming period to ensure the Owners Corporation does not move into any deficit or under-utilise allocated budget provisions. This will help maintain the intended financial position for the rest of the year.</i></p> <p style="text-align: right;">Motion Carried</p>
7	<p>ITEMS FOR DISCUSSION</p> <p>The following items have been discussed:</p> <ul style="list-style-type: none"> • FIRE DEFECTS AND MAINTENANCE SIGNAGE

Tier One attended site and reviewed the outstanding fire defect list, including missing equipment and maintenance signage items. The works form part of the defect rectification scope under Quotation S2510 – DR (QR 95759) and include replacement of emergency light battens, replacement of failed emergency lights, replacement of missing or damaged exit signage, replacement of missing fire extinguishers, and investigation of mechanical fan faults identified during servicing.

These works are scheduled to be completed during normal service hours, with completion expected by the end of the week.

Action: Tier One to complete outstanding defect items and confirm completion of rectification works once finalised. BM to provide an update accordingly.

- **GREEN WASTE BINS**

The Committee discussed introducing two green waste bins within the main bin room, with residents to be allocated a set day and time window for disposal of green waste to support controlled use of the service.

The Committee agreed that initial implementation with two bins is to be investigated as a staged approach.

Action: Strata Manager to investigate logistics, confirm servicing arrangements (kerbside vs onsite), and report back to the Committee prior to submission.

- **GARDENING AND CLEANING CONTRACTORS**

The Committee noted that new contractors are now in place for both gardening and cleaning services.

It was further noted that the transition followed a period during which concerns were raised regarding the standard of services previously provided. These matters were formally communicated to the previous contractor prior to the change in service arrangements.

The Committee expects the appointment of the new contractors to support improved presentation and maintenance outcomes across the Boulevard. Owners are encouraged to report any ongoing service concerns to building management.

The Committee also noted that the new cleaning contractor has already identified that additional servicing time may be required to ensure the building's cleaning needs are fully met. A review of the cleaning service scope and performance will be undertaken in June.

A separate review of the gardening services and current scope of works will be undertaken by the end of April to confirm the services are aligned with site requirements and expectations.

- **BULKY WASTE COLLECTION**

It was confirmed that a bulky waste collection has been scheduled for June. A notice will be issued to residents approximately one month in advance to provide further details regarding the collection arrangements and acceptable items for disposal.

- **MAINTENANCE PLAN**

The Committee discussed preparing the Maintenance Plan internally to reduce costs. An initial maintenance plan previously provided by Core will be used as the base document to develop the Owners Corporation's working Maintenance Plan.

J. Eschler will review the Core document and prepare the first draft for A. Berney to review. The Strata Manager and Building Manager will assist by incorporating current preventative maintenance schedules (PPMs) and other relevant asset and servicing information as required.

The Strata Manager also recommended obtaining painting maintenance planning advice specifically for the building entries. Rather than undertaking repainting works as a one-off expense, the Committee discussed the benefit of establishing a structured maintenance repainting plan commencing next year and extending over approximately five years to better manage long-term costs and presentation standards.

The Building Manager will seek quotations from:

- Higgins Coatings
- Besselink Master Painters
- Programmed Property Services Pty Ltd

Action:

- J. Eschler to prepare the first draft of the Maintenance Plan.
- Strata Manager and Building Manager to assist with inclusion of existing PPM schedules and supporting asset information.
- Building Manager to obtain repainting maintenance plan quotations from the nominated providers.

- **HYDRAULICS PPM**

Level Plumbing has been confirmed as the contractor responsible for hydraulic preventative maintenance.

Action: No further action required

- **ENGINEERING SERVICES**

Civium followed up with Core regarding the engineering monitoring information previously provided to them. Core advised there was limited additional information they were able to comment on at this stage and requested further clarification within the report regarding the location and description of identified items.

The Committee noted that the consulting engineer confirmed the purpose of the report is to establish a condition and defects monitoring register, with the recorded items being minor and predominantly cosmetic in nature and not structural defects requiring rectification at this time. The intent of the report is to support monitoring over time rather than provide remedial design advice.

The Committee further noted that the report was provided to Core as formal notice for statutory warranty purposes and that the Owners Corporation has reserved its rights in relation to any items that may deteriorate or become structural within the applicable warranty period.

It was also noted that the report was provided to the insurer for their information. The insurer's broker indicated that, while the items are non-structural, they may be treated as maintenance-related matters from a risk perspective and requested confirmation that the Owners Corporation will continue to monitor the items and address any works if required ahead of the next policy renewal period. The Owners Corporation confirmed it is acting in accordance with the engineer's advice, which recommends monitoring and re-inspection within an approximate two-year timeframe unless conditions change.

The Committee further noted that the engineering report is available to all owners via the owners' portal under the Library-Reports section.

Core has been advised that the data is being maintained primarily for monitoring purposes and confirmation has again been requested regarding what items they consider are being monitored from their perspective.

- **FRANKIES – SIGNAGE AND LICENCE FEE**

The Committee considered requests from Frankies regarding signage on common property. The request for installation of an A-frame sign was approved, while the request for installation of a large sign more permanent on the brick wall facing John Gorton drive was not approved.

The Committee also noted that licence fee payments under the Licence to Occupy and Use Common Property remain outstanding. As part of reviewing the licence records, the Owners Corporation is reconciling payment arrangements and confirming the account to which licence fees are currently being remitted.

Action: The Strata Manager will follow up with Frankies initially via phone, followed by written confirmation requesting payment details and a recent remittance advice to assist with reconciliation of the records. Subject to the outcome of this review, an invoice may be issued for any outstanding licence fees.

- **CCTV INSTALLATION - UPDATE**

The Committee noted that Auscan is progressing with the final installation of the CCTV system, with wiring now completed and camera installation expected by 27 March.

It was noted that Auscan's proposal includes installation of a 32-channel Hikvision recorder with redundant storage (RAID configuration) to help protect recordings in the event of drive failure. The system also includes a backup power supply (UPS) to support operation during outages and incorporates data encryption for recorded footage.

The proposed system is based on a simplified deployment configuration with a single network switch and central recorder and includes 12 months maintenance, covering firmware and software updates, cleaning of camera lenses and housings, adjustments to camera positioning, and general system health checks. A 12-month warranty applies to the installation.

Auscan has also confirmed capacity within the system to accommodate additional cameras, including a proposed additional camera for the Building B bin room, bringing the potential total installation to approximately 19 cameras.

Action: Building Manager to confirm completion of installation and obtain confirmation from Auscan regarding final system configuration and relevant documentation.

- **DINING HALL LIGHT FIXTURE**

Replacement light covers are a special-order item. Measurement and quotation for two shades is scheduled for early April.

The previously faulty light has now been repaired.

Action: Await measurement and quotation. Building Manager to follow up and update the Committee

- **POOL GATE AND ACCESS**

Quotes will be obtained to increase the height of the concrete wall near the pool gate to improve access control.

Action: Building Manager to obtain quotes and update the Committee.

- **WINDOW AND BUILDING CLEANING QUOTES**

Quotes are being obtained from Touchdown and additional rope-access contractors.
A rope-access cleaning quotation of approximately **\$31,000** has been received.

Action: Await remaining quotations for comparison. Building Manager to follow up and update the Committee.

- **BUILDING A – FENCING GAP**

Core installed temporary cyclone fencing to bridge the identified gap.
However, the raised garden bed still allows climbing access over the fence.
TierOne and an additional contractor are preparing quotations to increase fence height.

Action: Building Manager to obtain quotes and update the Committee.

- **MIRROR PLACEMENT – BASEMENT PARKING**

Additional quotations will be obtained for installation of mirrors throughout the remainder of the parking garage.

Action: Building Manager to obtain quotes and update the Committee.

- **ADDITIONAL PARKING SAFETY MEASURES**

Reflective tape will be obtained for installation within the parking garage to improve safety.

Action: Building Manager to supply and install tape and update the Committee once completed.

- **Air Conditioning – Building B Quotes**

Canberra Mechanical has provided a quotation. No additional quotes have been received at this stage.

Mark advised he will provide additional contractor contacts.

Actions:

- Additional quotes to be obtained.
- Mark to forward contacts.

Motion Carried

8

NEXT MEETING

The next meeting will be held sometimes in May.



MINUTES OF THE ANNUAL GENERAL MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Holborow Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Monday, 15 December 2025 5:00 PM

Virtually via Microsoft Teams



MINUTES OF THE ANNUAL GENERAL MEETING OF UNIT PLAN Boulevard 16350

Held Monday, 15 December 2025 5:00 PM virtually via Microsoft Teams

Present	A. Berney and M.Turner (Lot 329), A. Colquhoun (Lot 364), A. Hall (Lot 244), A. Irons (Lot 175), A. Joshy (Lot 326), B. Pickles (Lot 86), C. Brinkman (Lot 46), C. Kerswell (Lot 336), D. Pasquariello (Lot 14), E. Abakah (Lot 67), E. Bell (Lot 278), E. Cass (Lot 157), E. Jackson (Lot 201), J. Eschler (Lot 346), J. Gosling (Lot 124), J. Rose & A. Rose (Lot 307), K. Sterchow (Lot 287), L. Butler (Lot 34), L. Ryde (Lot 103), M. Bueno (Lot 207), M. D'Souza (Lot 187), M. Hurst (Lot 51), M. Lyons & H. Lyons (Lot 385), M. McQuirk (Lot 320), M. Pickles and M. Pickles (Lot 63), P. Peek (Lot 29), R. Issa (Lot 362), Renishe PC Pty Ltd ACN 689 807 403 as trustee for Renishe Custody Trust (Lot 208), S. Cassar and S.Cassar (Lot 330), S. Cowman (Lot 185), S. Mihaljevic (Lot 285)
Civium Rep(s)	J. Minichiello (Civium Strata)
Proxies	None
Company Nominees	None
Apologies	N. Kanchankar (Lot 282), K. Binkhorst (Lot 61), G.Harvey and B.Harvey (Lot 95)
Voting Papers	K. Binkhorst (Lot 61)
Other Attendees	None
CFM	J. Thomson (Civium Strata), W. Curtis-Martin (Civium Strata)
Chairperson	A. Berney
Meeting Opened	5:30 PM

Reduced Quorum Meeting

MOTION	Motion for consideration
1	Minutes (ORDINARY RESOLUTION) It was RESOLVED that the minutes of the previous General Meeting of the Owners Corporation, held on the 2 nd of July 2025, be confirmed as a true and accurate account of the proceeding at that meeting. Motion Carried

<p>2</p>	<p>Insurance Renewal (SPECIAL RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolves:</p> <p>a. Confirmed the Owners Corporation's current insurance cover valid till the 30th of December 2025.</p> <p>b. Delegates authority to the Executive Committee to select the appropriate insurance policy and, if necessary, arrange premium funding for the policy.</p> <p>c. Authorises the Strata Managing Agent to obtain quotations for insurance cover prior to the expiry of the current policy. These quotations are to be presented to the Executive Committee for consideration. In the event that no advice or decision is provided by the Executive Committee, the Managing Agent is authorised to proceed with the recommendation provided by the insurance broker and, if necessary, arrange for premium funding of the policy.</p> <p><u>NOTE: The Executive Committee has received the renewal quote for review. Flex has provided renewal terms for the next six months (to June 2026) with a Building Sum Insured of \$166,830,000.</u></p> <p><u>Honan approached all relevant markets; however, Flex is the only insurer willing to offer terms at this time. All alternate insurers declined due to ongoing defects, the pending building report, or the building falling outside their underwriting appetite or capacity. These included Eclipse, Chubb, SCI, CHU, SUU, Axis, Longitude, QUS and IIS.</u></p> <p style="text-align: right;">Motion Carried</p>
<p>3</p>	<p>Insurance Claims (ACKNOWLEDGEMENT)</p> <p>It was ACKNOWLEDGED that the Owners Corporation consider any open or new Insurance Claims.</p> <p><u>NOTE: There are no current open claims.</u></p> <p><u>It is noted that Claim Number PRC41678 was finalised in May 2025</u></p> <p style="text-align: right;">Motion Carried</p>
<p>4</p>	<p>Financial Statements and Accounting Records (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the audited financial statement of accounts for the financial year ending 5th September 2025 be adopted.</p> <p><u>NOTE: During the meeting, several owners raised concerns regarding the inclusion and sharing of legal names within the financial reports and audit documents. The Strata Manager advised that this matter will be reviewed in consultation with the incoming Executive Committee to determine what options may exist for future reporting.</u></p> <p><u>The Strata Manager also advised that under the UTMA, the Owners Corporation must keep accurate financial records that identify owners and their contributions, and there is no legislative provision allowing removal or anonymisation of names from audit or financial reports.</u></p> <p><u>Clarification will also be sought from the auditors regarding the reference to “no contribution” within the report, confirming that this relates solely to strata fee contributions.</u></p> <p style="text-align: right;">Motion Carried</p>
<p>5</p>	<p>Appointment of Auditor (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolve to appoint an auditor to audit the financial accounts for the closing financial period of the Owners Corporation to the Australian Auditor Standards and review the latest report, if obtained.</p>

NOTE: This will apply to the incoming financial year 2025-2026

Motion Carried

6 Maintenance Schedule (ORDINARY RESOLUTION)

It was RESOLVED that Owners Corporation review the Maintenance Schedule for the continued maintenance of the common property and its assets.

NOTE: A copy of the existing maintenance plan has been requested from Core to meet the requirements of Section 25 of the UTMA; however, it has not yet been provided. The Strata Manager will circulate the document as soon as it is received.

It was also suggested that a professionally prepared maintenance plan be obtained to cover all common property assets. This will be actioned with the incoming Executive Committee.

Motion Carried

7 Maintenance Issues (ORDINARY RESOLUTION)

It was RESOLVED that the Owners Corporation consider any open or new Common Property Maintenance Issues as well as any maintenance contracts that may be due for renewal.

NOTE: The Executive Committee has confirmed the following preventative maintenance contracts are in place:

- Electrical: Maritex Commercial
- Fire Services: Tier One
- Lifts: Schindler Lifts
- Roller Doors: Auscan Solutions
- Chute Cleaning: One-off clean completed by Chute Services

Preventative maintenance for plumbing is still pending and will be confirmed early next year.

Cleaning and gardening services have also been put out to tender following feedback received from owners and the Building Manager.

- **Irrigation Issues:**

The system is currently turning on and off at 12 pm and 2 pm. The trade will be asked to confirm whether these are the optimal operating times. In addition, the irrigation for Buildings B and C is not working at all. The Building Manager will follow up directly for further action. This ongoing irrigation concern is one of the reasons gardening has been sent to tender.

Motion Carried

8 Fire Safety Review (ORDINARY RESOLUTION)

It was RESOLVED that the Owners Corporation review the provision and compliance of Common Property fire safety measures in accordance with the National Construction Codes (NCC) fire safety requirements.

NOTE: It was noted that the updated reports from Tier One Fire regarding the entry doors are still pending. The initial report provided was incorrect for the inspections carried out. The final report will be circulated once received. Unit A117's fire door has not yet been inspected; the Building Manager will assist with contacting the trade to arrange this.

	Motion Carried
9	<p>Consideration of Physical Building Defects (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation considers any Common Property physical building structural defects.</p> <p><u>NOTE: The structural report commissioned from Acor Consultants has recently been received and is currently under review by the Executive Committee. Once the review is complete and the findings are confirmed, the report will be shared with all owners.</u></p> <p>❖ <u>Individual Unit Defects:</u> <u>It was noted that some owners are still awaiting responses from Core Developments regarding outstanding unit defects. The Strata Manager reminded owners to follow up directly with Core, as outlined in the Owner's Manual. Contact details are provided below for convenience:</u></p> <ul style="list-style-type: none"> • <u>Email: blvdquality@coredev.com.au</u> • <u>Phone: (02) 6108 4918</u> <p style="text-align: right;">Motion Carried</p>
10	<p>Sinking Fund Plan Adoption (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolve to adopt the updated professional 15-year Sinking Fund Plan, as arranged by the Managing Agent on instruction following the previous FAGM.</p> <p style="text-align: right;">Motion Carried</p>
11	<p>Installation of CCTV System (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation approves the installation of a CCTV security system on the common property at an estimated cost of \$45,000 + GST and authorises the Executive Committee to proceed with engaging a contractor and finalising installation locations.</p> <p><u>NOTE: The current rules prohibit the installation of personal security cameras on common property unless expressly approved by the Owners Corporation via the Executive Committee (Rule 2.6(4)).</u></p> <p><u>Concerns were raised at the meeting regarding advice some owners had received from the AFP that did not take into account the Unit Titles rules or the definition of common property. For Class A units, load-bearing walls, columns, footings, slabs, beams, and any part of a balcony form part of the common property. Affixing personal cameras to these areas requires formal approval.</u></p> <p><u>Quotes are currently pending.</u></p> <p><u>The quotations sought are to install approximately 18 cameras around the complex, together with a CCTV system capable of supporting a minimum capacity of at least 30 cameras. Those will ensure coverage of all major access points, including perimeter gates, foyer glazing, garbage room entrances, the pool area, and roller-door entry points.</u></p> <p><u>As this motion has now carried, the estimated cost will need to be incorporated into the subsequent budget motion (Motion 12) for funding purposes.</u></p> <p style="text-align: right;">Against : 1 Motion Carried</p>
12	<p>Budget (ORDINARY RESOLUTION)</p> <p>1. It was RESOLVED that contributions be determined:</p>

	<p>a. To the Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of:</p> <p><u>Total Expenditure</u> \$1,037,700.00 (Excl. GST) <u>Total Administrative Fund Income</u> \$1,161,270.00 (Incl. GST)</p> <p style="text-align: right;">Motion Defeated</p> <p>a(i). To the Administrative Fund in accordance with Section 75 of the Unit Titles (Management) Act 2011 for the sum of:</p> <p><u>Total Expenditure</u> \$1,082,700.00 (Excl. GST) <u>Total Administrative Fund Income</u> \$1,190,970.00 (Incl. GST)</p> <p style="text-align: right;">Motion Carried</p> <p>b. To the Sinking Fund in accordance with Section 89 of the Unit Titles (Management) Act 2011 for the sum of:</p> <p><u>Total Expenditure</u> \$21,508.00 (Excl. GST) <u>Total Sinking Fund Income</u> \$102,866.50 (Incl. GST)</p> <p style="text-align: right;">Motion Carried</p> <p>2. It was RESOLVED that the Administrative and Sinking Fund contributions be paid in quarterly instalments with the instalments dates to be 1st instalment 15/01/2026 2nd instalment 15/03/2026 3rd instalment 15/07/2026 4th instalment 01/09/2026</p> <p style="text-align: right;">Motion Carried</p> <p>3. It was RESOLVED that in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held.</p> <p style="text-align: right;">Motion Carried</p>
13	<p>Adoption of Amended Alternative Rules (SPECIAL RESOLUTION)</p> <p>It was RESOLVED, in accordance with Section 108 of the <i>Unit Titles (Management) Act 2011</i>, that the Owners Corporation approves the amendment of the Boulevard Alternative Rules and endorses the registration of the amended Rules, with all associated registration costs to be paid from the Administrative Fund.</p> <p><u>NOTE: Amendments are highlighted Rule 1.3(c), along with the addition of new Rules 2.22, 2.23 and 2.24</u></p> <p style="text-align: right;">Motion Carried</p>
14	<p>Election of Executive Committee (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolves to appoint 3 to 7 Owners to form the Executive Committee.</p> <p><u>The following Owners form the Executive Committee:</u></p> <p><u>M. Pickles (Unit 63), J. Gosling (Unit 124), E. Cass (Unit 157), A. Berney (Unit 329), J. Eschler (Unit 346), R. Issa (Unit 362), S. Cowman (Unit 185).</u></p>

	<p>It was RESOLVED that the Owners Corporation considers the adequacy of any current authorisations, delegations and appointments for the Executive Committee, any Sub-Committees and any Communication Officers. This includes nominating one or several invoice approvers on behalf of the Owners Corporation</p> <p><u>NOTE: A total of eight nominations were received. An owner requested that a special resolution be raised from the floor to expand the Executive Committee beyond seven members. This request proceeded despite earlier advice that motions cannot be introduced from the floor without a quorum to open the meeting, and that doing so would not give owners who were not present a fair opportunity to participate in the vote or receive proper notice.</u></p> <p><u>After discussion, the owners voted not to proceed with the special resolution. Following this, one of the eight nominees withdrew their nomination, leaving the seven nominees listed above to form the Executive Committee.</u></p> <p style="text-align: right;">Motion Carried</p>
<p>15</p>	<p>General Business</p> <ul style="list-style-type: none"> • A suggestion was raised regarding the installation of a sauna on common property where the pool area is. The Owner was advised that any formal proposal should be submitted through the strata manager for the Executive Committee to consider options and next steps over the coming year. • Concerns were raised about the pool gate not locking after entry, particularly given last summer's issues with non-residents accessing the area. The EC will be reviewing this in the next year with the intention of obtain quotes to install a fob reader in place of keyed access on the gate • Parking within another resident's allocated space was raised. Owners were reminded that individual parking spaces form part of the unit's entitlement and therefore is private property. Any enforcement action must be consistent with the Unit Titles legislation, which limits what the Owners Corporation can do unless a space is designated as common property or subject to an exclusive-use arrangement. Guidance can be provided on the appropriate steps, including issuing notices or referring matters to Access Canberra where necessary.

There being no further business the chairperson declared the meeting closed at 7:38 PM

Dated: 15 December 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 16350

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made

15/12/2025

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
15/12/2025	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 17/12/2025

[Affix owners corporation seal in accordance with the corporation articles]



The Owners - Unit Plan
No 16350

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than ½ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within ½ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within ½ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and

- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Hollborough Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Wednesday, 27 August 2025 5:30 PM

Held at:

Onsite, Building B, Rooftop Space & Online



MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF UNIT PLAN Boulevard 16350

Held Wednesday, 27 August 2025 5:00 PM at
Onsite, Building B, Rooftop Space & Online

Present	A. Berney (Lot 329), E. Cass (Lot 157), J. Eschler (Lot 346), J. Gosling (Lot 124), M. Lyons (Lot 385), M. Pickles (Lot 63)
Civium Rep(s)	J. Minichiello (Civium Strata)
Apologies	B. Puglisi (Lot 393)
Other Attendees	None
CFM	M. Taufik (Civium Strata), W. Curtis-Martin (Civium Strata)
Chairperson	A. Berney
Meeting Opened	5:33 PM

A Quorum was reached

MOTION	Motion for consideration
1	MINUTES It was RESOLVED that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 28th of May 2025 be confirmed as a true and accurate account of the proceeding at that meeting. Motion Carried
2	FINANCIAL STATEMENTS AND ARREARS LISTING It was RESOLVED that: <ul style="list-style-type: none">• J. Eschler and J. Minichiello will commence preparations and draft the budget for the upcoming Annual General Meeting.• An audit of the financials will be carried out. Quotes and scopes will be obtained prior to proceeding.• J. Eschler will be removed from the invoice approval process, as the current Civium system does not allow for approvals to be broken down in accordance with rule requirements and financial governance.• A monthly arrears report will be shared with the entire EC for their reference and records. Motion Carried

3

ITEMS OF DISCUSSION & RELEVANT ACTIONS

The following items were discussed:

- **VEGGIE POD AREA ON BUILDING C - UPDATE**

The Strata Manager will organise a meeting with the nominated volunteers to establish initial guidelines for the care and management of the veggie pod area and associated activities.

Once agreed, this will be reported back to the EC to finalise a policy and procedure to be added to the current rules.

Following this, guidelines for care and management will be established and incorporated into the complex rules.

- **ICONDO OPTION UPDATE**

A. Berney has advised that iCondo is exploring the implementation of smart building access and number plate recognition systems for community living. However, this technology is currently unavailable in Australia.

The Strata Manager has recommended engaging with local Australian businesses to gather proposals. It was also noted that SUPA may be able to assist in identifying possible alternatives to support the building with these requirements.

The Strata Manager will initiate the process of obtaining quotes.

- **FIRE ALARMS & FIRE BRIGADES ATTENDANCE**

It has been noted that over the past year there have been multiple fire alarms and callouts to the Fire Brigade. The most recent incident this month was caused by unidentified third parties damaging sprinkler heads when entering the carpark. In other cases, alarms have been triggered by smoke from cooking drifting into sensors.

It is important to note that the current fire system is operating as designed, and all relevant maintenance is being carried out on schedule. However, Fire Brigade callouts that are deemed to be false alarms do incur a cost to the Owners Corporation. Where investigations confirm that an individual unit is at fault, these costs may be on-charged to the respective unit.

A reminder letter will be sent to all residents regarding this matter, emphasising the importance of taking care to prevent unnecessary activations.

- **EV CHARGERS AND BATTERY INSTALLATIONS – DISCUSSION WITH EMBEDDED NETWORK PROVIDER**

It was noted that with the increasing number of EVs in the garage, the EC should engage with the embedded network provider (Energy Locals) to explore options for the potential rollout of EV chargers and battery installations. Energy Locals appears to offer metering, installation, and management as a package, with free maintenance and upkeep of units.

There may also be government incentives or schemes available that could assist in offsetting costs if required.

The Strata Manager has initiated conversations with Energy Locals Urban and will also include this matter in the scopes for SUPA to advise on. An update will be provided to the EC once further information is available.

	<ul style="list-style-type: none"> • QUOTE APPROVAL – POOL SIGNAGE <p>Quote QU-0698 from Leader Graphics for the supply and installation of two ACM panel signs (Pool Rules sign – 600mm x 900mm, and No Trespassing sign – 900mm x 600mm) has been approved to proceed. (total cost of \$440 Incl. GST)</p> <ul style="list-style-type: none"> • EMPTY ROOMS – BUILDING B <p>The use of the empty rooms in Building B was discussed. The Committee will issue a survey via iCondo to gather ideas from residents before deciding on their use.</p> <p>In the interim, the Strata Manager will obtain quotes for the installation of air conditioning, as the enclosed room is currently without.</p> <ul style="list-style-type: none"> • LOT 248 / UNIT A510 RENOVATION IMPACT ON SPRINKLER SYSTEM <p>Unit A.510 is now compliant, with a certificate provided confirming this. The matter is now closed.</p> <ul style="list-style-type: none"> • COMMON PROPERTY BUILDING DEFECTS <p>It was agreed that the Strata Manager will organise quotes to obtain an independent report on any common property structural building defects. This report will also be of benefit for insurance purposes, ensuring the Owners Corporation has documented evidence of the building's condition.</p> <ul style="list-style-type: none"> • GREEN WASTE BINS <p>The Strata Manager will seek advice from Transport Canberra and City Services (TCCS) regarding the allocation and collection of green waste for the complex and will update the Committee accordingly.</p> <p style="text-align: right;">Motion Carried</p>
<p style="text-align: center;">4</p>	<p>ALTERATIONS & OTHER APPLICATIONS</p> <p>(Any approved or to be approved applications to be recorded)</p> <ul style="list-style-type: none"> • Lot 300 / Unit B110 – Pet request: Approved • Lot 307 / Unit B117 – Clothesline and Awning: Rejected as they are not in keeping with the general appearance of the complex and would compromise structural aspects of the building. <p>NOTES: It was noted that a unit facing Summerfield Close in Building B has installed a clothesline without approval. The Building Manager will assist in identifying the unit number, after which the Strata Manager will request its removal as it has not been approved.</p> <p style="text-align: right;">Motion Carried</p>
<p style="text-align: center;">5</p>	<p>NEXT MEETING</p> <p>The next EC meeting will be scheduled after the AGM.</p>

There being no further business the chairperson declared the meeting closed at 6:16 pm
Dated: 28 August 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.



MINUTES OF THE SPECIAL GENERAL MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Holborow Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Wednesday, 02 July 2025 5:00 PM

Virtually via Microsoft Teams



MINUTES OF THE SPECIAL GENERAL MEETING OF UNIT PLAN Boulevard 16350

Held Wednesday, 02 July 2025 5:00 PM at
Meeting Held Online Via Microsoft Teams

Present	A. Berney and M. Turner (Lot 329), B. Pickles (Lot 86), C. Bredenhann (Lot 147), E. Abakah (Lot 67), E. Bell (Lot 278), E. Cass (Lot 157), G. Harvey and B. Harvey (Lot 95), J. Eschler and I. Wilson (Lot 346), J. Gosling and B. Masters (Lot 124), K. Khanna and N. Arora (Lot 328), K. Sterchow (Lot 287), M. Bueno (Lot 207), M. D'Souza (Lot 187), M. Ho (Lot 198), M. Pickles and M. Pickles (Lot 63), R. Walters (Lot 100), S. Mihaljevic (Lot 285), Z. Punnam (Lot 101)
Civium Rep(s)	A. Mencshelyi (Civium Strata), J. Minichiello (Civium Strata)
Proxies	None
Company Nominees	None
Apologies	M. Lyons & H. Lyons (Lot 385)
Voting Papers	None
Other Attendees	None
CFM	None
Chairperson	A. Berney
Meeting Opened	5:35 PM

Reduced Quorum Meeting

MOTION	Motion for consideration
1	Minutes (ORDINARY RESOLUTION) It was RESOLVED that the minutes of the previous First Annual General Meeting of the Owners Corporation held on the 17th of December 2024 be confirmed as a true and accurate account of the proceeding at that meeting. Motion Carried
2	Insurance Claims (ORDINARY RESOLUTION) It was RESOLVED that the Owners Corporation consider any outstanding or new Insurance Claims.

	<p><i>NOTE: There is an active insurance claim for fire damage in Unit C310. CHU has assigned an assessor, and Steamatic has been approved to commence immediate remediation works to address soot and water damage throughout the unit. This includes the removal of flooring.</i></p> <p><i>Quotes for repair works are being sought, and the original builder is being approached to assist with matching the existing finishes.</i></p> <p><i>Due to the extent of the damage and ongoing remediation works, the lot owner has been relocated to temporary accommodation until all repairs are completed.</i></p> <p style="text-align: right;">Motion Carried</p>
<p>3</p>	<p>Maintenance Issues (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation consider any outstanding or new Common Property Maintenance Issues.</p> <p>NOTE: The following items were raised for discussion:</p> <ul style="list-style-type: none"> • TRAFFIC LIGHT IN THE BASEMENT GARAGE: <p>It was noted that the traffic lights in the basement appear to be faulty or not functioning properly. The Strata Manager will raise this issue with the Building Manager to investigate and identify the cause.</p> <ul style="list-style-type: none"> • ELEVATORS CLEANING: <p>Concerns were raised regarding the inconsistency of elevator cleaning. The Strata Manager will request a copy of the cleaner’s scope of works and confirm the scheduled frequency of lift cleaning at the complex.</p> <ul style="list-style-type: none"> • WINDOW CLEANING: <p>It was noted that high and inaccessible windows require cleaning. The Executive Committee advised that, due to surrounding construction activity and current weather conditions, this is likely to be scheduled for late spring or early summer. Quotes will be obtained closer to that time.</p> <ul style="list-style-type: none"> • BASEMENT CLEAN QUOTES: <p>Dust accumulation in the basement was discussed. The Strata Manager explained that this is typical and primarily caused by vehicle emissions. It was suggested that basement cleaning be undertaken once or twice annually, depending on the needs of the complex. Quotes will be obtained accordingly.</p> <p style="text-align: right;">Motion Carried</p>
<p>4</p>	<p>Alternate Rules (SPECIAL RESOLUTION)</p> <p>In accordance with Section 108 of the Unit Titles (Management) Act 2011, it was RESOLVED that the Owners Corporation agrees to endorse the registration of the ‘Alternate Rules”, with any costs associated with registration to be paid from the Administrative Fund.</p> <p style="text-align: right;">Motion Carried</p>

	General Business

Unit Defects – Core Developments

It was noted that some owners are still awaiting a response from Core Developments regarding outstanding unit defects.

The Strata Manager reminded all owners to follow up directly with Core, in line with the instructions provided in the Owner's Manual.

For convenience, please see the contact details below:

- **Email:** blvdquality@coredev.com.au
- **Phone:** (02) 6108 4918

There being no further business the chairperson declared the meeting closed at 5:55 pm

Dated: 2 July 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 16350

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made

02/07/2025

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
02/07/2025	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 02/07/2025

[Affix owners corporation seal in accordance with the corporation articles]



The Owners - Unit Plan
No 16350

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

AF2012-112 made under the Unit Titles (Management) Act 2011, s 146
Unauthorised version prepared by ACT Parliamentary Counsel's Office

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3)–(5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Holborrow Avenue
DENMAN PROSPECT ACT 2611**

Held on :

Wednesday, 28 May 2025 05:00 PM

Held at :

Dining Hall Block D or Online Via Microsoft teams:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODBhY2NmODktYmNlOC00NzEyLTkyMTItMzcwNmQyYjY4Nzdl%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%225fae7741-6e40-4949-940c-14d491aeaf98%22%7d

MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF UNIT PLAN Boulevard 16350

Held Wednesday, 28 May 2025 5:00 PM at

Dining Hall Block D or Online Via Microsoft teams: https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODBhY2NmODktYmNIOC00NzEyLTkyMTItMzcwNmQyYjY4Nzdl%40thread.v2/0?context=%7b%22Tid%22%3a%221f704c50-88a8-4eae-a74b-03fa52bf803b%22%2c%22Oid%22%3a%225fae7741-6e40-4949-940c-14d491aeaf98%22%7d

Present	Andrew Carl Berney (Lot 329), Bianca Valerie Rose Puglisi (Lot 393), Eryn Maree Cass (Lot 157), Jeremy Michael Eschler (Lot 346), Jordan Stephen Gosling (Lot 124)
Civium Rep(s)	Olivia McKay (Civium Strata)
Proxies	None
Company Nominees	None
Apologies	None
Voting Papers	None
Other Attendees	None
CFM	None
Chairperson	Andrew Carl Berney
Meeting Opened	5:05
A Quorum was reached	

MOTION	Motion for consideration
1	<p>MINUTES</p> <p>It was RESOLVED that the minutes of the previous Strata Committee Meeting of the Owners Corporation be confirmed as a true and accurate account of the proceeding at that meeting.</p> <p style="text-align: right;">Motion Carried</p>
2	<p>HOUSE RULES FINALISATION</p> <p>It was RESOLVED that the Executive Committee finalise the House Rules for UP16350.</p> <p><u>Secretarial Note:</u></p> <p><i>The house rules content was finalised, with slight amendments to the layout to be completed before supplying to owners prior to the SGM.</i></p> <p><i>It was discussed that all queries or concerns with the rules were to be directed to the Strata Manager prior to the meeting. This is to be included in the SGM Agenda.</i></p> <p style="text-align: right;">Motion Carried</p>

	General Business
	<p>iCondo Booking Deposits</p> <p>The EC RESOLVED, by majority, that any booking of the Dining Hall or BBQ area through iCondo will require a \$50 cleaning and damage recovery deposit. Bookings will be made by the hour, with a maximum duration of 4 consecutive hours per booking.</p> <p>It was further noted that the \$50 deposit applies per booking, not per hour.</p>

There being no further business the chairperson declared the meeting closed at 06:50 pm
Dated: 28 May 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.

BOULEVARD
2 Holborow Avenue, 15-17 Summerfield Close, Denman Prospect.
Units Plan No. 16350

Schedule 1

1.1 Definitions—default rules

- (1) In these rules:
Owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.
- (2) A word or expression in these rules has the same meaning the *Unit Titles (Management) Act 2011*.

1.2 Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

1.3 Repairs and maintenance

- (1) A unit owner must ensure that the unit is in a state of good repair.
- (2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

1.4 Erections and alterations

- (1) A unit owner may erect or alter any structure in or on the unit or the common property only—
 - (a) in accordance with the express written permission of the Executive Committee; and
 - (b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
 - (c) Alterations include the erection of any structure (such as external blinds, screens, pergolas, awnings, satellite dishes, pools, walls or fixed furniture such as planter boxes and clothes drying racks), changes to floor treatments which may increase noise transmission outside the unit, painting or otherwise altering the appearance of the building including common areas, modifications of any air conditioning, heating or ventilation system or associated piping or ducting servicing a unit. This clause applies to both apartments and townhouses.
 - (d) The installation of furniture, artwork, decorative items or plants in the common areas (including hallways and entry lobbies) is to be in accordance with a decoration scheme approved by the Executive Committee or a Subcommittee appointed for this purpose.
 - (e) All requests for alterations should be forwarded to the Strata Manager for consideration by Executive Committee. (In the case of tenants, requests should be submitted to the managing Real Estate Agent.)
 - (f) Approval is unlikely to be given to any alterations that will impact on the privacy/amenity of another resident or that is not in keeping with the general

appearance of the complex.

- (g) The front doors of apartment units are fire-rated; therefore, security screen doors, deadbolts, and peepholes are not permitted to be installed on these doors.
- (2) Permission may be given subject to conditions stated in the resolution.
- (3) However, if the structure is sustainability infrastructure, the Owners Corporation's permission must not be unreasonably withheld.

Examples—permission not unreasonably withheld:

- safety considerations
- structural considerations
- financial considerations
- equity of access to common property, easements, facilities or utility services

Example—permission unreasonably withheld

External appearance of a unit or the units plan.

1.5 Pets in Units

- (1) A unit owner or occupier (the **pet owner**) may keep an animal, or permit an animal to be kept, within the unit if—
- (a) the total number of animals kept within the unit (other than birds in a cage or fish in an aquarium) is not more than 3; and
- (b) The pet owner ensures that the animal is appropriately supervised when the animal is on the common property; and
- (c) the pet owner keeps the animal secure so that it cannot escape the unit unsupervised; and
- (d) The pet owner cleans any area of the units' plan that is soiled by the animal; and
- (e) The pet owner takes reasonable steps to ensure the animal does not cause a nuisance or a risk to health or safety;
- (f) The Executive Committee will regularly review any granted permissions, and approval to keep a pet may be revoked at any time if the pet causes a nuisance to another resident;
- (g) No animals are permitted on the common property at any time unless being escorted either to or from a unit;
- (h) Any damage or soiling of any common property is the responsibility of the pet owner and must be rectified or cleaned up as soon as practicable;
- (i) Permission to have a pet is not transferable to a new owner or tenant of an apartment or to current residents replacing an approved pet;
- (j) All real estate agents involved in the sale or rental of an apartment are reminded that, as a condition of ownership in BOULEVARD, pets are permitted only if permission has been granted. This requirement must be communicated to all prospective buyers and tenants. All pets must be kept on a lead when moving

around the BOULEVARD complex;

- (2) The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the owners corporation, in writing, that the animal is being kept within the unit.
- (3) A registration form is to be completed as part of the notification process. Please refer to **Attachment A – Pet Registration Form**

1.6 Assistance animals

The Owners Corporation requires a person who keeps an assistance animal to produce evidence that the animal is an assistance animal.

1.7 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit, other than in accordance with a special privilege rule.

1.8 Hazardous use of unit

A unit **owner** must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.

1.9 Use of unit—nuisance or annoyance

- (1) A unit **owner** must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
- (2) This rule does not apply to a use of a unit if the Executive Committee has given an owner, occupier or user of the unit written permission for that use.
- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the Owners Corporation.

1.10 Noise

- (1) A unit **owner** must not make, or permit to be made, such noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.
- (2) This rule does not apply to the making of a noise if the Executive Committee has given the person responsible for making the noise written permission to do so.
- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the Owners Corporation.

1.11 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

1.12 What may an Executive Committee representative do?

- (1) An Executive Committee representative may do any of the following in relation to a unit at all reasonable times:
 - (a) If the committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit— inspect the unit to investigate the

breach;

- (b) carry out any maintenance required under the Act or these rules;
 - (c) do anything else the Owners Corporation is required to do under the Act or these rules.
- (2) An Executive Committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subrule (1).
- (3) An Executive Committee representative is not authorised to do anything in relation to a unit mentioned in subrule (1) unless—
- (a) the Executive Committee or the representative has given the owner, occupier or user of the unit reasonable notice of his or her intention to do the thing; or
 - (b) in an emergency, it is essential that it be done without notice.
- (4) The Executive Committee may give a written authority to a person to represent the corporation under this rule.

Executive Committee representative means a person authorised, in writing, by the Executive Committee under rule 1.12 (4).

Executive Committee representative, for schedule 1 (Default rules)—see schedule 1, rule 1.1.

owner, occupier or user, of a unit, for schedule 1 (Default rules)—see schedule 1, rule 1.1.

Alternative Rules 2

Alternative rules means rules other than the default rules.

Introduction

The following House Rules have been established for the mutual benefit of all residents, both unit owners and occupants, in order to maximise the convenience, comfort and privacy of the residents of BOULEVARD. At all times and in all matters, the Schedule of the Unit Titles (Management) Act 2011 applies. They are to be included as an integral part of any leasing arrangement between a unit owner and the occupant.

2.1 Execution of Documents

- (1) The Strata Managing Agents authorised to sign all statutory documents required under the Act, including Section 119 certificates and notices of reduced quorums and attach the seal of the Owners Corporation as needed.
- (2) The Executive Committee must approve the signing of all other documents, such as contracts and service agreements, unless otherwise approved via a motion at a General Meeting.

2.2 Legal Fee Recovery

- (1) If an Owners Corporation incurs legal fees or other costs in any legal or administrative action against a unit owner, the unit owner shall, unless a court order directs otherwise, be liable to pay the Owners Corporation the amount of the legal fees or other costs incurred by the Owner Corporation in undertaking, commencing or otherwise being involved in the legal or administrative action.
- (2) The unit owner agrees that any monies which are payable pursuant to clause 1 shall be a debt enforceable by the Owner's Corporation against the unit owner.
- (3) The legal fees and other costs payable in accordance with Clause 1 shall only be such legal fees and costs which can be evidenced by written invoice as payable by the Owners Corporation. For the avoidance of doubt, any legal fees and other costs incurred by the Owners Corporation which cannot be evidenced by a written invoice as due and payable, shall not form part of, and will not be recoverable against, in accordance with Clause 1.

2.3 Appearance and Alterations

- (1) Residents must maintain their units so that other units are not adversely affected in terms of hygiene, appearance or value.
- (2) The draping of rugs, mats, sheets, blankets, clothing etc. over balcony railings is not permitted **at any time**.
- (3) Rugs, mats or blankets are not to be shaken or beaten over the edge of balconies as dust and dirt enters surrounding units.
- (4) Balconies are not to be used as a storage area, where this may be seen as unsightly or a safety risk.
- (5) A sense of community and general tidiness requires that all residents assist in keeping the common area clean and free from litter and damage, including entrance foyers, car parking areas, driveways, lawns and landscaped areas.

- (6) Should a unit owner or occupant attach anything to common property or obtain exclusive use of any common property with prior approval from the Executive Committee or Owners' Corporation, it is important to note that the maintenance of such installations, including all upkeep, cleaning, and, if necessary, removal for any reason, remains the sole responsibility of the respective unit owner or occupant.

2.4 Vehicles and Parking

- (1) Residents should only park their vehicles in their allocated car space in the garage. Do NOT block or use other residents' car parking space without their express consent.
- (2) Visitor parking is for guests and for short-term use only. The use of visitor parking spaces for long-term storage or for storing cars is not consistent with the development consent for this building complex and is not permitted.
- (3) Vehicles are NOT to be parked on the concrete access driveway, on landscaped areas, the waste rooms, or in any position where they may cause an obstruction to others.
- (4) Visitor parking spaces are to be used exclusively for the parking of vehicles, motorbikes, and other forms of transport. The storage of any items is not permitted.
- (5) Vehicles must observe a 5 kmh speed limit within the complex.
- (6) Unit owners and occupants are responsible for cleaning up any oil spills or other mess caused by their vehicles or their guests' vehicles. If the cleanup is not carried out, the Owners Corporation will request that the resident take action to address the spill **including any associated cost should professional services be required.**
- (7) In the interest of safety, children are not permitted to ride bicycles, scooters, skateboards etc or play games on the common property driveway areas or in the parking areas.
- (8) Residents should follow any parking, directional, or instructional signage.
- (9) Vehicles must be parked in allocated spaces only. Any vehicle found parked in fire lanes, designated emergency areas, or in such a way as to block access to safety equipment or other units will be towed at the owner's expense.
- (10) Fire hydrants are only for fires and should not be used by unit owners or occupants for washing vehicles.
- (11) Unit owners and occupants are responsible if a fob / access device is stolen or lost and should be reported to the Strata Manager or Building Manager to ensure the security of the property.

2.5 All Strata Related Correspondence including General Meeting papers to be sent by email

For the purpose of giving notice of a general meeting under Section 3.6 of the Unit Titles (Management) Act 2011, notices, levy notices and all other general correspondence will only be sent by email to an address notified for this purpose by the owner. If no email address is nominated to the Strata Manager, the notice will be sent by post.

2.6 General Access and Safety

- (1) Access to common areas is restricted to unit owners, occupants, their guests, and authorised personnel. Residents are responsible for ensuring that their guests comply

- with the building's security policies.
- (2) No unauthorised access is permitted to the roofs. Any work required on the roof must be carried out by qualified/ticketed personnel with the necessary safe work method statements and insurance in place.
 - (3) In the event of an emergency, residents must provide access to their unit if requested by emergency services or authorised personnel.
 - (4) The installation or use of personal security cameras in common areas or visible from the exterior of the building is not permitted unless approved by the Executive Committee.
 - (5) Personal items, including furniture, bicycles, or other belongings, must not be left in common areas unless designated for such use. These areas must remain clear for safe passage for unit owners, occupants, their guests, and authorised personnel.
 - (6) The following practices are prohibited in the interest of maintaining security at BOULEVARD:
 - Use of personal key safes anywhere on common property.
 - Storage of keys/fobs in letterboxes, **carpark storage containers, or external lock boxes.**
 - Use of tumbler/combination locks on letterboxes.
 - (7) Security for the BOULEVARD is provided through security access fobs.
 - (8) Additional security fobs are available from the Strata Manager. All additional fobs and keys must be formally requested in writing by the unit owners or their authorised agent.
 - (9) All faults with the security system and/or individual unit owners and occupants access fobs should be reported to the Strata Manager.
 - (10) In the interest of maintaining security at BOULEVARD, all unit owners and occupants and their guests must ensure that security doors are closed firmly after entering or leaving the building.
 - (11) Unknown or unauthorised people must not be admitted to the building.
 - (12) Unit Owners and occupants must ensure that all fire exits are unobstructed and accessible at all times. Blocking or obstructing fire exits or safety equipment is strictly prohibited.

2.8 Real Estate Signs

- (1) Unit owners are not permitted to display any signs in any visible external windows to their unit or on the common property except with the prior approval of the Executive Committee.
- (2) Signs including real estate "For Sale" and "To Let/Lease" signs are not permitted to be erected on the common property unless permission is given by the Executive Committee.
- (3) Any damage caused by the erection of real estate signs will be the responsibility of the unit being advertised for sale or lease.
- (4) Real estate signs are to be removed immediately upon sale or lease of the property and are not to remain erected with the "Sold" or "Leased" stickers affixed.
- (5) Sandwich boards or other advertising materials are not permitted on common property, except for real estate signs indicating the location of properties for sale or lease **for the**

purpose of open for inspections within the development. Sandwich boards must not be stored in building exits or stairwells.

2.9 Rooftop Dining Area

- (1) Guests must be accompanied by the unit owners and occupants at all times.
- (2) Unit Owners, occupants and their accompanied guests use the facilities at their own risk. The Owners Corporation does not accept liability for bodily injury or loss of property arising from the use of these facilities.
- (3) Children under 16 years of age must be supervised by a parent or guardian at all times.
- (4) Facilities must be left clean and tidy after use. Any cleaning fees incurred will be the responsibility of the user.
- (5) Please act responsibly when using the facilities and report any faults to the Strata Manager.
- (6) Bookings of the rooftop dining areas are recommended and should be booked using the Boulevards preferred booking method, as the facilities are shared, and all residents have equal rights to use them.
- (7) **Ad hoc use may occur of the rooftop facilities, however preference will always be given to bookings, any users who have not booked may be asked, and must vacate.**
- (8) Unit owners, occupants and guests must not behave in such a way that controls the space and deters other residents from rightfully using these facilities. Shouting, loud and drunken or boisterous behaviour is not permitted. Consistent offenders may be suspended from using the facilities and tenants may lose their tenancy agreement.
- (9) **For all additional rules around booking duration, security deposits, and booking procedure please refer to the** Boulevards preferred booking system.

2.10 Pool Area

- (1) Unit owners and Occupants and their accompanied guests use the pool at their own risk. The Owners Corporation does not accept liability for bodily injury or loss of property arising from the use of this facility.
- (2) Guests must be accompanied by the unit resident at all times.
- (3) Children under 16 years of age must be supervised by a parent or guardian at all times.
- (4) The pool area must be kept clean and tidy after use. Any cleaning fees incurred will be the responsibility of the user.
- (5) The barbeque within the pool area must be kept clean and tidy after use. Any cleaning fees incurred will be the responsibility of the user.
- (6) Please act responsibly when using the pool and report any faults or damages to the Strata Manager.
- (7) Residents and guests must not engage in activities that disrupt the peaceful enjoyment of the pool by others. Shouting, loud music, and inappropriate behavior such as running, diving, or rough play are not permitted. Consistent offenders may be suspended from using the pool and tenants may lose their tenancy agreement.
- (8) Food and drink are not permitted within the pool.
- (9) Pets are not permitted within the pool area or pool.
- (10) Appropriate swimwear must be worn at all times, and residents and guests are encouraged to shower before entering the pool.
- (11) The use of the pool is restricted to the hours of 7:00 AM to 10:00 PM.
- (12) During high-use periods, such as holidays or weekends, users are encouraged to limit their use to allow equitable access for all residents.

2.11 Rooftop Veggie Garden

<Need content>

1. The Owners corporation are not liable for damages caused to the veggie garden plots or liable for any harm, damages, injury or illness caused from use or works on the veggie garden plots.
2. For other rules related to the use of the veggie pods refer to BOULEVARD veggie garden house rules.

2.10 Vandalism and damage

- (1) Unit owners, occupants and visitors must not damage any part of the common property.
- (2) Unit owners, occupants and visitors who have caused damage are liable to reimburse the Owners Corporation for all expenses that it incurs in rectifying the damage.

2.11 Infringement Notices

If a resident of a specified unit is continually breaching or not complying with these Rules the Executive Committee are able to issue an infringement notice to the unit owner, based on Section 109 of the *Unit Titles (Management) Act 2011*. The process is outlined below:

1. Issue correspondence to resident addressing the breach of Rules and requesting remedy. Enclosed a copy of the Rules and specify which rule has been breached. If breach is not remedied move to Step 2.
2. Issue further correspondence to resident (if tenanted, also to Property Manager and Unit Owner) addressing the breach of the Rules and request they remedy. If breach is again not remedied move to Step 3.
3. Issue a breach/infringement notice to Owner based on Section 109 of the Unit Titles (Management) Act 2011.

2.12 Garbage and Recycling

- (1) The waste chutes are for domestic waste only. All rubbish must be placed in the chutes located within each building.
- (2) Hazardous waste (such as paint, batteries, chemicals, or e-waste) must not be disposed of in the garbage or recycling chutes. These items should be taken to a designated collection point or appropriate facility for safe disposal.
- (3) To ensure the hygiene and functionality of the chutes, residents should avoid disposing of wet, hazardous, or perishable items. The chutes should be used in a way that minimises mess and unpleasant odors.
- (4) All rubbish should be enclosed in an appropriate outer container, such as a garbage bin liner, and securely fastened. Recycling items may be placed loose into recycling chutes.
- (5) Residents are encouraged to recycle wherever possible. Large boxes must be disposed of via alternative means as these will not fit within the provided recycle chute. **Alternatively large boxes can be broken down into smaller pieces and placed in the chute.**
- (6) Under no circumstances is garbage or recycling to be placed on the floor in front of the chutes or waste rooms.

- (7) Household items such as furniture, white goods, TVs, BBQs, bedding etc. are NOT to be placed in either the garbage or recycling chutes, or left in or outside the waste rooms. They must be disposed of by residents at appropriate Government collection areas.
- (8) Residents are not permitted to access waste rooms unless approved by the Executive Committee.
- (9) Residents who observe improper disposal of waste or contamination of the recycling or garbage chutes should report the issue to the Strata Manager. It is important to maintain the integrity of waste systems to ensure the building remains clean and well-maintained.
- (10) Your assistance and co-operation in this matter is greatly appreciated as authorised garbage removal organisation will not collect excess waste or if access to waste rooms is obstructed. Additional contractor fees may be incurred, which will result in increased costs for residents. Any resident found to be dumping items will be charged for the removal costs.
- (11) If the waste or recycling chute becomes blocked or malfunctioning, residents must immediately report the issue to the Strata Manager. Do not attempt to clear the blockage yourself, as this may cause further damage or injury. The owners corporation will not be held liable for any damages, injury or illness caused as a result of inappropriate or unauthorised use or works on the waste or recycling chute.
- (12) If unit owners and occupants are found in contravention of any of the garbage and recycling rules they may be held liable to pay the cost of disposal.

2.14 Smoking

- (1) Smoking is not permitted in any of the common areas, including the lifts, foyers, hallways, or atriums throughout the property.
- (2) Any unit owners or occupants who smoke must give due consideration to the comfort of others around them to avoid any undesired passive smoking.
- (3) Residents are to be mindful of causes of smoke drift into other unit boundaries from Cigarettes, barbeques, or any other legal means of generating smoke. If smoke drift issues persist:
 - a. Step 1. Cooperative approach - Unit owners, occupants and the Owners Corporation should facilitate discussion with those creating the smoke drift to make them aware of the issue and its effect on other occupants/ unit owners.
 - b. Step 2. Prescriptive approach - if the issue isn't resolved via Step 1. Default Rules may be enforced by the Executive Committee to prevent Hazardous use of unit (1.8) or use of unit - nuisance or annoyance (1.9).

2.15 Noise

- (1) Unit owners and occupants should be aware that noise penetrates easily into other units, particularly through shared walls, balcony doors and windows.
- (2) At all times, and specifically between 10.00 pm and 7.00 am, residents must avoid causing any noise (music, television, loud voices, slamming doors, washing machines, dryers, spas, etc.) at a level which may disturb other residents.
- (3) Unit owners, occupants, guests and authorised persons should enter and leave the building quietly and leave the area around the building quietly. Residents are requested not to idle motor vehicles outside the building or use horns when arriving/leaving.

2.16 Complaints

A resident wishing to report an infringement of these rules, that cannot be resolved personally, should report the matter in writing to the Strata Manager.

Please note the Strata Manager and the Executive Committee can only take action if the complaint is in writing. Complainants should identify the offender, or their unit number, as well as the time, date and nature of the offence.

Verbal and/or anonymous complaints will not be acted upon.

Incidents that infringe particular laws of the ACT, such as noisy parties or trespassing, should be referred to the ACT Police, especially late at night or whenever your personal safety is threatened. Police attendance can be requested by phone on 131 444.

2.17 Split Levy Budget – General Contributions

- (1) The Owners Corporation has implemented a split levy budget to ensure that costs are apportioned across levies on a 'user pay' basis. The contributions of the unit plan can be collected into the following funds, as determined by each year's budget:
 - a. All Units Schedule – Administrative: An administrative fund for which contributions are generally collected from all units; and
 - b. All Units Schedule – Sinking: A sinking fund for which contributions are generally collected from all units;

2.18 General

- (1) The Owners Corporation does not accept responsibility for any personal property removed, damaged or stolen from common property areas, the ground floor and underground car park, or from individual units or storage cages.
- (2) Items of any nature may not be stored on top of any storage cage as it affects the fire suppression system from working as intended.
- (3) The basement and ground floor car parking areas, including individual storage cages, are designated "wet areas". The Owners Corporation does not accept responsibility for damage to any property as a result of water.
- (4) Due to the size of the development, it is encouraged that owners from all buildings volunteer for the Executive Committee.
- (5) All pets in common areas must be held on a leash.
- (6) Unit Owners and Occupants are responsible for any damage to the body corporate premises by their guests and visitors and for any annoyance caused by them to other residents.
- (7) Unit Owners and Occupants shall co-operate with the gardener and cleaner employed to maintain the common area and any other tradesperson employed by the Owners Corporation whilst in the performance of their duties.
- (8) The use of barbeques on balconies must not cause an inconvenience to other residents.
- (9) Birds or possums are not to be fed from anywhere in the building, including the balconies, rooftop areas, common areas or main entrances.
- (10) Fire Doors must not be propped open or interfered with in any way. Fire equipment such as extinguishers and hoses must not be used except in case of an emergency. Please note this is a requirement under law and corporate and personal fines will be issued by the Fire Brigade for non-compliance.
- (11) Letterboxes must be emptied of all junk mail on a regular basis and no junk mail is to be left on top of the letterboxes. It is the unit owner's responsibility to ensure that unoccupied units have their mailboxes emptied.

- (12) Unit owners, and occupants should NOT rollerblade, skateboard or ride bicycles or scooters within the building walkways.
- (13) Graffiti of any description is not permitted on any area of the complex. Any graffiti should be documented and a report lodged with the Strata Manager immediately.
- (14) Pursuant to the zoning designation RZ5: *High Density Residential*, the use of any unit within the complex for commercial accommodation purposes is prohibited.
- (15) In the interest in maintaining the overall appearance of the property the occupier of a unit must not, without the body corporate's written **prior** approval:
 - a) hang washing, bedding, or another article above the height of a balcony or fence if the article is visible to another unit, the common property, or from outside the property.
 - b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another unit, common property, or from outside the property.
- (16) Fairy, string and twinkle lights are permitted to be installed on individual balconies and courtyard railings, on the following conditions:
 - a) Lights must not be permanently affixed in any way;
 - b) Flashing lights are not permitted between the hours of midnight and 6.00 am;
 - c) Any light installation affixed is done so on the express undertaking that the **Owners Corporation** will be indemnified from any loss or damage arising from the display whether affixed to common property or otherwise and whether by the negligent act or omission of those installing the said lights.

2.19 Financial governance

The following outlines the limits of approval by each approval authority, and defines the difference between commitments & approval of invoices resulting in disbursement.

Invoice - a list of goods sent or services provided, with a statement of the sum due for these; a bill.

Commitment - engagement into an agreement that legally binds parties

- (1) All invoices less than \$1,000 AUD may be approved by the Strata Manager.
- (2) An invoice of **any value** may be approved by the Treasurer, only where a commitment (that can be a signed work order, contract or any such document that commits the Owners Corporation to any legal obligation) has been entered into.
 - (a) Invoice up to \$5,000 AUD may be approved by the treasurer where there exists no underlying binding commitment.
 - (b) The treasurer may approve entering into a commitment up to this value, however must notify the Executive Committee of their intention, and outline the reason for the commitment, prior to approving the commitment.
- (3) All commitments above \$5,000 AUD must be approved by a majority vote of the Executive Committee prior to execution.
- (4) All commitments Exceeding \$150,000 AUD, must be approved via a vote through a general meeting of Owners Corporation.
- (5) In cases where a commitment has no monetary value, or relates to income but commits the unit plan (such as sublease, or agreement with embedded networks), must be approved by a majority vote of the Executive Committee prior to execution.



Attachment A - Pet Registration Form

PROPERTY DETAILS:			
Property Address:			
Units Plan:			
APPLICANT DETAILS:			
First Name:		Surname:	
Contact Number:		Email:	
Owner or Occupant?		Property Manager if renting	
PET DETAILS:			
Type of Animal:			
Breed of Animal:			
Gender of Animal:			
Size of Animal: <i>(in kilograms)</i>			
Age of Animal:			
Vaccinated: <i>(Yes/No)</i>			
Micro-chipped: <i>(Yes/No)</i>			

I (The Applicant) _____ request the consent of the Owners Corporation to keep the above detailed pet **on our property** and agree to comply with Schedule 1.5 of the Unit Titles (Management) Regulation 2011 Default Rules and any Alternate Rules of the Unit Plan at all times.

1.5 Pets in units

(1) *A unit owner or occupier (the pet owner) may keep an animal, or permit an animal to be kept, within the unit if—*

(a) *the total number of animals kept within the unit (other than birds in a cage or fish in an aquarium) is not more than 3; and*

(b) *the pet owner ensures that the animal is appropriately supervised when the animal is on the common property; and*

(c) *the pet owner keeps the animal secure so that it cannot escape the unit unsupervised; and (d) the pet owner cleans any area of the units plan that is soiled by the animal; and*

(e) *the pet owner takes reasonable steps to ensure the animal does not cause a nuisance or a risk to health or safety.*

(2) *The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the owners corporation, in writing, that the animal is being kept within the unit.*

Signed Date

RENOVATION GUIDELINES & POLICIES

Rule 1.4 of the default rules of the Unit Titles Management Act covers the question of 'erections and alterations' of the building and requires owners to seek the express permission of the Executive Committee to 'alter any structure in or outside the unit, or the common property.

The **Owners Corporation** has set out certain guidelines for the renovation of units to assist owners wishing to make alterations when they seek the approval of the Executive Committee.

INTERNAL COSMETIC MODIFICATIONS

- 1) Internal cosmetic changes that are cosmetic in nature and don't affect the building structural integrity, common walls, roof, balcony, fire systems or the aesthetic external appearance do not require EC approval.
- 2) Please note that all modifications/installations must be performed by a suitably qualified and insured trade professional. Any installation internal to the unit must be in compliance with any relevant building/fire codes and any relevant ACT Government approvals.
- 3) A non-exhaustive table of modifications that fit this description is included in Addendum 1, if there is any doubt in relation to any internal modifications that owners may be considering, please contact the Strata Manager.

ADDENDUM 1: INSTALLATION POLICIES

Internal Modifications Not Requiring EC Approval (Non-Exhaustive List)

Modification Type	Examples
Electrical	Internal power point modifications, lighting, ceiling fan installations
Painting	Painting of internal walls and ceilings
Flooring	Flooring installation (with adequate noise-cancelling underlay)
Storage	Wardrobe modifications, kitchen/pantry cupboard & bench modifications
Fixtures	TV brackets, towel rack installations, tapware, shower screens
Ventilation	Exhaust fan modifications (for new ducted installations, contact Strata Manager)
Ceilings	Ceiling (Gyprock) modifications

Move-In and Move-Out Procedures - UP 16350

To ensure a smooth move-in or move-out process while minimising damage to the building and inconvenience to other residents, each move into or out of the complex must be

scheduled and coordinated with the Strata Manager in advance. This practice is common in many similar buildings and is part of the Body Corporate's policy aimed at maintaining the high standards of BOULEVARD.

- **Advance Notification**
 - Please contact the Strata Manager well ahead of your proposed move.
- **Access Information**
 - Large trucks must avoid driving around the complex's narrow driveways or corners, as they pose a risk of damaging the building structure or surrounding areas. Please coordinate with the Strata Manager to ensure the vehicle is appropriately sized for safe access.
 - Due to the limited parking surrounding Boulevard, an area has not been designated for removalist trucks. We encourage the use of the street parking for moving trucks and your personal parking space for smaller vehicles that will fit within the parking garage.
- **Requirements During Your Move**
 - Ensure the entrance door is closed when unattended; maintaining security for other residents and the building is your responsibility.
 - The designated lift in the apartment block is fitted with protective padding already and must be used to prevent damage during the move.
 - The service key must be booked and picked up from the building manager. Access will be controlled by the key issued to you.
 - If lift doors are forced to remain open, the lift will automatically shut down and an emergency call to the lift company will be made, costs for any call out charges or damages will be incurred by you.
 - Keep access clear to the front door, ground floor foyer, and corridors.
 - Items should not be dragged across the hard flooring of the foyer lobby.
 - Your removalist must take care to avoid damaging walls, ceilings, and lights.
 - Unwanted furniture and other items must be removed by you and not dumped in/outside the utility rooms or foyer; any dumped items will incur a removal charge.
 - Please ensure the service keys are returned promptly to the Building Manager once the move is completed, if not returned the cost to replace the service key will be incurred by you.

Please note: Any resident, owner, or removalist responsible for causing damage to common areas will be held accountable for repair costs.

We kindly ask that non-resident owners share this information with their tenants to ensure all necessary steps are followed before any move.

To ensure a smooth process, please pre-book a moving time and date. To reserve your time, email the Building Manager with your preferred date and time. A confirmation will be sent within 24 hours.



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Holborrow Avenue
DENMAN PROSPECT ACT 2611**

Held on :

Wednesday, 21 May 2025 05:00 PM

Held at :

Dining Hall Block B

MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF UNIT PLAN Boulevard 16350

Held Wednesday, 21 May 2025 5:00 PM at
Dining Hall Block B

Present	Bianca Valerie Rose Puglisi (Lot 393), Eryn Maree Cass (Lot 157), Jeremy Michael Eschler and Isabelle Ruth Wilson (Lot 346), Jordan Stephen Gosling and Brooke Amy Masters (Lot 124), Mark Pickles and Michelle Pickles (Lot 63)
Civium Rep(s)	Muqri Taufik (Civium Strata), Olivia McKay (Civium Strata)
Proxies	None
Company Nominees	None
Apologies	Andrew Carl Berney and Michael John HousdenTurner (Lot 329)
Voting Papers	None
Other Attendees	None
CFM	None
Chairperson	

Meeting Opened 5:05

Reduced Quorum Meeting

MOTION	Motion for consideration
1	<p>MINUTES</p> <p>It was RESOLVED that the minutes of the previous Strata Committee Meeting of the Owners Corporation be confirmed as a true and accurate account of the proceeding at that meeting.</p> <p style="text-align: right;">Motion Open</p>
2	<p>ITEMS FOR DISCUSSION</p> <p>Building Manager Updates</p>

1. Veggie Pod Area - Building C

It was noted that the veggie patches are not performing well, and that further action from the veggie pod should be taken.

EC decided to not include a motion in the House Rules in reference to the veggie patch, and to keep it a 'free for all'.

Action: Strata Manager to send out a notice to all owners and contact Mark in regards to setting up a group email and maintain oversight.

EC requires further discussion around petty cash for the group, and how funding will operate.

2. iCondo Platform

EC resolved to implement a security deposit for all common area bookings in the event that cleaning or damage repairs need to be engaged.

The booking process is to include a disclaimer of the cost, and reasoning as to why it is necessary.

Action: Building manager to look into the booking process with iCondo, and EC to determine what 'booking blocks'

will look like e.g. latest booking beyond 9am, blocks between 2-3 hours per booking.

3. Building Manager's Report

Building manager stated a concern with rubbish building up outside Building C bin room.

Action: Building Manager to install a new bin in the area of concern, if it continues to encourage misuse of space, an alternative solution such

as signage will be sought.

4. Furniture Audit & Communal Spaces

It was acknowledged that all furniture has been placed evenly across buildings.

Action: Building Manager to include images of furniture in building report, to ensure items remain stationary and aren't

subject to being misplaced around the complex at the convenience of residents moving forward.

5. Access Control Systems

Action: Strata Manager to check correspondence for quotes for system upgrades,

(computer), and seek EC approval.

6. Bin Placement Plan

It was discussed that owners are not comfortable dropping glass down the bin chutes, with concerns of glass shattering. The installation and use of the chute safety slats were explained, as they protect shattered glass but don't provide a solid path for rubbish to meet the bin.

Building manager confirmed that the bin rooms are now closed to residents, and are only accessible by the Building Manager and cleaners.

It was acknowledged that there have not been many blockages.

7. Pool Access & Management

Building Manager to investigate the exit only ramp/gate in the pool. Building manager noted that the proposed amendments wouldn't adhere to legislation, although BM to look into alternatives.

It was noted that the pool heating has been turned off for the season, or until the EC decide to turn it back on.

Strata Manager to find aluminium sign quotes sourced by Jess, and present them to the EC for potential wording changes, and approval. SM to also seek 'no trespassing/private property' sign for the outside wall. *Wording to be determined by EC*.

Action: Strata Manager to send out a notice to all residents - inclusive of security contacts, key contacts, Civium contacts. These are to be printed and disbursed around the building once approved by the EC, and source aforementioned signage.

Strata Management - Items for Discussion

1. Alternative / Additional House Rules Meeting - Acknowledgement

This was acknowledged and confirmed.

2 Short-Term Rentals (e.g., Airbnb)

The zoning of the complex is RZ5: High Density Residential, inferring that commercial accommodation is prohibited.

Civium suggests that first instance a letter is sent to owners advising them of the inability for units to be utilised commercially, as it's likely they are not aware. And then if owners don't comply with those rules, it would go straight to ACAT.

It was noted that there is no precedent set at ACAT as of yet, meaning there has not been any cases like this before. Another one of the buildings Civium manages is taking this to ACAT in 6 months where a precedent will be set which will be good to know moving forward.

Action: Included as a point of discussion for the House Rules confirmation meeting.

3. Combination Locks & Key Boxes

The implementation of a rule prohibiting the installation of key/lock boxes and combination locks on common property was decided after discussion of the safety risks it poses to building security.

Action: Included as a point of discussion for the House Rules confirmation meeting.

4. Bulky Waste Pickup

Bulky waste is booked for August, and another reminder went out to all owners to opt in. Numbers will be finalised 26/05.

Action: Await date confirmation and report to Owners once received.

5. Basement Communal Areas Bike Rack Installation/ Storage in Common Areas

It was discussed that the bike racks installed in the basement may not be as effective as first thought, considering it is already used as a dumping ground.

EC discussed installing bike racks near the cafe but decided against it.

Inappropriate storage of items in the basement, and other common property areas are being positively handled by Muq, with admin charges being issued for repeated actions.

Action: Building Manager to continue notifying, and breaching residents for misuse of common property.

7. Unit B.117 - Awning & Clothesline Applications

It was acknowledged by the EC that Unit B.117's applications have been deferred until the house rules come in.

EC would like to put together a checklist for owners when installing items that require fixture to the wall, or any changes to the structure of the unit.

It was discussed that to receive approval, owners must put forward the proposed contractors information including - insurance information, license/certificate (if applicable), acoustic report (if necessary), and adhere to a specific design.

Action: to be further discussed in House Rules meeting 28/06.

Motion Open

There being no further business the chairperson declared the meeting closed at 10:35 AM
Dated: 21 May 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
1 Hollborough Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Wednesday, 12 March 2025 5:00 PM

Held at:

Onsite, Building B, Rooftop Space



MINUTES OF THE EXECUTIVE COMMITTEE MEETING OF UNIT PLAN Boulevard 16350

Held Wednesday, 12 March 2025 5:00 PM at
Onsite, Building B, Rooftop Space

Present	A. Berney (Lot 329), B. Puglisi (Lot 393), E. Cass (Lot 157), J. Eschler (Lot 346), J. Gosling (Lot 124), M. Lyons (Lot 385), M. Pickles (Lot 63)
Civium Rep(s)	J. Minichiello (Civium Strata)
Proxies	None
Company Nominees	None
Apologies	None
Voting Papers	None
Other Attendees	None
CFM	A. Boundy (Civium Strata), M. Taufik (Civium Strata), W. Curtis-Martin (Civium Strata)
Chairperson	A. Berney
Meeting Opened	5:05 PM

A Quorum was reached

MOTION	Motion for consideration
1	MINUTES It was RESOLVED that the minutes of the previous Executive Committee Meeting of the Owners Corporation held on the 29th of January 2025 be confirmed as a true and accurate account of the proceeding at that meeting. Motion Carried
2	FINANCIAL STATEMENTS AND ARREARS LISTING It was RESOLVED that the financial statements have been confirmed as follows: <ul style="list-style-type: none">• Administration Fund: \$456,770.17• Sinking Fund: \$32,664.22 Total Funds: \$489,434.39

- **Arrears:** It was noted that there are no significant arrears, but they will be monitored as necessary.

NOTES: J. Eschler has noted some issues with the owners' portal, but Civium's team is actively working to resolve them as quickly as possible.

Motion Carried

3

ITEMS OF DISCUSSION & RELEVANT ACTIONS

The following items were discussed:

- **VEGGIE POD AREA ON BUILDING C**

Nominations are coming in, with several already received. Expressions of interest will close on 25 March.

Following this, guidelines for care and management will be established and incorporated into the complex rules.

In the meantime, the Building Manager has been maintaining the plants as best as possible since settlement.

- **BUILDING B BBQ AND EVENTS SPACE - ICONDO OPTION**

Following a demo presentation with Icondo, attended by the Building Manager, Strata Manager, A. Berney, and B. Puglisi, the following details were noted for reporting:

- Icondo is a backend management tool used across 50 buildings in Australia and internationally, with 300,000 active users. It provides residents (owners and tenants) an application that allows communication between all parties and access to important documents, like the Civium Portal. Announcements can be targeted to specific units or buildings and are time-sensitive, with automatic expiry, much like the Civium Portal. The system tracks who view announcements and saves them for future use. Icondo also supports uploading house rules and facility guidelines for different groups, such as owners and tenants, and allows for feedback submission with attachments, much like the Civium Portal.
- The tool offers highly customisable facility bookings, including options for reservations, time slots, and payment gateways for deposits—features not available on the Civium Portal, and a key point of interest for the complex. Building managers are notified of bookings and can manage access. Additionally, Icondo includes a community forum, group chats, a marketplace, and parcel notifications to enhance resident engagement. Smart access via mobile phones is still in testing and is not viable at this time but could be a possibility in the future.
- Data is securely hosted on AWS with 2FA and auto logout.
- Pricing is \$1 per unit per month, billed annually, with the first year free for Boulevard with a 3-year contract. Technical support is available with a two-day response time, and implementation typically takes four weeks, including training.

Action: This proposal has been approved. The Strata Manager will confirm with Icondo directly and organise implementation as soon as possible. The typical implementation time is four weeks, including training.

- **BUILDING MANAGER REPORT**

The February Building Manager's has been discussed as an overview of the complex's condition and maintenance status. Several areas were flagged for attention, including issues with security and access control doors across different buildings, non-compliant storage practices in the basements, and ongoing building defects that are being monitored.

The report confirms that all safety and emergency equipment, such as fire suppression systems, hydrants, and emergency lighting, have been inspected and tested as required.

The building's facilities, including the pool and BBQ areas, are in good working order, with regular checks to ensure they are clean and operational. Cleaning services and garbage management meet expectations, though there are concerns about bulky waste being improperly dumped and a need for more efficient waste handling.

The report also covers paths of travel, confirming that fire exits, and common areas are clear of obstructions. While the overall condition of the buildings is good, the flagged items—particularly those relating to access and security—require attention. These will be addressed moving forward, with plans for action to resolve the issues identified.

Please note that monthly reports are available to all owners in the "Library" section of the portal under "Library - Reports."

- **FURNITURE AUDIT AND SPACES**

The Strata Manager has reached out to Core Developments and is awaiting the asset list accordingly.

- **ACCESS CONTROL**

A. Boundy has informed the Executive Committee of two available options for the access control system:

Option 1 provides a complete access control system with hardware and training, while Option 2 offers a cloud-based solution with software installation, no hardware, and requires external internet for updates.

Action: The quotes obtained will be sent to the Executive Committee for their review and approval.

- **POOL ACCESS & MANAGEMENT**

The Building Manager provided an update on the pool area, noting that the rear gate will be fixed to function as an exit-only, with a strike shield installed to prevent unauthorized access. This will direct individuals attempting to enter towards the swipe-only gate on the opposite side. Additional quotes for extending the current fence have been requested but are still pending.

- **VOIDS SPACES IN BASEMENT CARPARKS**

As carried forward from previous minutes: It was noted that there are several void spaces in the basement garages. Discussions were held regarding the possibility of closing off these spaces and either converting them into enclosed spaces for storing common property items or excess building materials or making them bike racks for community use and benefit.

Action: Quotes will be obtained for both options and presented to the Executive Committee for further discussion and action.

- **LOT 248 / UNIT A510 RENOVATION IMPACT ON SPRINKLER SYSTEM**

Following the last meeting, the Strata Manager confirmed with Core Developments that Unit A.511 was not the unapproved unit, but rather A.510. The Strata Manager has been awaiting the change of ownership before reaching out to the new owners. Once further updates are available, they will be communicated to the Executive Committee to ensure compliance is met.

- **CORRESPONDENCE TO OWNERS**

Letters were sent out both electronically and via letterbox. This item is now complete and closed.

	<ul style="list-style-type: none"> • INTERNET AND WI-FI IN THE BUILDINGS <p>Core has advised that it appears no WAPs were run to the workspace/café. The approved locations for the WAPs were the outdoor pool area in Tower A, the communal space in Tower B, and the outdoor viewing area in Tower C, as per the initial design. The Executive Committee has decided to explore the cost of installing a WAP where it hasn't been placed. If a WAP is needed for the coworking space, a survey will be conducted to assess feasibility, including running a data cable. Additional charges may apply depending on the complexity of the work.</p> <p>Action: Costing will be obtained accordingly for further discussion and action, which will also be brought up to Core Developments.</p> <ul style="list-style-type: none"> • PEST SPRAY <p>Multiple quotes from three different contractors have been obtained for pest control (spiders) and rodent control; however, some quotes have shown significant inconsistencies. The Building Manager is ensuring that contractors make the necessary amendments and will send the revised quotes to the Executive Committee for consideration and approval.</p> <ul style="list-style-type: none"> • ALTERNATIVE RULES <p>The Executive Committee has been reviewing and making amendments to the first draft provided by the Strata Manager. The goal is to have a final version ready for approval and voting at an upcoming general meeting in the next few months.</p> <p style="text-align: right;">Motion Carried</p>
<p>4</p>	<p>ALTERATIONS & OTHER APPLICATIONS</p> <p>(Any approved or to be approved applications to be recorded)</p> <ul style="list-style-type: none"> • Lot 169 / Unit A101 – Pet request: Approved • Lot 220 / Unit A317 – Pet request: Approved <p style="text-align: right;">Motion Carried</p>
<p>5</p>	<p>NEXT MEETING</p> <p>The next meeting has been scheduled for Thursday the 5th of May 2025.</p>

There being no further business the chairperson declared the meeting closed at 6:53 pm

Dated: 12 March 2025

Issued by Civium Property Group for and on behalf of the Owners Corporation.



MINUTES OF THE EXECUTIVE COMMITTEE MEETING 2025

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
2 Hollborough Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Wednesday, 29 January 2025 5:00 PM

Held:

Onsite, Building B, Rooftop Space.

	<p><i>taken and prepared if the Strata Manager is in attendance.</i></p> <p style="text-align: right;">Motion Carried</p>
3	<p>COMMUNICATION OFFICER</p> <p>It was RESOLVED that the Executive Committee elect a representative and substitute representative to become the Communications Officer. This representative liaises with the Strata Manager and are authorised to give direction to the Strata Manager on behalf of the Executive Committee.</p> <p><i>NOTE: This motion has been defeated as it is deemed unnecessary.</i></p> <p style="text-align: right;">Motion Defeated</p>
4	<p>CODE OF CONDUCT (Acknowledgment)</p> <p>It was ACKNOWLEDGED that each member of the Executive Committee is required to be knowledgeable of the legislative requirements of the Unit Titles (Management) Act 2011 and commits to making all decision in accordance with all relevant statutory requirements.</p> <p style="text-align: right;">Motion Acknowledged</p>
5	<p>FINANCIAL STATEMENTS AND ARREARS LISTING</p> <p>It was RESOLVED that the financial statements have been confirmed as follows:</p> <ul style="list-style-type: none"> • Administration Fund: \$463,276.02 • Sinking Fund: \$25,269.82 <p style="padding-left: 40px;">Total Funds: \$488,545.84</p> <ul style="list-style-type: none"> • Arrears: Regarding arrears, the Executive Committee has been advised that there are no outstanding amounts to report at this time. <p><i>NOTES: It was agreed that J. Eschler, along with the Strata Manager, will review the monthly Income & Expenditure reports, as well as the arrears reports, to allow tracking of the complex's position throughout the year</i></p> <p style="text-align: right;">Motion Carried</p>
6	<p>ITEMS OF DISCUSSION & RELEVANT ACTIONS</p> <p>The following items have been discussed:</p> <ul style="list-style-type: none"> • VEGGIE POD AREA ON BUILDING C <p>The Strata Manager and Building Manager have informed the Executive Committee that volunteers are needed to maintain the vegetable pods on top of Building C. The Executive Committee noted that Core Developments did not advertise this initiative, and they were unaware of it. Although the pods were fully stocked and planted, most of the plants have died during this initial period.</p> <p>Action: It was agreed that the Strata Manager will send a letter to all owners and residents to inform them of the area and activity and encourage the formation of a working bee group to take responsibility for maintaining the pods. The letter will include a set timeframe for nominations, and depending on the level of interest, further action and communication will follow.</p> <ul style="list-style-type: none"> • BUILDING B BBQ AND EVENTS SPACE - ICONDOPTION <p>Currently, we do not have an official system in place for booking the area. Owners or residents who wish to use the space must notify other owners or residents via Chub's "All Owners Discussion" forum with the time and date of their booking and also send an email to the Strata Manager and Building Manager at up16350@civium.com.au and</p>

boulevard@civium.com.au. This process will serve as an interim measure until a more official system is implemented.

The possibility of adopting iCondo, a system that could facilitate direct bookings for the roof space, was discussed with the Executive Committee. However, further information is required on the management, cost, support, feedback from other properties, and potential overlap with the Civium portal if the iCondo system were to be used.

Action: A. Boundy will organise a meeting with an iCondo representative to conduct a trial test of the system's functionalities. A. Berney and J. Eschler will attend as Executive Committee representatives.

- **BUILDING MANAGER REPORT**

A. Boundy explained how the monthly building management reports work, and a sample copy was shared with the Executive Committee during the meeting. Once the January version is finalised, the reports will be available in the CHUB Library under the "Reports" section. These reports track items requiring ongoing maintenance, such as lifts, fire assets, plumbing assets, and other issues. The team is currently in the process of appointing selected trades to carry out ongoing maintenance until the development liability period ends, ensuring that any malfunction or defect is promptly reported to Core Developments during this period. After the development liability period ends, a tender process will be conducted to ensure cost reviews are effectively done to safeguard the financial health of the complex.

- **FURNITURE AUDIT AND SPACES**

The Strata Manager will follow up with Core Developments regarding the supply of furniture to Buildings A, B, and C. An inventory list will be requested to confirm that the furnishings have been completed. Once the asset list is received, the Executive Committee will review it to determine if any additional items are required.

- **VOIDS SPACES IN BASEMENT CARPARKS**

It was noted that there are several void spaces in the basement garages. Discussions were held regarding the possibility of closing off these spaces and either converting them into enclosed spaces for storing common property items or excess building materials or making them bike racks for community use and benefit.

Action: Quotes will be obtained for both options and presented to the Executive Committee for further discussion and action.

- **LOT 249 / UNIT A511 RENOVATION IMPACT ON SPRINKLER SYSTEM**

A. Boundy reported that during a recent building walkthrough, he observed a wall had been erected in the bedroom of Unit A.511. This renovation appears to have not been disclosed to the Strata Manager or the Executive Committee for approval. It is believed that the alteration will impact the sprinkler system, which was designed based on the original floor plan, potentially compromising its coverage. The Strata and the Executive Committee must enforce compliance to ensure the system remains fully operational and meets safety standards.

Action: The Strata Manager will reach out to Unit A.511 to address the unapproved alteration and discuss the potential impact on the sprinkler system, ensuring compliance with the necessary safety regulations.

- **CORRESPONDENCE TO OWNERS**

It was discussed that the following general correspondence will be sent to all owners and residents regarding:

1. Shoe racks or mats cannot be left in front of or outside the units as evacuation

and egress routes must remain clear. These items pose a safety hazard, and any owners or residents with mats or shoe racks will need to remove them appropriately;

2. General parking reminders, asking owners to park within their lines, avoid unauthorised areas, adhere to a 5km/h speed limit, and follow traffic light conditions;
3. Storage units must be used appropriately; nothing should be stored on top or around the units. Items should only be stored inside to prevent damage to sprinklers or pipes;
4. Parcel lockers are available for use and are highly recommended, as the area is subject to parcel theft. To use this service, please follow the steps below to register your details:

Email boulevard@civium.com.au with the following information:

- Your full name
- Building number
- Unit number
- Mobile number

Alternatively, there are Australia Post lockers at Denman Prospect Village, which are always secure. We also suggest that when addressing a delivery, the block and unit number be included in the address information. If only the address is provided, delivery personnel may leave parcels unattended, making them an easy target for theft.

- **BULKY WASTE COLLECTION**

It has been noted that excess cardboard or waste is frequently left on common property, which is not permitted. Residents are encouraged to take any white goods or bulky items to the recycling centre at Dundas Court, PHILLIP, approximately 10 km away, which is open 24/7.

Bulky waste collections will be organised on a quarterly basis, moving forward. This service is ideal for large waste items, such as old furniture and broken appliances. The collected items will be sorted and reused or recycled whenever possible.

- **INTERNET AND WI-FI IN THE BUILDINGS**

The Strata Manager will follow up with Core Developments regarding the router Wi-Fi points and will update the Executive Committee accordingly. This will be reviewed further to determine if any additional action is required.

- **PEST SPRAY**

It was noted that there are numerous spider webs around the complex. It was agreed that two quotes will be obtained for a pest spray treatment. Once the quotes are received, they will be presented to the Executive Committee for consideration and approval.

- **ALTERNATIVE RULES**

Currently, the complex is operating under the default rules outlined in the Unit Titles (Regulations) Act (UTMR). It was discussed that alternative rules and guidelines need to be developed as soon as possible, especially now that the buildings are not fully occupied. This will help maintain consistent standards and the appearance of all units across the complex.

Action: The Strata Manager will send a template to the Executive Committee to begin drafting relevant standards and clear guidelines. Once prepared, these alternative rules will be presented to all owners at a general meeting for approval and registration.

Motion Carried

<p>7</p>	<p>ALTERATIONS & OTHER APPLICATIONS</p> <p>(Any approved or to be approved applications to be recorded)</p> <ul style="list-style-type: none"> • Lot 5 / Unit CG05 – Pet request: Approved • Lot 185 / Unit A117 – Pet request: Approved • Lot 187 / Unit A202 - Clothes Airer on Balcony Wall: Deferred until the complex rules and guidelines are established to determine whether these installations will be permitted and, if approved, to select a design that aligns with the overall style of the property. • Lot 188 / Unit A203 – Pet request: Approved • Lot 295 / Unit B102 – Pet request: Approved • Lot 316 / Unit B209 – Pet request: Approved • Lot 316 / Unit B209 – Screen Door: Rejected. The installation of a screen door would impact the fire rating of the door, potentially compromising its ability to resist smoke or fire as required by the code. In line with the applicable regulations, such an installation is not permitted as it does not meet the necessary standards, particularly in regard to fire safety and smoke resistance. <p style="text-align: right;">Motion Carried</p>
	<p>NEXT MEETING</p> <p>The next meeting has been scheduled for Thursday the 6th of March 2025.</p>

There being no further business the chairperson declared the meeting closed at 7:30 pm
Dated: 29 January 2025
Issued by Civium Property Group for and on behalf of the Owners Corporation.



MINUTES OF THE FIRST ANNUAL GENERAL MEETING 2024

OWNERS UNIT PLAN - 16350

**Boulevard
15-17 Summerfield Close
2 Holborow Avenue
DENMAN PROSPECT ACT 2611**

Held on:

Tuesday, 17 December 2024 6:00 PM

Held at:

**Bugang Function Room, located at Denman Village
Community Centre, 5 Felstead Vista, Denman
Prospect 2611**



MINUTES OF THE FIRST ANNUAL GENERAL MEETING OF UNIT PLAN Boulevard 16350

Held Tuesday, 17 December 2024 6:00 PM at
Bugang Function Room, located at Denman Village
Community Centre, 5 Felstead Vista, Denman
Prospect 2611

Present

A. Bardsley & J.Fernandez (Lot 261), A. Berney & M. HousdenTurner (Lot 329), A. Colquhoun (Lot 364), A. Irons (Lot 175), B. Pickles (Lot 86), B. Puglisi (Lot 393), C. & C. Brinkman (Lot 46), C. Bredenhann (Lot 147), C. Kerswell (Lot 336), C. Lyons & Z. Hogan (Lot 289), C. O'Connell Foley (Lot 40), Core Developments (Lot 101, Lot 103, Lot 104, Lot 105, Lot 107, Lot 108, Lot 109, Lot 110, Lot 111, Lot 115, Lot 119, Lot 120, Lot 121, Lot 122, Lot 125, Lot 126, Lot 127, Lot 128, Lot 13, Lot 130, Lot 131, Lot 132, Lot 133, Lot 135, Lot 136, Lot 137, Lot 138, Lot 140, Lot 141, Lot 142, Lot 143, Lot 144, Lot 162, Lot 166, Lot 168, Lot 174, Lot 178, Lot 180, Lot 181, Lot 182, Lot 184, Lot 186, Lot 191, Lot 195, Lot 202, Lot 210, Lot 212, Lot 217, Lot 218, Lot 22, Lot 223, Lot 226, Lot 228, Lot 229, Lot 230, Lot 232, Lot 233, Lot 234, Lot 235, Lot 243, Lot 246, Lot 247, Lot 250, Lot 251, Lot 252, Lot 253, Lot 254, Lot 257, Lot 259, Lot 26, Lot 263, Lot 264, Lot 265, Lot 266, Lot 27, Lot 28, Lot 286, Lot 298, Lot 300, Lot 301, Lot 309, Lot 313, Lot 318, Lot 331, Lot 332, Lot 344, Lot 348, Lot 352, Lot 354, Lot 355, Lot 356, Lot 357, Lot 359, Lot 360, Lot 366, Lot 368, Lot 369, Lot 37, Lot 370, Lot 373, Lot 377, Lot 378, Lot 38, Lot 384, Lot 386, Lot 39, Lot 390, Lot 391, Lot 392, Lot 394, Lot 395, Lot 42, Lot 44, Lot 47, Lot 49, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 6, Lot 60, Lot 64, Lot 70, Lot 73, Lot 74, Lot 75, Lot 76, Lot 79, Lot 82, Lot 88, Lot 91, Lot 92, Lot 93, Lot 94, Lot 96, Lot 98), E. Cass (Lot 157), G. Harvey & B.Harvey (Lot 95), G. Sancataldo (Lot 30), I. Baldwin (Lot 279), J. Gosling & B. Masters (Lot 124), J. Rose & A. Rose (Lot 307), J.Yanitsas (Lot 189), Jeremy Michael Eschler and Isabelle Ruth Wilson (Lot 346), K. Binkhorst (Lot 61), K. Sterchow (Lot 287), M. Estupinan (Lot 139), M. Lyons & H. Lyons (Lot 385), M. McQuirk (Lot 320), M. Mendoza & E. Mendoza (Lot 97), M. Pickles & M. Pickles (Lot 63), M. Smart (Lot 116), M. Stanton & L. Everist (Lot 341), M. Wang (Lot 312), M.Trung Ho (Lot 198), N. Thongphanith (Lot 145), P. Bui (Lot 242), P. Peek (Lot 29), R. Debels (Lot 7), S. Green Moore & A. Green (Lot 158), S.Holder (Lot 193), S.Jones & M. Hourigan (Lot 221), T. H. My Truong & D.Trung Nguyen (Lot 68), T. McIntyre (Lot 15), V. Campbell (Lot 387), W. Nazeer & R. Hennessy (Lot 58), Z. Guseinova (Lot 351)

Civium Rep(s)

A. Boundy (Civium Strata), A. Phan (Civium Strata), J. Minichiello (Civium Strata), J. Allen (Civium Strata), J. Asiata (Civium Strata), M. Nagy (Civium Strata), T. Lamb (Civium Strata)

Proxies

None

Company Nominees **E. Leemhuis for Core Developments**

Apologies **G. & C. Jones (Lot 337)**

Voting Papers **None**

Other Attendees **None**

CFM **None**

Chairperson **M. Pickles**

Meeting Opened **6:45 PM**

Reduced Quorum Meeting

MOTION	Motion for consideration
1	<p>Presentation of Inaugural Minutes (ORDINARY RESOLUTION)</p> <p>In accordance with Schedule 3 Section 3.4 of the Unit Titles (Management) Act 2011, it was ACKNOWLEDGED that the Inaugural Minutes be presented at the first Annual General Meeting of the Owners Corporation.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
2	<p>Alternative Method and Process for Voting (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation authorises that Annual General Meetings, General Meetings & Executive Committee Meetings may be held in accordance with Section 10 of the Unit Titles (Management) Regulations 2011 which allows voting at the meeting using a digital means, such as a teleconference, videoconference, email, or any other electronic means including pre-meeting electronic voting.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
3	<p>Insurance Valuation (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the property of the Owners Corporation be re-valued for insurance purposes and that the Strata Managing Agent adjust the building sum insured in accordance with the valuation and consultation with the Executive Committee.</p> <p><i>NOTE: Quotes will be obtained and forwarded to the incoming Executive Committee for consideration and approval.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
4	<p>Insurance Renewal (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the current Owners Corporations insurance is confirmed per the attached policy information contained with the agenda, and that Civium Property Group be authorised to effect the statutory and additional insurance of the Owners Corporation. The decision upon renewal of the insurance will be undertaken by the Executive Committee.</p> <p><i>NOTE: The Body Corporate only holds Building Insurance - residents/owners/tenants should have their own insurance(s) in place that covers the contents within their</i></p>

	<p><i>respective unit.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
5	<p>Insurance Claims (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation consider any outstanding or new Insurance Claims.</p> <p>NOTE: There are no current open claims.</p> <p>Please note that a claim, reference number PRC38145, was lodged for damages and the replacement of the main car park roller door, which was damaged in early October. This claim is now closed and is provided for records only.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
6	<p>Review of Financials & Budget (ORDINARY RESOLUTION)</p> <p>a. In accordance with Schedule 2 Part 2.2 of the Unit Titles (Management) Act 2011, it was RESOLVED that the financial period dated the 6/9/2024-5/9/2025 be presented.</p> <p>The initial 1st year budget has also been attached to the agenda for the Owners Corporations acknowledgement. The below instalment dates are for the Levy Period 6/9/2024 To 5/9/2025</p> <ul style="list-style-type: none"> • Stage 1 Instalments: <p>1st instalment - 06/09/2024 (already issued) 2nd instalment - 06/03/2025</p> <ul style="list-style-type: none"> • Stage 2 Instalments: <p>1st instalment - 6/11/2024 (already issued) 2nd instalment - 01/04/2025</p> <p>b. It was RESOLVED that in accordance with Section 78 and 89 of the Unit Titles (Management) Act 2011, the Owners Corporation agrees to determine additional quarterly contributions at the agreed administrative and sinking fund rate, for the next financial year should they be deemed necessary prior to the next AGM being held.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
7	<p>Investment of Funds (SPECIAL RESOLUTION)</p> <p>It was RESOLVED that the Executive Committee of Units Plan 16350 is authorised to make determinations concerning the investment of surplus funds into the appropriate interest-bearing accounts.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
8	<p>Appointment of Auditor (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that an auditor be appointed to audit the books and records of the Owners Corporation to the Australian Auditor Standards for presentation at the next Annual General Meeting.</p> <p><i>Note: This will apply to the incoming financial year 2024-2025.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
9	<p>Sinking Fund Plan (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation obtains a professional 10-year Sinking Fund Plan to be arranged by the Managing Agent.</p> <p><i>NOTE: Quotes will be obtained and forwarded to the incoming Executive Committee for</i></p>

	<p><i>consideration and approval.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
10	<p>Maintenance Schedule (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation considers the Maintenance Schedule provided by the builder for the continued maintenance of the common property and its assets.</p> <p><i>NOTE: The maintenance schedule document has been requested from Core Developments and will be made available on the online Owners' portal, C-HUB, once received.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
11	<p>Maintenance Issues (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation consider any outstanding or new Common Property Maintenance Issues. The below items have been raised:</p> <ul style="list-style-type: none"> • Street number missing for building C <p>It was noted that the numbering sign for Building C, facing Holborow Avenue, is missing. This will be investigated, and further updates will be provided.</p> <ul style="list-style-type: none"> • Shared hub area adjacent to the café <p>It was noted that non-residents are using the shared hub area near the café. Quotes will be obtained to implement fob access for the area.</p> <ul style="list-style-type: none"> • Provisions for lost and found <p>It was noted that provisions for handling lost and found property on-site should be implemented. It was further noted that any such items should be reported to the Building Manager as the first point of contact.</p> <ul style="list-style-type: none"> • Pool Signs & Security <p>It was noted that temporary signs will be installed in the pool area as an interim measure until permanent signage can be implemented. While upgrading the pool area to FOB access is under consideration, concerns were raised about the low wall on the Summerfield side, which could be easily scaled. Further investigations will be conducted, and this matter will be addressed with the incoming Executive Committee in the new year.</p> <p>The Building Manager is currently sourcing quotes for the incoming Executive Committee's review and consideration. Once options are discussed, updates will be shared with all owners.</p> <ul style="list-style-type: none"> • Cameras and Convex Mirrors: <p>CCTV is often suggested with the expectation that it can identify individuals engaging in inappropriate behavior or causing damage, allowing costs to be appropriately assigned to their unit. For optimal effectiveness, CCTV works best when integrated into a widespread system or strategically positioned alongside FOB systems to accurately identify individuals.</p> <p>The feasibility of this, along with the use of convex mirrors, will be further investigated. These matters will be reviewed and addressed by the incoming Executive Committee in the new year.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
12	<p>Consideration of physical building defects (ORDINARY RESOLUTION)</p>

	<p>It was RESOLVED that the Owners Corporation resolve by Ordinary Resolution to consider Common Property building defects and rectification in accordance with the statutory warranty periods.</p> <p><i>NOTE: The Owners Corporation are reminded that the Body Corporate may only consider defects associated with the Common Property or any defect which affects the building's Defined Parts. Any unit specific defects that are not Common Property is the responsibility of the unit owner to progress through the appropriate channels.</i></p> <p><i>Owners are reminded of the 90-day Defects Liability Period (DLP) outlined in the Core Developments welcome pack, along with the steps detailed in Part 4.</i></p> <p><i>The 90-day DLP begins from the date of settlement and provides the opportunity to report any defects identified after the pre-settlement inspection. To submit a list of defects, please send a written report via email to blvdquality@coredev.com.au, as no other forms of submission will be accepted.</i></p> <p><i>Core Developments' defect management team will review and assess the submitted list, and any required rectifications will be addressed accordingly.</i></p> <p><i>Core Developments is currently addressing some of the previously identified Common Property defects. The Building Manager is also compiling a list of items observed on-site. Once finalised and provided to the Strata Manager, this list will be shared with all owners during upcoming Executive Committee meetings.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
13	<p>Engagement of Contractors & Execution of Contracts (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Executive Committee be authorised to execute appropriate, preventative and ongoing maintenance contracts relative to the high quality upkeep of Units Plan 16350.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
14	<p>Fire Safety & Emergency Management Plan (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation considers the implementation of an Emergency Management Plan.</p> <p><i>NOTE: Quotes will be obtained and forwarded to the incoming Executive Committee for consideration and approval.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
15	<p>Confirmation of documentation provided by Developer (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that pursuant to Part 3.1, Section 3.4 of the Unit Titles (Management) Act 2011, the Developer must provide the Owners Corporation with all statutory books & records associated with the Units Plan. The Owners Corporation are advised that all documentation received from the Developer is available on the Civium owners portal for their review.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
16	<p>Execution of documents by Owners Corporation (ORDINARY RESOLUTION)</p> <p>Pursuant to Section 9A of the Unit Titles (Management) Act 2011, it was RESOLVED that the Owners Corporation resolve by Ordinary Resolution that any Owners Corporation documents be executed without using a common seal and that 2 Executive Committee members and/or by the Managing Agent be authorised in signing the document.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>

<p>17</p>	<p>Embedded Network Provision of Services For Supplying And Selling Electricity And Solar Power Within The Community Energy Network™ (SPECIAL RESOLUTION)</p> <p>1. It was SPECIALLY RESOLVED that the Owners Corporation of Units Plan 16350 are authorised to:</p> <ol style="list-style-type: none"> 1. enter into a service agreement for the provision of energy supply agreement for the provision electricity and solar power related services, within the Energy Trade Community Energy Network™; and 2. enter into an energy sale agreement for the provision of these services with Energy Trade; a copy of which is attached to this motion. <p>2. It was SPECIALLY RESOLVED that any provision of the services, within the Community Energy Network™ and the agreement for the provision of such services attached to this motion, is ratified, accepted, and approved.</p> <p>3. It was SPECIALLY RESOLVED that the provision of the services of selling and supplying electricity within the Community Energy Network™ and the agreement attached to this motion for the provision of such services by Energy Trade is for the period from the date of registration of Units Plan until the end of the term on the agreement.</p> <p>4. It was SPECIALLY RESOLVED that the strata manager be authorised to affix the seal of the Owners Corporation to the agreement in the form attached to this motion.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
<p>18</p>	<p>Embedded Network Provision of The Services for Selling And Supplying Centralised Hot Water (SPECIAL RESOLUTION)</p> <p>1. It was SPECIALLY RESOLVED that the Owners Corporation of Units Plan 16350 are authorised to:</p> <ol style="list-style-type: none"> 1. permit the services of selling and centralised hot water and unmetered gas within the Community Energy Network™ owned and operated by Energy Trade; and 2. enter into an energy sale agreement for the provision of these services with Energy Trade; a copy of which is attached to this motion. <p>2. It was SPECIALLY RESOLVED that any provision of the services of selling and supplying centralised hot water and unmetered gas within the Community Energy Network™ and the agreement for the provision of such services attached to this motion, is ratified, accepted, and approved.</p> <p>3. It was SPECIALLY RESOLVED that the provision of the services of supplying and selling centralised hot water and unmetered gas within the Community Energy Network™ and the agreement attached to this motion for the provision of such services is provided by Energy Trade is for the period from the date of Unit Plan Registration to the end of the term on the agreement.</p> <p>4. It was SPECIALLY RESOLVED that the strata manager be authorised to affix the seal of the Owners Corporation to the agreement in the form attached to this motion.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
<p>19</p>	<p>Lightning Broadband – Lynham Networks (SPECIAL RESOLUTION)</p> <p>It was SPECIALLY RESOLVED that the Owners Corporation of Units Plan 16350, are authorised to execute the OC Deed with Lightning Broadband (Lynham Networks Pty Ltd ACN 602 258 337 (Lightning Broadband). Broadband Network Deed (Deed) from the date of Unit Plan registration for a two-year period.</p> <p>This resolution includes the approval to the Owners Corporation to apply the common seal and/or sign the contract on behalf of the owners corporation.</p>

	<p>It was noted that by virtue of the terms of the Deed Lightning Broadband will operate and maintain the network to provide telecommunications services for the building(s).</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
20	<p>Election of Executive Committee (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolves to appoint 3 to 7 Owners to form the Executive Committee.</p> <ul style="list-style-type: none"> • <i>The following Owners form the Executive Committee.</i> <p><i>M. Pickles (Unit 63), J. Gosling (Unit 124), E. Cass (Unit 157), A. Berney (Unit 329), J. Eschler (Unit 346), M. Lyons (Unit 385), B. Puglisi (Unit 393).</i></p> <p>It was RESOLVED that the Owners Corporation considers the adequacy of any current authorisations, delegations and appointments for the Executive Committee, any Sub-Committees and any Communication Officers. This includes nominating one or several invoice approvers on behalf of the Owners Corporation</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
21	<p>Endorsement and Confirmation of Rules (SPECIAL RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolves to develop and endorse a set of 'Alternative Rules' for the enforcement of rules across the development. The registration of the 'Alternative Rules' with any costs associated in registration are to be paid from the Administrative Fund; subject to any amendments that might be agreed to a General Meeting or at the next Annual General Meeting.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
22	<p>Blanket Approval of Pets (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation authorise blanket approval for housing pets within units, in accordance with Section 32 of the Unit Titles Management Act 2011.</p> <p><i>NOTE: The Strata Manager will ask for an application form to be filled out and signed for record purposes.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
23	<p>Consideration of further General meeting to consider particular matter(s) (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation resolves via Ordinary Resolution whether a Special General Meeting shall be held prior to the next Annual General Meeting to discuss any particular matters resolved at this General Meeting.</p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
24	<p>Application Requests (ORDINARY RESOLUTION)</p> <p>It was RESOLVED that the Owners Corporation acknowledges the following application requests:</p> <ul style="list-style-type: none"> • Lot 3 / Unit CG03 – Pet request: Approved • Lot 4 / Unit CG04 – Pet request: Approved • Lot 40 / Unit C104 – Pet request: Approved • Lot 61 / Unit C208 – Pet request: Approved • Lot 69 / Unit C216 – Pet request: Approved • Lot 80 / Unit C309 – Pet request: Approved • Lot 86 / Unit C315 – Pet request: Approved • Lot 87 / Unit C316 – Pet request: Approved • Lot 114 / Unit C509 – Pet request: Approved • Lot 145 / Unit AG01 – Pet request: Approved

	<ul style="list-style-type: none"> • Lot 279 / Unit BG13 – Pet request: Approved • Lot 291 / Unit B101 – Pet request: Approved • Lot 269 / Unit AG03 – Pet request: Approved • Lot 307 / Unit B117 – Pet request: Approved • Lot 320 / Unit B213 – Pet request: Approved • Lot 321 / Unit B214 – Pet request: Approved • Lot 385 / Unit B606 – Pet request: Approved <p><i>NOTE: Other applications received will be reviewed and approved in the new year by the incoming Executive Committee.</i></p> <p style="text-align: right;">For: 179 Against: 0 Abstained: 0 Motion Carried</p>
	<p>General Business</p> <p>No further general business was raised.</p>

There being no further business the chairperson declared the meeting closed at 7:55 pm
Dated: 17 December 2024
Issued by Civium Property Group for and on behalf of the Owners Corporation.

NOTICE OF REDUCED QUORUM DECISIONS

Part A Details of reduced quorum decisions †

A1 The Owners—Units Plan No 16350

A2 General meeting

Date (or dates) of general meeting at which the reduced quorum decision or decisions were made

17/12/2024

A3 Reduced quorum decisions

[If there is insufficient space here, tick and attach details to the notice]

Date of decision	Full text of reduced quorum decision
17/12/2024	As attached

A4 Owners corporation declaration

The information in this notice has been recorded on the following date from details shown in the records of the owners corporation.

DATE: 20/12/2024

[Affix owners corporation seal in accordance with the corporation articles]



The Owners - Unit Plan
No 16350

† In this notice, **UTMA** means the *Unit Titles (Management) Act 2011*.

NOTICE OF REDUCED QUORUM DECISIONS

Part B General information

B1 What is a reduced quorum decision?

- A ***reduced quorum decision*** is a decision of a general meeting of the owners corporation made while a quorum (a ***reduced quorum***) smaller than a ***standard quorum*** was present.
- A ***standard quorum*** is those people entitled to vote (on the motion) in relation to not less than $\frac{1}{2}$ the total number of units (see UTMA s 3.9 (1) (a), part 3.1, schedule 3).

There are 2 types of ***reduced quorum decision***, requiring different reduced quorums.

Reduced quorum decisions made at regularly-convened general meetings

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, a ***standard quorum*** for the motion (see above) is not present a reduced quorum decision may be made if a ***reduced quorum*** (see next point) is then present for consideration of the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- At a regularly-convened general meeting, a ***reduced quorum*** means 2 or more people present at the meeting and entitled to vote on the motion (UTMA s 3.9 (2), part 3.1, schedule 3).
- A reduced quorum is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also reduced quorum decisions (UTMA s 3.9 (2), part 3.1, schedule 3).

Reduced quorum decisions—adjournment following quorum trouble

- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting that has been regularly convened, neither a ***standard quorum*** for the motion (see above) nor a ***reduced quorum*** (see above) is present, the meeting is adjourned to the following week at the same place and time (UTMA s 3.9 (3), part 3.1, schedule 3). The meeting may also decide to adjourn even if a reduced quorum is present (UTMA s 3.9 (5), part 3.1, schedule 3).
- If, within $\frac{1}{2}$ an hour after a motion arises for consideration at a general meeting convened following such an adjournment, a standard quorum for the motion is not present, a reduced quorum decision may be made if there is a ***reduced quorum*** made up by anyone then present and entitled to vote (even if that is only a single voter) (UTMA s 3.9 (6) (a), part 3.1, schedule 3).
- Such a reduced quorum (of anyone present and entitled to vote) is also sufficient to make decisions on any later motions arising at the meeting. Any such later decisions made while only a reduced quorum was present are also ***reduced quorum decisions*** (UTA s 3.9 (6) (a), part 3.1, schedule 3).

B2 When does a reduced quorum decision take effect?

- A reduced-quorum decision takes effect 28 days after the date of the decision (the decision's ***date of effect***) (UTMA s 3.11 (1), part 3.1, schedule 3).
- However, this does not apply if the decision is disallowed, confirmed by a standard quorum general meeting or revoked (see below) (UTMA s 3.11 (3) – (5), part 3.1, schedule 3)

B3 How may reduced quorum decisions be disallowed?

Reduced quorum decisions may be disallowed by petition (UTMA, s 3.11 (3), part 3.1, schedule 3). The petition must—

- state the resolution or resolutions to which it applies; and
- be signed by a majority of persons entitled to vote at a general meeting of the owners

- corporation (a person may sign whether or not he or she attended the meeting); and
- be given to the owners corporation before the decision's date of effect (see B2 above).

B4 How may reduced quorum decisions be confirmed?

- A reduced-quorum decision may be confirmed by a general meeting of the owners corporation held before the decision's date of effect (see B2 above).
- For the confirmation to be valid, a standard quorum must be present when the confirmation motion is considered at the later general meeting (see B1 above).
- If a decision is confirmed, it takes effect from the date of the later general meeting whether or not a petition is given to the owners (UTMA s 3.11 (4), part 3.1, schedule 3).

B5 How may reduced quorum decisions be revoked?

- A reduced-quorum decision may be revoked by a general meeting of the owners corporation held at any time, whether or not the decision has earlier been confirmed.
- A revocation is valid whether a standard quorum or a reduced quorum is present when the revocation motion is considered (see B1 above; UTMA s 3.11 (5), part 3.1, schedule 3).

Certificate of Currency Residential Strata Insurance Plan

Policy No	HQ0006150929
Policy Wording	FLEX INSURANCE RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	31/12/2025 to 30/06/2026 at 4:00pm
The Insured	THE OWNERS - UNITS PLAN NO.16350
Situation	15 SUMMERFIELD CLOSE DENMAN PROSPECT ACT 2611
Additional description	15-17 SUMMERFIELD CLOSE AND 1 HOLBORROW AVENUE DENMAN PROSPECT

Cover Selected		Sum Insured
Section 1	Insured Property	
	Building	\$166,830,000
	Common Area Contents	\$1,668,300
	Loss of Rent & Temporary Accommodation (total payable)	\$25,024,500
	Optional Benefit Lot/Unit Wall Coverings	Selected
Section 2	Liability to Others	\$30,000,000
Section 3	Voluntary Workers	
	Death	\$200,000
	Total Disablement	\$2,000 per week
Section 4	Fidelity Guarantee	\$250,000
Section 5	Office Bearers' Legal Liability	\$5,000,000
Section 6	Machinery Breakdown	\$100,000
Section 7	Catastrophe Insurance	Not Selected
Section 8	Government Audit Costs and Legal Expenses	
	Government Audit Costs	\$25,000
	Appeal Expenses – common property health & safety breaches	\$100,000
	Legal Defence Expenses	\$50,000
Section 9	Lot Owners' Fixtures and Improvements (per lot)	\$250,000

Flood Cover is included.

The Table of Benefits Section 3 Voluntary Workers is replaced by

insured event	Benefit
1 Death	\$200,000
2 Total and irrecoverable loss of all sight in both eyes	\$200,000
3 Total and permanent loss of the use of both hands or of use of both feet or the use of one hand and one foot	\$200,000
4 Total and permanent loss of the use of one hand or of the use of one foot	\$100,000
5 Total and irrecoverable loss of all sight in one eye	\$100,000
6 a Total Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Total Disablement:	
i a weekly benefit of or if higher	\$1,000
ii the amount of Your average weekly wage, salary or other remuneration earned from Your personal exertion - up to a maximum per week of	\$2,000
b Partial Disablement from engaging in or attending to usual profession, business or occupation - in respect of each week of Partial Disablement:	
i a weekly benefit of or if higher	\$500
ii the amount by which Your average weekly wage, salary or other remuneration earned from Your personal exertion is reduced - up to a maximum per week of	\$1,000
7 The reasonable and necessary cost of hiring or employing domestic assistance following certification by a qualified medical practitioner that a Voluntary Worker is totally disabled from performing his/her usual profession, business, occupation or usual household activities - in respect of each week of disablement a weekly benefit not exceeding	\$500
8 The reasonable cost of travel expenses necessarily incurred at the time of, or subsequent to, the sustaining of bodily injury and not otherwise recoverable from any other source – a benefit not exceeding	\$2,000

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

Flex+ Optional Benefits

Increased exploratory costs, replacement of defective parts	Selected
Extended Temporary Accommodation and Loss of Rent	Selected
Fusion	Selected
Floating floors	Selected
Fallen Trees	Selected
Landscaping	Selected
Fire extinguishing	Selected
Personal Property of Others	Selected
Removal, storage costs	Selected
Temporary Accommodation/Rent/contributions/storage	Selected

Emergency accommodation	Selected
Arson reward	Selected
Electricity, gas, water and similar charges - excess costs	Selected
Keys, lock replacement	Selected
Electricity, Gas, Water and Similar Charges - unauthorised use	Selected
Funeral Expenses	Selected
Modifications	Selected
Money	Selected
Mortgage Discharge	Selected
Pets, Security Dogs	Selected
Removal of Squatters	Selected
Court appearance	Selected

Date Printed

17/12/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM 8026 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Civium Strata

Statement of Financial Affairs

Prepared for Owners of Unit Title 16350

"Boulevard"

15-17 Summerfield Close 1 Holborrow Avenue DENMAN PROSPECT ACT 2611

For the Financial Period 06/09/25 to 01/05/26

Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 01/05/2026 01:31 pm User: Rebekah Morton

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Balance Sheet - U/Plan 16350
"BOULEVARD"
15-17 SUMMERFIELD CLOSE, DENMAN PROSPECT, ACT 2611
For the Financial Period 06/09/2025 to 01/05/2026

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank			
The Proprietors of Units Plan 16350	\$144,910.94	\$72,249.22	\$217,160.16
<i>Macquarie Bank BSB: 182-266 Acc No: 246448716</i>			
Levies Receivable	\$157,667.22	\$12,883.10	\$170,550.32
Total Assets	\$302,578.16	\$85,132.32	\$387,710.48
Liabilities			
Accounts Payable	\$20,453.62	\$0.00	\$20,453.62
Accounts Payable (GST Free)	\$5,117.75	\$2,778.25	\$7,896.00
BAS Clearing	\$(44,669.68)	\$1,092.52	\$(43,577.16)
Paid in Advance	\$34,019.08	\$2,319.08	\$36,338.16
GST Clearing	\$6,219.64	\$417.43	\$6,637.07
Total Liabilities	\$21,140.41	\$6,607.28	\$27,747.69
Net Assets	\$281,437.75	\$78,525.04	\$359,962.79
Owners Funds			
Opening Balance	\$343,998.69	\$42,910.37	\$386,909.06
Net Income For The Period	\$(62,560.94)	\$35,614.67	\$(26,946.27)
Total Owners Funds	\$281,437.75	\$78,525.04	\$359,962.79

Income and Expenditure Statement - U/Plan 16350
"BOULEVARD"
15-17 SUMMERFIELD CLOSE, DENMAN PROSPECT, ACT 2611
For the Financial Period 06/09/2025 to 01/05/2026

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Insurance Claims Refund	\$1,937.25	\$0.00	\$2,475.00
Interest on Overdues	\$1,584.96	\$0.00	\$186.23
Levy Income	\$542,513.19	\$1,082,700.00	\$1,155,623.02
Total Administrative Fund Income	\$546,035.40	\$1,082,700.00	\$1,158,284.25

Expenses

Accountant - Professional Fees	\$0.00	\$1,500.00	\$0.00
Arrears Recovery Costs	\$(277.55)	\$0.00	\$1,463.24
Audit Fees	\$1,040.00	\$1,100.00	\$0.00
Bicycle Facilities	\$0.00	\$6,900.00	\$0.00
Building Manager	\$5,774.10	\$0.00	\$2,952.50
Building Repairs & Maintenance	\$10,142.00	\$9,000.00	\$19,470.37
By Law	\$161.82	\$0.00	\$0.00
CCTV System	\$39,363.17	\$45,000.00	\$0.00
Caretaker - Car Parking	\$3,610.00	\$0.00	\$0.00
Civium Disbursements	\$(4,313.38)	\$0.00	\$(898.21)
Cleaning	\$78,989.45	\$142,000.00	\$162,569.22
Cleaning - Car Park	\$0.00	\$3,600.00	\$0.00
Cleaning - Waste Area	\$1,882.00	\$27,000.00	\$535.00
Cleaning - Windows & Glazing	\$0.00	\$18,400.00	\$0.00
Consultant Fees	\$2,100.00	\$0.00	\$0.00
Detect Consultant Fees	\$0.00	\$15,000.00	\$0.00
Electrical - Repairs	\$0.00	\$4,500.00	\$0.00
Electrical - Service	\$401.00	\$4,200.00	\$0.00
Electrical Repairs & Maintenance	\$7,055.74	\$0.00	\$4,315.00
Electricity - Utility	\$55,144.23	\$90,000.00	\$81,449.84
Engineering & Building Report	\$11,100.00	\$0.00	\$0.00
Equipment	\$0.00	\$16,000.00	\$0.00
Essential Services	\$0.00	\$0.00	\$2,850.00
Facilities Management (Civium)	\$85,750.00	\$147,000.00	\$136,476.94
Fire Alarm Monitoring	\$50.00	\$1,900.00	\$0.00
Fire Protection - Contracted	\$8,986.00	\$21,000.00	\$12,889.25
Fire Protection - Repairs/Replacements	\$520.00	\$0.00	\$0.00
GST Administration	\$227.28	\$0.00	\$454.56
Garbage Chute Repairs & Maintenance	\$0.00	\$8,000.00	\$0.00
Gardens	\$1,829.90	\$9,000.00	\$19,770.22

Income and Expenditure Statement - U/Plan 16350
"BOULEVARD"
15-17 SUMMERFIELD CLOSE, DENMAN PROSPECT, ACT 2611
For the Financial Period 06/09/2025 to 01/05/2026

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Gardens & Grounds	\$22,245.71	\$22,000.00	\$0.00
Gutter Cleaning	\$73.50	\$0.00	\$69.09
HVAC	\$1,147.50	\$0.00	\$0.00
HVAC - Repairs	\$0.00	\$4,500.00	\$0.00
HVAC - Service	\$0.00	\$4,600.00	\$0.00
Insurance Claims	\$5,125.43	\$5,000.00	\$2,475.00
Insurance Excess Fee	\$0.00	\$0.00	\$(2,670.00)
Insurance Premiums	\$62,243.78	\$145,000.00	\$122,273.57
Insurance Valuation	\$2,536.36	\$2,500.00	\$0.00
Intercom Repairs	\$0.00	\$5,000.00	\$0.00
Keys and Locks	\$14,305.91	\$10,000.00	\$9,518.28
Legal expense	\$210.91	\$0.00	\$0.00
Lift Maintenance Contract	\$22,470.02	\$41,000.00	\$0.00
Lift Repairs	\$8,325.00	\$8,000.00	\$0.00
Management Fee	\$95,550.00	\$163,800.00	\$166,400.00
Parcel Locker	\$1,024.00	\$4,600.00	\$0.00
Pest Control	\$2,900.00	\$4,000.00	\$0.00
Plumbing & Drainage	\$1,850.00	\$0.00	\$5,264.87
Plumbing & Drainage - Service	\$0.00	\$6,400.00	\$0.00
Pool Expenses	\$8,180.19	\$13,000.00	\$11,740.54
Roller Door Maintenance	\$2,883.56	\$4,000.00	\$7,207.27
Roof HSS Compliance	\$2,050.00	\$1,800.00	\$0.00
Roofing Repairs & Maintenance	\$0.00	\$4,500.00	\$0.00
Security	\$0.00	\$0.00	\$690.00
Sinking Fund Forecast Report	\$2,444.73	\$2,800.00	\$1,220.18
Sundry Expenses	\$136.36	\$0.00	\$0.00
Tax Agent Fees - BAS/GST	\$100.00	\$0.00	\$370.00
Tax Agent Fees - Income Tax	\$225.00	\$0.00	\$0.00
Taxation Reporting (Civium)	\$120.00	\$0.00	\$0.00
Venue Hire	\$163.64	\$0.00	\$0.00
Waste collection	\$2,325.00	\$11,500.00	\$2,226.14
Water - Utility	\$40,423.98	\$47,600.00	\$43,202.69
Total Administrative Fund Expenses	\$608,596.34	\$1,082,700.00	\$814,285.56
Administrative Fund Surplus/Deficit	\$(62,560.94)	\$0.00	\$343,998.69
Opening Balance for the period	\$343,998.69	\$0.00	\$0.00

Civium Strata

Locked Bag 8300 CANBERRA ACT 2601 ABN: 39 121 276 300

Ph: 1300 724 256 Email: levies@civium.com.au

Printed: 01/05/2026 01:31 pm User: Rebekah Morton

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Income and Expenditure Statement - U/Plan 16350
"BOULEVARD"
15-17 SUMMERFIELD CLOSE, DENMAN PROSPECT, ACT 2611
For the Financial Period 06/09/2025 to 01/05/2026

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Closing Balance for the period	\$281,437.75	\$0.00	\$343,998.69

Income and Expenditure Statement - U/Plan 16350
"BOULEVARD"
15-17 SUMMERFIELD CLOSE, DENMAN PROSPECT, ACT 2611
For the Financial Period 06/09/2025 to 01/05/2026

Consolidated

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	\$117.08	\$0.00	\$4.56
Levy Income	\$46,757.82	\$93,515.00	\$44,697.81
Total Sinking Fund Income	\$46,874.90	\$93,515.00	\$44,702.37
Expenses			
Building Repairs & Maintenance	\$5,513.23	\$7,920.00	\$0.00
Electrical Replacement/Upgrade	\$2,447.00	\$2,500.00	\$1,792.00
Fire Protection Replacement/Upgrade	\$3,300.00	\$11,088.00	\$0.00
Total Sinking Fund Expenses	\$11,260.23	\$21,508.00	\$1,792.00
Sinking Fund Surplus/Deficit	\$35,614.67	\$72,007.00	\$42,910.37
Opening Balance for the period	\$42,910.37	\$0.00	\$0.00
Closing Balance for the period	\$78,525.04	\$72,007.00	\$42,910.37

Insurance Valuation Report

For

Boulevard

**15-17 Summerfield Close & 1 Holborow
Avenue, Denman Prospect ACT 2611**

Scheme Number: 16350



COMPILED BY: QIA GROUP PTY LTD

Job Reference Number: 229446

23 October 2025

Professional Indemnity Insurance Policy Number AU00092586-000

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QIA Group Pty Ltd

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SECTION 1 – INSURANCE VALUATION SUMMARY

1.1 Purpose of Report

We have been instructed by the Body Corporate to provide a building replacement valuation report that outlines the replacement/reinstatement costs of the building/s and associated common property improvement and body corporate assets situated at **15-17 Summerfield Close & 2 Hollborough Avenue, Denman Prospect ACT 2611.**

1.2 Property Address

The property is situated at **15-17 Summerfield Close & 2 Hollborough Avenue, Denman Prospect ACT 2611.**

1.3 Description of Building

The property comprises total three hundred and ninety-six residential apartments are arranged in three blocks of building in the construction of nine storey (Building A), eight storey (Building B) and seven storey (Building C). All the units with allocated secure car parking spaces at one level of basement under the building C and multiple above ground levels in each building. Access to upper floor is by internal stairwell and two passenger lifts in each building. Common property includes one outdoor swimming pool, amenities, service rooms, recreation rooms, roof terrace, access driveways, boundary walls & fences and site landscaping.
In accordance with the plans provided the date of registration is 2024.

1.4 Client

The Proprietors Boulevard.

1.5 Replacement Value

Recommended Insured Value: \$166,830,000 (Inc GST)

1.6 Inspector Details

Inspector Number

101



Signed for and on behalf of QIA Group Pty Ltd

SECTION 2 – INSURANCE VALUATION REPORT

2.1 Recommended Insured Value

The Recommended Insured Value represents the replacement/reinstatement costs associated with the reconstruction of building/s having regard for the functional use and useable area of the original building/s, common areas and body corporate assets. The Recommended Insured Value also estimates the costs associated with conformance to regulations and bylaws in force at the time of reconstruction.

2.2 Loss of Revenue

The Insurance Valuation represents building costs only and excludes loss of revenue.

2.3 Current Trends

Recent inflationary trends in the cost of building have shown building cost indices rising at a rate substantially in excess of official CPI figures. It is expected that this increase will continue in the short term on the back of construction activity following COVID-19.

2.4 Periodic Reviews

It is recommended that periodic reviews of the insurance valuation are undertaken to ensure inflationary and legislative factors and any improvements to common property or assets purchases are taken up in the Insurance Valuation, particularly in times of rapidly increasing prices.

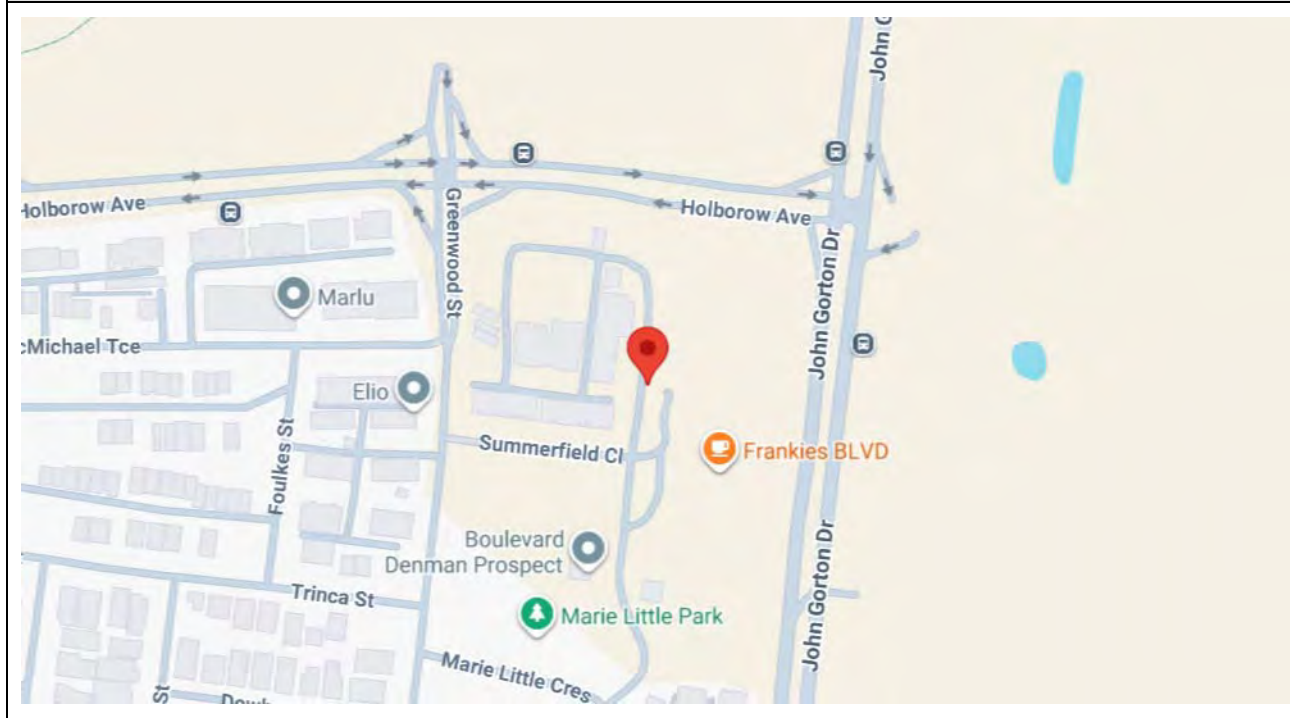
2.5 Elements used in the Calculated Value of the Building Replacement

The calculated value of the building comprises of several elements:

- Present Building Costs.
- Allowance for Cost Escalation during the lead time of planning, calling tenders, and fitout.
- Professional Fees.
- Removal of Debris.
- Cost Escalation in the likely time lapse between the anniversary date and the date of any happening.

2.6 Valuation	
Replacement Building and Improvements Cost:	\$131,460,000
Allowance for Cost Escalation:	
Design and Documentation:	6 Months
Calling Tenders and Appraisals:	3 Months
Construction Period and Fit-out:	18 Months
Calculated at 5% over the period	\$9,860,000
Progressive Subtotal:	\$141,320,000
Professional Fees:	\$11,305,000
Progressive Subtotal:	\$152,625,000
Removal of Debris:	\$6,575,000
Progressive Subtotal:	\$159,200,000
Cost Escalation for Insurance Policy Lapse Period:	\$7,630,00
Progressive Subtotal:	\$166,830,000
Recommended Insured Value:	\$166,830,000 (Inc GST)

2.7 Site Location Map



SECTION 3 – REPORTING PROCESS AND CONTENT

3.1 SITE FACTORS

The building is sited on, what appears to be a reasonably well drained block of land. Easy pedestrian and vehicular access was available.

3.2 ADDITIONS & IMPROVEMENTS

There appears to have been no improvement to the original construction.

3.3 MAINTENANCE

Generally, the building appears to have been reasonably well maintained.

3.4 SUMMARY OF CONSTRUCTION

3.4.1 Primary Method of Construction

3.4.1.1 FLOOR STRUCTURE

FLOOR CONSTRUCTION: Reinforced concrete ground floor and upper floors.

3.4.1.2 WALL STRUCTURE

EXTERNAL WALL CONSTRUCTION: Concrete masonry.

EXTERNAL WALL FINISHES (Approximate breakdown of materials):

Painted concrete panels – 35%

Colorbond claddings – 65%

3.4.1.3 ROOF STRUCTURE

ROOF CONSTRUCTION: Reinforced concrete low-pitched roof.

ROOFING: Profiled metal sheet roofing and membrane.

3.4.1.4 DRIVEWAY STRUCTURE

DRIVEWAY CONSTRUCTION: Concrete.

3.5 AREAS NOT INSPECTED - TYPICAL

- Part or parts of the building interior that were not readily accessible.
- Part or parts of the building exterior that were not readily accessible
- Part or parts of the roof exterior that were not readily accessible or inaccessible or obstructed at the time of inspection because of exceeding height.
- Part or parts of the retaining walls, fencing were not readily accessible or inaccessible or obstructed at the time of inspection as a result of alignment of the common property land, buildings or vegetation.

3.6 SCOPE

- This Inspection Report does not include the inspection and assessment of items or matters outside the stated purpose of the requested inspection and report. Other items or matters may be the subject of an Inspection Report which is adequately specified.
- The inspection only covered the Readily Accessible Areas of the subject property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection of the property.
- The report is designed to be published only by the Strata Manager to unit owners and the respective insurance company.
- The report does not carry the right of other publication, with the exception of the above, without written consent of QIA Group Pty Ltd.
- This report is not an engineering survey of improvements or status of the building and its contents.
- This report is only for insurance replacement purposes, and not an evaluation of the market value of the property.
- Structural or ground improvements to exclusive use areas are the responsibility of the owners and should be insured by the relevant owner.

3.7 EXCLUSIONS

An Insurance Valuation Report does not cover or deal with:

- Any 'minor fault or defect'
- Solving or providing costs for any rectification or repair work;
- The structural design or adequacy of any element of construction;
- Detection of wood destroying insects such as termites and wood borers;
- The operational capacity of any services including building, engineering (electronic), fire and smoke detection or mechanical;
- A review of occupational, health or safety issues such as asbestos content, or the provision of safety glass or swimming pool fencing;
- Whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws; and
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone.

SECTION 4 – SITE PHOTOGRAPHS



Certificate of Compliance



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Certificate of Compliance for a Regulated Swimming Pool

This certificate is issued under Part 5A of the *Building Act 2004*.

Regulated swimming pool owner details

Name/s	Owners Corporation UP16350
Director/s (if applicable)	N/A
Postal address	
Contact phone number	
Email	actmaintenance@civium.com.au

Location of regulated swimming pool

Street address	15-17 Summerfield Crescent UP 16350
Block	
Section	
Suburb	

Status of compliance of regulated swimming pool against the prescribed safety standards

Status	<input checked="" type="checkbox"/> Compliant	<input type="checkbox"/> Non-compliant
--------	--	--

If non-compliant, reasons for non-compliance

N/A

Partial Ministerial exemption

Yes N/A

No

Ground for exemption

Protected tree N/A

Heritage significance

Accessibility N/A

Plans to demolish

Unable to physically accommodate N/A

Exemption expiration date

N/A

Additional information

Signature

As the person authorised to issue this certificate, I certify that -

- I have assessed the regulated swimming pool in accordance with the requirements of the Act, and
- the information provided in this certificate and any accompanying documents is true and correct.

Name

Brett Woodward

Authorised Person
ID Number

SP 003

Signature

Brett Woodward

Date

15-5-2025

Next steps for owners

1. Take a photo or scan a copy of the compliance certificate so you have a copy for your records.
2. Lodge the compliance certificate with the ACT Government by emailing a copy to - regulatedpools@act.gov.au.
 - a. If you have a Ministerial exemption certificate with a partial exemption, also provide a copy of this certificate with the compliance certificate.
3. After submission you will receive an acknowledgement of receipt and be sent a link for payment of the lodgement fee.



info@fastinspect.com.au poolfastinspect.com.au **0417 696 277**

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Does your pool meet the safety standards?

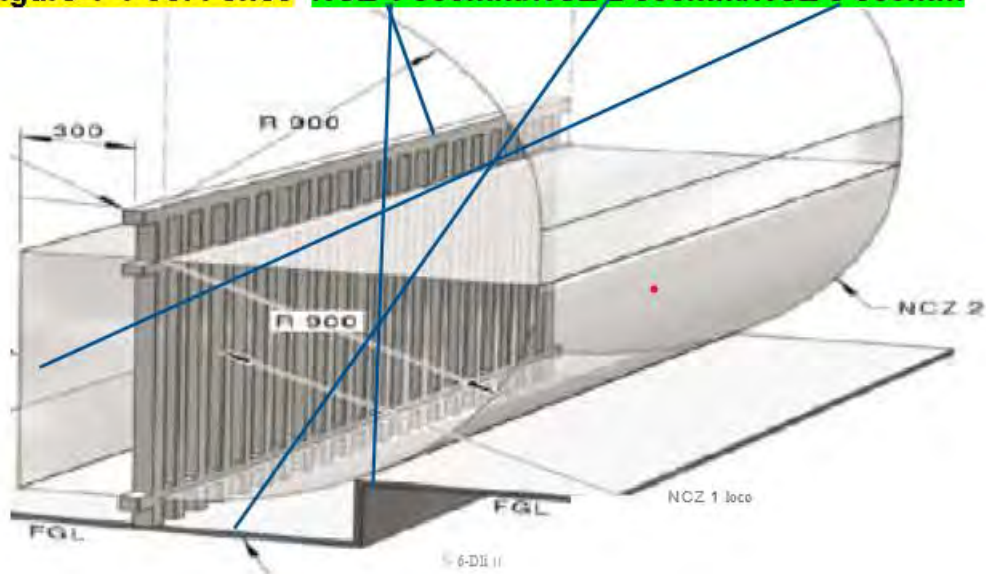
The pool fence must be at least 1200mm high all the way around measured from the outside of the pool	<input type="radio"/> Yes	<input type="radio"/> No
If a boundary fence forms part of the pool fence, it must be at least 1800mm high measured from the inside of the pool area	<input type="radio"/> Yes	<input type="radio"/> No
The gap between the bottom of the fence and the ground is no more than 100mm.	<input type="radio"/> Yes	<input type="radio"/> No
The gap between all vertical or near vertical rails on the fence is less than 100mm.	<input type="radio"/> Yes	<input type="radio"/> No
There are no potential hand holds or foot holds within 900mm of the top of the pool fence in any direction.	<input type="radio"/> Yes	<input type="radio"/> No
There must be a 300mm clearance from the barrier inside the pool area	<input type="radio"/> Yes	<input type="radio"/> No
If perforated or mesh fencing is used, the holes must be 13mm or less.	<input type="radio"/> Yes	<input type="radio"/> No
Your pool fence must be well maintained and in a good state of repair (eg no holes, broken rails or palings)	<input type="radio"/> Yes	<input type="radio"/> No
The gate must be self closing and latch by itself from any position	<input type="radio"/> Yes	<input type="radio"/> No
The gate latch must be working well so that the gate is secure and, once closed, can't be pulled open	<input type="radio"/> Yes	<input type="radio"/> No
The gate must open outwards, away from the pool.	<input type="radio"/> Yes	<input type="radio"/> No
The gap between vertical barriers of a gate must be no more than 100mm	<input type="radio"/> Yes	<input type="radio"/> No
The gate latch must be 1500mm above ground level, or if located inside the gate, 1200mm above ground level and at least 150mm below the top of the gate	<input type="radio"/> Yes	<input type="radio"/> No
Are you aware that it is dangerous and against the law to prop the gate open.	<input type="radio"/> Yes	<input type="radio"/> No
If a wall forms part of the barrier, there are no openings greater than 100mm	<input type="radio"/> Yes	<input type="radio"/> No
All windows can only open to a maximum of 100mm or the windows must be totally covered by bars or a metal screen	<input type="radio"/> Yes	<input type="radio"/> No
The height from the sill of the lowest opening panel of a window (to the pool area) has to be 1800mm from the floor	<input type="radio"/> Yes	<input type="radio"/> No
There must be an appropriate warning sign, including details of resuscitation (CPR) techniques, in the immediate vicinity of the pool area and which can be easily read from a distance of 3 metres	<input type="radio"/> Yes	<input type="radio"/> No
Your pool fence must be clear of any objects such as BBQs, trees, rocks, shrubs and deckchairs that could help a small child climb over the fence	<input type="radio"/> Yes	<input type="radio"/> No

Is the minimum height of the boundary fence of 1800mm maintained including past intersections with pool barrier? [Figure 2](#)

Are there any objects within the NCZ 4 500mm? [Figure 2](#)

Are there any objects that create climbable points within NCZ5, the upper 900mm of the Boundary Barrier? [Figure 2](#)

Figure 1 Pool Fence NCZ 1 900mm/NCZ 2 500mm/NCZ 3 300mm



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Figure 2 Boundary Fence Height 1800mm NCZ 4 900 mm/NCZ 5 500mm

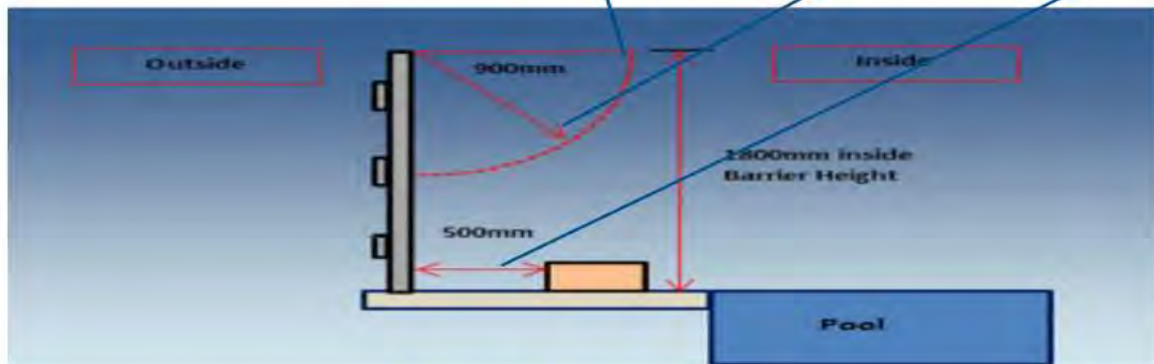
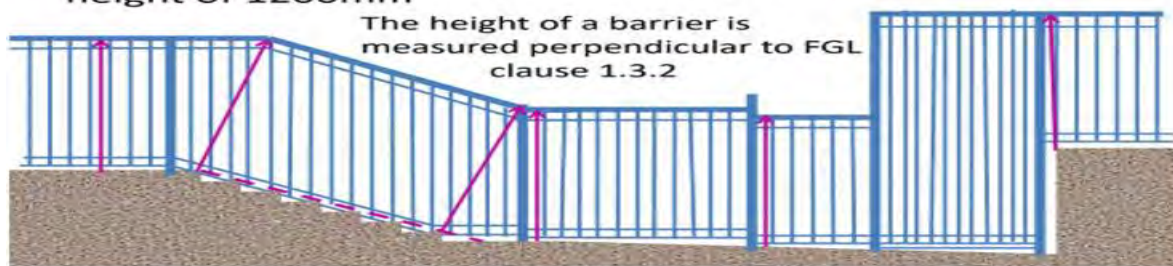


Figure 3 Sloping sites

Sloping sites and changes in ground levels

Internal barrier (fence) required to maintain a minimum height of 1200mm



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Sinking Fund Plan

Boulevard v2

**1 Holborow Avenue, 17 Summerfield Close &
15 Summerfield Close, Denman Prospect,
ACT 2611**

Scheme Number: 16350



COMPILED BY SIMON VINCENT

**On 30 October 2025 for the
15 Years Commencing: 6 September 2025
QIA Job Reference Number: 229447**

Professional Indemnity Insurance Policy Number 1411189338 PLP
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INTRODUCTION

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

LOCATION

1 Holborow Avenue, 17 Summerfield Close & 15 Summerfield Close, Denman Prospect, ACT 2611

REPORT SUMMARY

We have estimated that the Sinking Fund Levies as proposed in this report will be adequate to accumulate sufficient funds to meet anticipated long term costs, with essentially only an adjustment for inflation being required.

We recommend that the Sinking Fund Report be regularly updated to ensure that an accurate assessment of how the scheme land, building and facilities are aging and to incorporate into the Report any major changes brought about by legislation, or pricing.

The Sinking Fund Levy per entitlement already set (GST incl) is:	\$4.47
Number of Lot/Unit Entitlements:	10000
Opening Balance:	\$42,909.19
The proposed Sinking Fund Levy per entitlement (GST incl) is:	\$10.29

METHODOLOGY

The nominal forecast period of this report is 15 years and the costs anticipated during each of the years are detailed line by line on a yearly basis. The nominal time frame of the Report is to a large extent driven by the fact that many elements in a building's structure have a life beyond 15 years. Therefore an amount has been taken up for each item that would require replacement or substantial repair outside of the 15 year forecast period to account for these anticipated expenses. The basis for the accrual of these funds is that Owners use or consume the common property during their period of ownership and so are responsible for funding their eventual replacement. The manner in which the land, buildings and facilities actually age cannot be accurately determined without regular inspections which take into account the size, location and use of the scheme.

The report will generally categorise costs as follows:

1. Costs that occur in a predictable timeframe, in one tranche or as one project and within the 15 years forecast – a typical example of this kind of cost may be external painting or external door replacement. These items are generally described as straight costs e.g. repaint building or replace door.
2. Costs that occur in a predictable timeframe, in several tranches within the 15 years forecast – a typical example of this kind of cost may be boundary fence replacement, light fitting replacements or tree removal/lopping. These costs are generally described as an ongoing or partial replacement or provision cost.
3. Costs that occur in a predictable timeframe in one tranche or multiple tranches but will be outside the 15 years forecast – a typical example of this would be driveway resurfacing, gutter or downpipe replacements. These costs will only appear as annual accruals in the **Itemised Accruals by Year** section of the report, or may appear as a “partial” provision if there is a need for some allowance in the duration of the report.
4. Costs that are not predictable and may occur in one tranche or multiple tranches – a typical example of this cost is a burst water pipe. These costs are generally shown in the report as a repairs and replacement cost or an allowance.

The levy income has been determined by forecasting the expenditure requirement to replace or renew assets or finishes that have an effective life and making an allowance for items that do not have a finite lifespan. The levy income is initially increased each year by a variable inflationary factor to smooth the effects of major cost fluctuations given the initial fund balance and income.

No allowance has been made for interest receivable on the Sinking Fund Account, possible bank charges or tax obligations arising from bank interest.

Future replacement costs have been calculated by assessing the current replacement cost for each item to a standard the same or better than the original. These anticipated costs are increased each year at a rate of 5.0% per annum, this rate is reflective of building price indices which are historically higher than the general inflation rate. A contingency of 10.0% per annum has been applied to anticipated costs and it is applied to each individual cost in the year the cost (e.g. painting) is expected to occur (e.g. 2035), the contingency rate is not an annual compounding cost.

The effective life for each item identified is based on its material effective life, therefore no consideration has been made for the economic life of plant, equipment, finishes or upgrades.

We have included a line item called Capital Replacement – General which is a yearly provision for unforeseen and/or unknown capital costs and expenses. This provision will allow Owners to expend funds on items which are not specifically allowed for, without the need to call an Extraordinary General Meeting to raise a special levy to pay for those otherwise unspecified items.

If the amounts provided for are not expended in any one year they will be accumulated to meet expenditures in future years although it has been our experience that some form of capital expenditure occurs every year and not all of it is accounted for via the specific line items in our report.

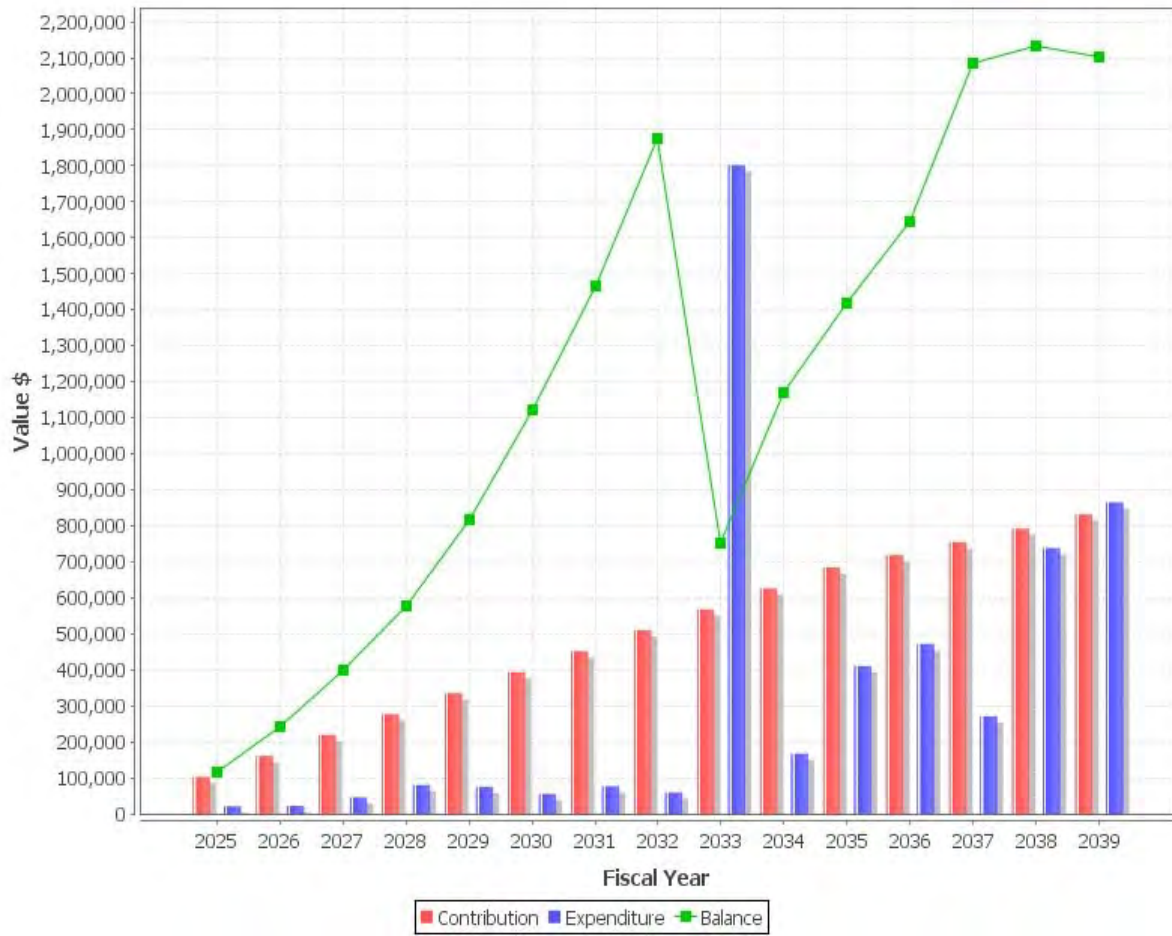
An allowance has been made for buildings Registered for Goods and Services Tax (GST) and GST has been applied to the levies and expenses proposed in this report – input tax credits have been accounted for and are shown in the **Financial Summary Table** in this report.

This report assumes that all plant and equipment will be maintained under comprehensive maintenance agreements. Expenditure incurred for maintenance agreements is taken to be covered within the Administrative Fund Budget, as are any smaller items that would be considered routine replacement items.

SINKING FUND FINANCIAL SUMMARY

Year		Opening Balance	Income							Expenses	Closing Balance
Report Year	Fiscal From	Beginning of Year	Contribution Total P.A. Ex GST	GST	Contribution Total P.A. Incl GST	Contribution per Entitlement Ex GST	GST	Contribution per Entitlement Inc GST	Input Tax Credits	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	06/09/2025	\$42,909	\$93,515	\$9,352	\$102,867	\$9.35	\$0.94	\$10.29	\$1,955	\$21,508	\$116,872
2	06/09/2026	\$116,872	\$146,395	\$14,639	\$161,034	\$14.64	\$1.46	\$16.10	\$2,036	\$22,401	\$242,902
3	06/09/2027	\$242,902	\$199,274	\$19,927	\$219,201	\$19.93	\$1.99	\$21.92	\$4,209	\$46,304	\$400,081
4	06/09/2028	\$400,081	\$252,153	\$25,215	\$277,368	\$25.22	\$2.52	\$27.74	\$7,271	\$79,985	\$579,520
5	06/09/2029	\$579,520	\$305,032	\$30,503	\$335,535	\$30.50	\$3.05	\$33.55	\$6,815	\$74,965	\$816,401
6	06/09/2030	\$816,401	\$357,911	\$35,791	\$393,702	\$35.79	\$3.58	\$39.37	\$5,018	\$55,195	\$1,124,135
7	06/09/2031	\$1,124,135	\$410,790	\$41,079	\$451,869	\$41.08	\$4.11	\$45.19	\$6,968	\$76,650	\$1,465,244
8	06/09/2032	\$1,465,244	\$463,669	\$46,367	\$510,036	\$46.37	\$4.64	\$51.00	\$5,391	\$59,300	\$1,875,004
9	06/09/2033	\$1,875,004	\$516,548	\$51,655	\$568,203	\$51.65	\$5.17	\$56.82	\$163,808	\$1,801,884	\$753,475
10	06/09/2034	\$753,475	\$569,427	\$56,943	\$626,370	\$56.94	\$5.69	\$62.64	\$15,217	\$167,391	\$1,170,729
11	06/09/2035	\$1,170,729	\$622,306	\$62,231	\$684,537	\$62.23	\$6.22	\$68.45	\$37,305	\$410,359	\$1,419,982
12	06/09/2036	\$1,419,982	\$653,422	\$65,342	\$718,764	\$65.34	\$6.53	\$71.88	\$42,918	\$472,097	\$1,644,225
13	06/09/2037	\$1,644,225	\$686,093	\$68,609	\$754,702	\$68.61	\$6.86	\$75.47	\$24,673	\$271,400	\$2,083,591
14	06/09/2038	\$2,083,591	\$720,397	\$72,040	\$792,437	\$72.04	\$7.20	\$79.24	\$67,110	\$738,213	\$2,132,885
15	06/09/2039	\$2,132,885	\$756,417	\$75,642	\$832,059	\$75.64	\$7.56	\$83.21	\$78,640	\$865,036	\$2,102,906

SINKING FUND FORECAST MOVEMENT



SUMMARY OF ANNUAL FORECAST EXPENDITURE

September 2025	Expense Inc GST
FURNITURE & FITTINGS	
- Maintain building - General	\$7,920
- Maintain building - Electrical	\$2,500
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	\$9,240
- Replace hydrant/sprinkler booster pumps batteries	\$1,848
<u>Total Forecast Expenditure for year - September 2025 (Inc GST):</u>	<u>\$21,508</u>
Includes GST amount of :	\$1,955
September 2026	Expense Inc GST
FURNITURE & FITTINGS	
- Maintain building - General	\$8,316
- Maintain building - Electrical	\$2,625
LANDSCAPING	
- Replace filters in 2 years	\$910
FIRE PROTECTION SYSTEMS	
- Install/replace sensors/exit signage/emergency lighting	\$9,702
SWIMMING POOL	
- Maintain filter - replace sand	\$849
<u>Total Forecast Expenditure for year - September 2026 (Inc GST):</u>	<u>\$22,401</u>
Includes GST amount of :	\$2,036

September 2027		Expense Inc GST
BASEMENT		
- Maintain line marking 10% of total		\$4,457
FURNITURE & FITTINGS		
- Maintain building - General		\$8,732
- Maintain building - Plumbing		\$4,000
- Maintain building - Electrical		\$2,756
- Provision to upgrade swipe/card readers		\$10,696
FIRE PROTECTION SYSTEMS		
- Install/replace sensors/exit signage/emergency lighting		\$10,187
- Replace hydrant/sprinkler booster pumps batteries		\$2,037
SWIMMING POOL		
- Provision for ongoing replacement of pool pumps		\$3,438
<u>Total Forecast Expenditure for year - September 2027 (Inc GST):</u>		<u>\$46,304</u>
Includes GST amount of :		\$4,209

September 2028		Expense Inc GST
BASEMENT		
- Replace bin room roller door motors in 4 years		\$6,017
DRIVEWAY		
- Repaint line marking		\$2,674
FURNITURE & FITTINGS		
- Provision for ongoing replacement of outdoor/indoor furniture		\$5,348
- Maintain building - General		\$9,168
- Maintain building - Electrical		\$2,894

FIRE PROTECTION SYSTEMS

- Provision to replace portable fire extinguishers	\$39,577
- Install/replace sensors/exit signage/emergency lighting	\$10,696

SWIMMING POOL

- Provision for ongoing replacement of pool pumps	\$3,610
---	---------

<u>Total Forecast Expenditure for year - September 2028 (Inc GST):</u>	<u>\$79,985</u>
--	-----------------

Includes GST amount of :	\$7,271
--------------------------	---------

September 2029	Expense Inc GST
-----------------------	----------------------------

BASEMENT

- Provision to replace entry gates motors	\$13,478
---	----------

FURNITURE & FITTINGS

- Maintain building - General	\$9,627
- Maintain building - Electrical	\$3,039

LANDSCAPING

- Replace water recycling pumps in 5 years	\$3,089
- Replace filters in 2 years	\$1,053
- Provision for landscaping improvements/upgrades	\$20,000

FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting	\$11,231
- Replace hydrant/sprinkler booster pumps batteries	\$2,246

SWIMMING POOL

- Maintain filter - replace sand	\$983
- Replace auto chemical feeder units in 5 years	\$9,827

RECREATION AREA/KITCHEN

- Replace microwave in 5 years	\$393
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<u>Total Forecast Expenditure for year - September 2029 (Inc GST):</u>	<u>\$74,965</u>
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Includes GST amount of :	\$6,815
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September 2030	Expense Inc GST
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SUPERSTRUCTURE

- Maintain balcony tiles	\$15,743
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BASEMENT

- Maintain line marking 10% of total	\$5,159
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FURNITURE & FITTINGS

- Maintain building - General	\$10,108
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- Maintain building - Plumbing	\$4,630
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- Maintain building - Electrical	\$3,191
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AMENITIES

- Replace extraction fans in 6 years	\$2,359
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FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting	\$11,793
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SWIMMING POOL

- Replace water chlorinator in 6 years	\$2,211
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<u>Total Forecast Expenditure for year - September 2030 (Inc GST):</u>	<u>\$55,195</u>
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Includes GST amount of :	\$5,018
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September 2031	Expense Inc GST
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FURNITURE & FITTINGS

- Provision for ongoing replacement of outdoor/indoor furniture	\$6,191
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- Maintain building - General	\$10,613
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- Maintain building - Electrical	\$3,350
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- Provision to upgrade swipe/card readers \$13,002

FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting \$12,382

- Replace hydrant/sprinkler booster pumps batteries \$2,476

SWIMMING POOL

- Provision for ongoing replacement of pool pumps \$4,179

PLANT & EQUIPMENT

- Replace lift sump pumps in 7 years \$21,360

RECREATION AREA/KITCHEN

- Replace dishwasher in 7 years \$3,096

Total Forecast Expenditure for year - September 2031 (Inc
GST): \$76,650

Includes GST amount of : \$6,968

September 2032	Expense Inc GST
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SUPERSTRUCTURE

- Maintain balcony tiles \$17,357

EXTERNAL WORKS

- Ongoing partial maintenance of walkways/pathways 3% of total \$5,714

FURNITURE & FITTINGS

- Maintain building - General \$11,144

- Maintain building - Electrical \$3,518

- Provision to replace door closers 10% of total \$1,820

LANDSCAPING

- Replace filters in 2 years \$1,219

FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting \$13,002

SWIMMING POOL

- Provision for ongoing replacement of pool pumps	\$4,388
- Maintain filter - replace sand	\$1,138
<u>Total Forecast Expenditure for year - September 2032 (Inc GST):</u>	<u>\$59,300</u>
Includes GST amount of :	\$5,391

September 2033Expense
Inc GST**SUPERSTRUCTURE**

- Repaint buildings	\$1,266,194
- Repaint walkway ceilings	\$49,658
- Scaffold/access equip allowance	\$194,994
- Repaint door faces	\$20,211

BASEMENT

- Maintain line marking 10% of total	\$5,973
- Replace bin room roller door motors in 4 years	\$7,679
- Repaint door faces	\$17,201
- Repaint bollards	\$7,167

DRIVEWAY

- Repaint line marking	\$3,413
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ENTRY FOYER

- Repaint walls	\$24,573
- Repaint ceiling	\$10,751
- Repaint door face	\$7,095

FURNITURE & FITTINGS

- Maintain building - General	\$11,701
- Maintain building - Plumbing	\$5,360
- Maintain building - Electrical	\$3,694

AMENITIES

- Repaint ceilings	\$5,119
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FIRE PROTECTION SYSTEMS

- Provision to replace portable fire extinguishers	\$50,511
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- Provision to replace pressure vessel	\$1,280
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- Install/replace sensors/exit signage/emergency lighting	\$13,652
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- Replace hydrant/sprinkler booster pumps batteries	\$2,730
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STAIRWELL

- Repaint door faces	\$33,542
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PLANT & EQUIPMENT

- Replace bin tug in 9 years	\$3,413
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- Replace traffic light system in 9 years	\$2,560
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RECREATION AREA/KITCHEN

- Repaint walls/ceilings	\$46,416
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- Replace refrigerator in 9 years	\$3,072
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- Replace oven in 9 years	\$2,218
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- Replace rangehood in 9 years	\$1,706
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<u>Total Forecast Expenditure for year - September 2033 (Inc GST):</u>	<u>\$1,801,884</u>
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Includes GST amount of :	\$163,808
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September 2034

Expense Inc GST

SUPERSTRUCTURE

- Provision to replace balustrade/handrail fixings	\$6,450
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- Maintain balcony tiles	\$19,136
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- Provision for partial balcony membrane replacement	\$95,681
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FURNITURE & FITTINGS

- Provision for ongoing replacement of outdoor/indoor furniture	\$7,167
- Maintain signage	\$3,584
- Maintain building - General	\$12,286
- Maintain building - Electrical	\$3,878
- Provision to replace door closers 10% of total	\$2,007

AMENITIES

- Maintain tiles 5% of total	\$2,867
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FIRE PROTECTION SYSTEMS

- Install/replace sensors/exit signage/emergency lighting	\$14,334
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Total Forecast Expenditure for year - September 2034 (Inc GST): \$167,391

Includes GST amount of : \$15,217

September 2035

Expense
Inc GST

SUPERSTRUCTURE

- Replace external door/frame 10% of total	\$4,333
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BASEMENT

- Provision to replace entry gates motors	\$18,061
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EXTERNAL WORKS

- Ongoing partial maintenance of walkways/pathways 3% of total	\$6,615
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FURNITURE & FITTINGS

- Provision to replace/upgrade T.V. antenna/satellite dish	\$9,031
- Maintain building - General	\$12,901
- Maintain building - Electrical	\$4,072
- Provision to upgrade swipe/card readers	\$15,804
- Provision to replace solar inverters	\$15,051