

### Schedule

<b>Land</b>	The unexpired term of the Lease	Unit 45	UP No. 15724	Block 5	Section 75	Division/District Denman Prospect
	and known as 55/4 Hoolihan Street, Denman Prospect ACT 2611					
<b>Seller</b>	Full name	Loretta Macarena Jerez				
	ACN/ABN					
	Address	3 Emily Bulcock Crescent, Gilmore, ACT 2905				
<b>Seller Solicitor</b>	Firm	Elevated Legal Advisory				
	Email	jonathon@elevatedlegal.com.au				
	Phone	0437 693 862	Ref: Jonathon Bellato			
	DX/Address	PO Box 5327, Braddon ACT 2612				
<b>Stakeholder</b>	Name	Hive Property (act) Pty Ltd				
<b>Seller Agent</b>	Firm	HIVE Property				
	Email	michael@hiveproperty.co				
	Phone	0419 888 627	Ref: Michael Morris			
	DX/Address	Level 1/4 Campion Street, Deakin, ACT 2600				
<b>Restriction on Transfer</b>	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
<b>Land Rent</b>	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
<b>Occupancy</b>	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
<b>Breach of covenant or unit articles</b>	Description (Insert other breaches)	As disclosed in the Contract				
<b>Goods</b>	Description	Fixed floor coverings, window treatments and light fittings as inspected				
<b>Date for Registration of Units Plan</b>	Not applicable					
<b>Date for Completion</b>	On or before 30 days from the Date of this Contract					
<b>Electronic Transaction?</b>	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA			
<b>Land Tax to be adjusted?</b>	<input type="checkbox"/> No		<input type="checkbox"/> Yes			
<b>Residential Withholding Tax</b>	New residential premises?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	
	Potential residential land?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	
	Buyer required to make a withholding payment?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes (insert details on p.3)	
<b>Foreign Resident Withholding Tax</b>	Relevant Price more than \$750,000.00?		<input type="checkbox"/> No		<input type="checkbox"/> Yes	
	Clearance Certificates attached for all the Sellers?		<input type="checkbox"/> No		<input type="checkbox"/> Yes	

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

<b>Buyer</b>	Full name					
	ACN/ABN					
	Address					
<b>Buyer Solicitor</b>	Firm					
	Email					
	Phone		Ref			
	DX/Address					
<b>Price</b>	Price					(GST inclusive unless otherwise specified)
	Less deposit					(10% of Price)
	Balance					<input type="checkbox"/> Deposit by Instalments (clause 52 applies)
<b>Date of this Contract</b>						

<b>Co-Ownership</b>	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
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**Read This Before Signing:** Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

<b>Seller signature</b>	<b>Buyer signature</b>
Seller witness name and signature	Buyer witness name and signature

## Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current certified extract from the land titles register showing all registered interests affecting the Property
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
  - the Property is a Class A Unit
  - the residence on the Property has not previously been occupied or sold as a dwelling; or
  - this Contract is an “off-the-plan purchase”)
- Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

### If the Property is off-the-plan:

- Proposed plan
- Inclusions list

### If the Property is a Unit where the Units Plan is not registered:

- Inclusions list
- Disclosure Statement

### If the Property is a Unit where the Units Plan is registered:

- Units Plan concerning the Property
- Current certified extract from the land titles register showing all registered interests affecting the Common Property
- Unit Title Certificate
- Registered variations to rules of the Owners Corporation
- (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

### If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

### If the Property is a Lot that will form part of a Community Title Scheme:

- Proposed Community Title Master Plan or sketch plan
- Proposed Community Title Management Statement

### GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Margin scheme applies

### Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

### Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

### Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

### Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$550 (GST inclusive)

### Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

### Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

## RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

<b>Supplier</b>	Name			
	ABN		Phone	
	Business address			
	Email			
<b>Residential Withholding Tax</b>	Supplier's portion of the RW Amount:		\$	
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):		\$	
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
	If 'Yes', the GST inclusive market value of the non-monetary consideration:		\$	
	Other details (including those required by regulation or the ATO forms):			

## Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
  - the Buyer is a corporation; or
  - the Property is sold by tender; or
  - the Property is sold by auction; or
  - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
  - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

## Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997* (ACT) or the *Leases (Commercial & Retail) Act 2001* (ACT).
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

## Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

## Exchange of Contract

- 1 An Agent, authorised by the Seller, may:
  - insert:
    - the name and address of, and contact details for, the Buyer;
    - the name and address of, and contact details for, the Buyer Solicitor;
    - the Price;
    - the Date of this Contract,
  - insert in, or delete from, the Goods; and
  - exchange this Contract.
- 2 An Agent must not otherwise insert, delete or amend this Contract.
- 3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

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The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

### 1. Definitions and interpretation

- 1.1 Definitions appear in the Schedule and as follows:

**Affecting Interests** means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

**Adaptable Housing Dwelling** has the meaning in the Sale of Residential Property Act;

**Agent** has the meaning in the Sale of Residential Property Act;

**ATO** means the Australian Taxation Office, and includes the Commissioner for Taxation;

**Balance of the Price** means the Price less the Deposit;

**Breach of Covenant** means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

**Building Act** means the *Building Act 2004* (ACT);

**Building and Development Provision** has the meaning in the Planning Act;

**Building Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Building and Compliance Inspection Report** has the meaning in the Sale of Residential Property Act;

**Building Management Statement** has the meaning in the Land Titles Act;

**Business Day** means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

**Class A Unit** has the meaning in the Sale of Residential Property Act;

**Common Property** for a Unit has the meaning in the Unit Titles Act;

**Common Property** for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

**Community Title Act** means the *Community Title Act 2001* (ACT);

**Community Title Body Corporate** means the entity referred to as such in the Community Title Act;

**Community Title Management Statement** has the meaning in the Community Title Act;

**Community Title Master Plan** has the meaning in the Community Title Act;

**Community Title Scheme** has the meaning in the Community Title Act;

**Completion** means the time at which this Contract is completed and **Completed** has a corresponding meaning;

**Compliance Certificate** means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

**Covenant** includes a restrictive covenant;

**Default Notice** means a notice in accordance with clause 18.5 and clause 18.6

**Default Rules** has the meaning in the Unit Titles Management Act;

**Deposit** means the deposit forming part of the Price;

**Developer** in respect of a Lot has the meaning in the Community Title Act;

**Developer Control Period** has the meaning in the Unit Titles Management Act;

**Development** has the meaning in the Planning Act;

**Development Statement** has the meaning in the Unit Titles Act;

**Disclosure Statement** has the meaning in the Property Act;

**Disclosure Update Notice** has the meaning in section 260(2) of the Property Act;

**Encumbrance** has the meaning in the Sale of Residential Property Act but excludes a mortgage;

**Energy Efficiency Rating Statement** has the meaning in the Sale of Residential Property Act;

**Excluded Change** has the meaning in section 259A(4) of the Property Act;

**General Fund Contribution** has the meaning in section 78(1) of the Unit Titles Management Act;

**GST** has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

**GST Rate** means the prevailing rate of GST specified as a percentage;

**Improvements** means the buildings, structures and fixtures erected on and forming part of the Land;

**Income** includes the rents and profits derived from the Property;

**Land Act** means the *Land (Planning & Environment) Act 1991* (ACT);

**Land Charges** means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

**Land Rent Act** means the *Land Rent Act 2008* (ACT);

**Land Rent Lease** means a Lease that is subject to the Land Rent Act;

**Land Titles Act** means the *Land Titles Act 1925* (ACT);

**Lease** means the lease of the Land having the meaning in the Planning Act;

**Lease Conveyancing Inquiry Document** has the meaning in the Sale of Residential Property Act;

**Legislation Act** means the *Legislation Act 2001*;

**Liability of the Owners Corporation** means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

**Lot** has the meaning in the Community Title Act;

**Non-Land Rent Lease** means a Lease that is not subject to the Land Rent Act;

**Notice to Complete** means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

**Owners Corporation** means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

**Pest Inspection Report** has the meaning in the Sale of Residential Property Act;

**Pest Treatment Certificate** has the meaning in the Sale of Residential Property Act;

**Planning Act** means the *Planning Act 2023* (ACT);

**Planning and Land Authority** has the meaning in the Legislation Act;

**Prescribed Building** has the meaning in the Building Act;

**Prescribed Terms** has the meaning in the Residential Tenancies Act;

**Property** means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

**Property Act** means the *Civil Law (Property) Act 2006* (ACT);

**Required Documents** has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

**Rescission Notice** has the meaning in the Sale of Residential Property Act;

**Residential Tenancies Act** means the *Residential Tenancies Act 1997* (ACT);

**Sale of Residential Property Act** means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

**Section 56 Certificate** means a certificate for a Lot issued under section 56 of the Community Title Act;

**Section 67 Statement** means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

**Service** includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

**Staged Development** has the meaning given by section 17(4) of the Unit Titles Act;

**Tenancy Agreement** includes a lease for any term and whether for residential purposes or otherwise;

**Unapproved Structure** has the meaning in the Sale of Residential Property Act;

**Unit** means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

**Unit Entitlement** for the Unit has the meaning in the Unit Titles Act;

**Unit Title** is the Lease together with the rights of the registered lessee of the Unit;

**Unit Title Certificate** means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

**Unit Titles Act** means the *Unit Titles Act 2001* (ACT);

**Unit Titles Management Act** means the *Unit Titles (Management) Act 2011* (ACT);

**Units Plan** means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

**Withholding Law** means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

## 1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

- 1.3 Headings are inserted for convenience only and are not part of this Contract.
- 1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.
- 1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.
- 1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.
- 1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.
- 1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

## 2. Terms of payment

- 2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.
- 2.2 The Deposit becomes the Seller’s property on Completion.
- 2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.
- 2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.
- 2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.
- 2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).
- 2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.
- 2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

### 3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

### 4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

### 5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

### 6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
  - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
  - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
  - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
  - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
    - 6.2.3 rescind; or
    - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
  - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
  - 6.4.2 a wall being or not being a party wall or the Property being affected by an

easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

## 7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

## 8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

## 9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
  - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
  - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
  - 9.3.1 the Seller warrants that except as disclosed in this Contract:
    - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
    - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
  - (i) the Prescribed Terms; and
  - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

## 10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

## 11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
  - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

## 12. Additional Seller obligations

12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:

- 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
- 12.1.2 obtain approval for any Development conducted on the Land;
- 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
- 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
- 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

## 13. Electronic transaction

13.1 In this clause 13, the following words mean:

**Adjustment Figures** mean details of the adjustments to be made to the Price under this Contract;

**Completion Time** means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

**Conveyancing Transaction** has the meaning given in the Participation Rules;

**Digitally Signed** has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

**Discharging Mortgagee** means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

**ECNL** means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

**Effective Date** means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

**Electronic Document** means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

**Electronic Transaction** means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

**Electronic Transfer** means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

**Electronic Workspace** has the meaning given in the Participation Rules;

**Electronically Tradeable** means a land title dealing that can be lodged electronically;

**ELN** has the meaning given in the Participation Rules;

**FRCGW Remittance** means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

**GSTRW Payment** means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

**Incoming Mortgagee** means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

**Land Registry** has the meaning given in the Participation Rules;

**Lodgment Case** has the meaning given in the Participation Rules;

**Mortgagee Details** mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

**Nominated ELN** means the ELN specified in the Schedule;

**Participation Rules** mean the participation rules as determined by the ECNL;

**Populate** means to complete data fields in the Electronic Workspace;

**Prescribed Requirement** has the meaning given in the Participation Rules;

**Subscribers** has the meaning given in the Participation Rules; and

**Title Data** means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
- 13.2.1 this Contract says that it is an Electronic Transaction; or
- 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or
- 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.4.1 each party must:
- (a) bear equally any disbursements or fees; and
- (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
- 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
- 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
- 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
- 13.5.3 the parties must conduct the Electronic Transaction:
- (a) in accordance with the Participation Rules and the ECNL; and
- (b) using the Nominated ELN, unless the parties otherwise agree;
- 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

#### 14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

#### 15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

#### 16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

#### 17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
  - (d) the decision of the arbitrator is final and binding;
  - (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
  - (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
  - (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
  - (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.
- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
- 18.6.1 must specify the default;
  - 18.6.2 must require the party served with the Default Notice to rectify the default within 7\* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
  - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

## 18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14\* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
- 18.3.1 not be in default; and

## 19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
- 19.1.1 sue the Buyer for breach; or
  - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

\* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

## 20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

- 20.1.1 terminate and seek damages; or  
20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

## 21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and  
21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

## 22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;  
22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and  
22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

- 22.3 The parties agree that:

- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and  
22.3.2 the damages must be paid on Completion.

## 23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

- 23.2 This clause is an essential term.

## 24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but  
24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
  - 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
  - 24.4.3 the Seller must carry on the enterprise until Completion;
  - 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
  - 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
    - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
    - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
- 24.5.1 the Seller warrants that it can use the margin scheme; and
  - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply,
- in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

## 25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

## 26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
  - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to,  
the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
  - 26.2.3 serve it on that party's solicitor in any of the above ways; or
  - 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
  - 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

## 27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

## 28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

## 29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

## 30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

### 31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

### 32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

### 33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

- (a) defects arising through fair wear and tear; and
- (b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970* (*repealed*) and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

### 34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

### 35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

### 36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

## 37. Unregistered Units Plan

**Warning:** The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

## 38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

## 39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

## 40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

## 41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

## 42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

## 43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

## 44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

## 45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

## 46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

## 47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
  - 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

## 48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
  - 48.2.2 state the name and address of:
    - (a) the body corporate of the scheme; or
    - (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates – the manager;
  - 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
  - 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
  - 48.2.5 be signed by the Seller or a person authorised by the Seller; and
  - 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
  - 48.4.2 Completion has not taken place.

## 49. Notice to Community Title Body Corporate

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

## 50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

## 51. Foreign Resident Withholding Tax

**Warning:** The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

**Warning:** The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

**CGT Asset** has the meaning in the *Income Tax Assessment Act 1997*;

**Clearance Certificate** means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

**Relevant Percentage** means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

**Relevant Price** means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

**Variation Certificate** means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

**Withholding Amount** means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

**Withholding Law** means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

- (a) lodge a purchaser payment notification form with the ATO; and
- (b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

## 52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14\* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

## 53. Residential Withholding Tax

**Warning:** The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

53.1 In this clause 53 the following words have the following meanings:

**RW Amount** means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

**RW Amount Information** means the completed RW Amount details referred to on page 3 of this Contract; and

**RW Percentage** means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion, whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

\* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
  - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Unit 45 UP No. 15724  
Block 5 Section 75 Denman Prospect  
55/4 Hoolihan Street, Denman Prospect  
ACT 2611

## SPECIAL CONDITIONS

### 54. DEFINITIONS

In this contract:

- (a) **Contract** means this Contract including the General Conditions, these Special Conditions and any Schedule, Appendix or Annexure;
- (b) **FATA** means *Foreign Acquisitions and Takeovers Act 1975* (Cth)
- (c) **Foreign Person** means:
  - i. a "foreign person" as defined in section 21A as the meaning is extended by section 4(6) of the FATA; or
  - ii. a "person to whom this section applies" within the meaning of section 26A as section 26A is affected by section 5A of the FATA.
- (d) **General Conditions** General Conditions means the ACT Law Society Contract for Sale CS09-2021 or as updated by the Law Society from time to time.
- (e) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding.
- (f) **Raise Issue** means any of (and any combination of) the following:
  - i. make any claim (for damages or otherwise);
  - ii. make any requisition;
  - iii. object;
  - iv. deduct, or seek to deduct, from any monies otherwise payable to the Seller;
  - v. retain, or seek to retain, any monies otherwise payable to the Seller;
  - vi. rescind this Contract;
  - vii. terminate this Contract;
  - viii. require works to be undertaken to the Building or Land;
  - ix. require any documents, certificates, approvals or similar; or
  - x. delay Completion.

### 55. GENERAL

- (a) This Contract cannot be varied, except in in writing, which must be agreed to and executed by all parties.
- (b) A right created by this Contract cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right does not constitute a waiver of that right, nor will a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or any other right of that party.

- (c) Each party must promptly execute all documents and do all things necessary or desirable to give full effect to the arrangements contained in this Contract.
- (d) The laws applicable in the Australian Capital Territory govern this Contract, and the parties submit to the non-exclusive jurisdiction of the courts of the State or Territory and any courts competent to hear appeals from those courts.
- (e) If a clause or part of a clause is unenforceable, voidable, invalid or illegal, it must be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is taken to be severed from this Contract without affecting the enforceability, validity or legality of the remaining clauses (or parts of the clauses) which will continue in full force and effect. This clause has no effect if the severance alters the basic nature of this Contract or is contrary to public policy.
- (f) A right or obligation of a party that can operate or have effect on or after the completion, expiration, termination or rescission of this Contract will not merge on the occurrence of that event but will remain in full force and effect.
- (g) This Contract is properly executed if each party executes either this document or an identical document. In the latter case, this Contract takes effect when the separately executed documents are exchanged between the parties.
- (h) To the extent that General Conditions are inconsistent with these special conditions, these special conditions override the General Conditions.

## **56. GENERAL CONDITION AMENDMENTS**

To the extent as permitted by law the General Conditions are amended as follows:

- (a) clause 22.1.1 is amended by inserting '0' before the '%' symbol;
- (b) clause 22.1.2 is amended by inserting '10' before the '%' symbol;
- (c) clause 26.2 is deleted and replaced with the following:
  - i. 26.2 To serve a notice a party must:
    - 1. 26.2.1 leave it at; or
    - 2. 26.2.2 send it by a method of post requiring acknowledgement of receipt by the addressee; or
    - 3. 26.2.3 send it by facsimile or electronic mail; or
    - 4. 26.2.4 by delivering to an appropriate place in the facilities of a document exchange system,  
  
to the address of the person to be served as stated in the Schedule, or as notified by that person to the other as that person's address for service under this Contract, or to that party's solicitor.

- (d) insert additional clause 26.4 as follows:
- i. 26.4 A notice is given:
    1. 26.4.1 if hand delivered, on the date of delivery;
    2. 26.4.2 if sent by facsimile transmission, on the date that the sender's facsimile machine records that the facsimile has been successfully transmitted in its entirety;
    3. 26.4.3 if sent by electronic mail, on the date the sender's electronic mail delivery system records that the electronic mail has been successfully transmitted in its entirety;
    4. 26.4.4 sent by prepaid ordinary mail within Australia, on the date being 2 Business Days after the date of posting; or
    5. 26.4.5 sent by prepaid express post International airmail between countries, on the date that is 7 Business Days after the date of posting.

## **57. CONDITION OF PROPERTY**

- (a) The Buyer warrants to the Seller that the Buyer is satisfied with the condition of the Property at the Date of this Contract including any legal and physical defects (latent or patent), infestations and dilapidation.
- (b) The Buyer acknowledges that the Seller has disclosed any Unapproved Structures on the Land and that, unless otherwise provided in this Contract. The Buyer must not Raise Issue or require the Seller to obtain the relevant approvals for the Unapproved Structures.
- (c) The Buyer acknowledges that the Seller makes no warranty as to the status of any contamination that may or may not be present on the Property including the soil, ground water or substrata. The Buyer relies on its own enquiries with regard to any contamination on the Property. The Buyer must not Raise Issue with regard to any contamination which may or may not be present on the Property.
- (d) The Buyer must not Raise Issue due to any matter in relation to the Seller or the Property which was disclosed to the Buyer, or was reasonably capable of being found or discovered by the Buyer had the Buyer undertaken the usual enquiries, investigations and searches about the Property as would reasonably be expected of a prudent Buyer, in a proper and diligent manner.
- (e) Notwithstanding any matter in clause 57(d) the Buyer may not Raise Issue in relation to any of the following matters:
  - i. any encroachment by or on the Property;
  - ii. any dispute regarding any dividing fence;
  - iii. requirements of an authority in relation to the Property;
  - iv. non-compliance of the Property with any law;

- v. the existence or non-existence of any services or utilities to or through the Property.

#### **58. KEYS**

The Seller will provide the Buyer with keys necessary to gain access to the dwelling on the Land, as well as any other keys in possession of the Seller on Completion. The Buyer must not Raise Issue regarding any keys provided, or not provided, by the Seller on Completion.

#### **59. ADJUSTMENTS**

- (a) If Completion does not occur on the Date for Completion due to the default of the Buyer, the Buyer acknowledges that Land Charges under General Condition 8.1 will be adjusted from the Date for Completion.
- (b) The Buyer acknowledges that notwithstanding clause 59(a), the Seller will remain entitled to the Income up to the date of Completion.

#### **60. SELLER AGENT**

- (a) The Buyer warrants that it was not introduced directly or indirectly to the Seller, or the Property, by any person other than the Seller Agent, or in circumstances that would give rise to any claim for commission or remuneration with respect to the sale of the Property by any other person.
- (b) The Buyer indemnifies the Seller against any Loss arising from a breach of the warranty in clause 60(a).

#### **61. ENTIRE AGREEMENT**

The Buyer agrees that this Contract sets out the entire understanding between the parties concerning the subject matter of this Contract and that it supersedes any prior arrangement, contract or other agreement in relation to the subject matter of this Contract.

#### **62. RELIANCE AND REPRESENTATIONS**

The Buyer warrants to the Seller that it has entered into this Contract entirely on its own investigations and enquiries and does not rely on any representation by the Seller, Seller Solicitor or Seller Agent in relation to any matter in relation to the Property or this Contract.

#### **63. FIRB APPROVAL**

- (a) The Buyer warrants to the Seller that it does not require any approvals under the Australian Government's foreign investment policy to acquire the Property ("**FIRB Approval**") and that the Treasurer cannot make an order under Part II of the FATA regarding the acquisition of the Property by the Buyer.
- (b) The Buyer indemnifies the Seller against all liability or loss suffered or incurred by the Seller which arises directly or indirectly from a breach of any of the obligations of the Buyer under this clause 63.

#### **64. DIRECTOR GUARANTEE AND INDEMNITY**

If the Buyer is a corporation that is not listed on the Australian Stock Exchange or is a company limited by guarantee under the *Corporations Act 2001* (Cth), the Buyer acknowledges and confirms the following:

- (a) each director of the Buyer must and will provide a signed personal guarantee in the form of the Guarantee and Indemnity attached as Annexure A on the Date of this Contract ('Guarantee'); and
- (b) that each director of the Buyer has, on the Date of this Contract, properly executed the Guarantee attached to this Contract and agree to guarantee that corporation's performance of its obligations under this Contract.
- (c) The Buyer acknowledges and agrees that this Clause 64 is an essential term of this Contract.

## **65. INSOLVENCY AND INCAPACITY**

- (a) If the Buyer is a corporation and:
  - i. petition is presented for the winding up of the Buyer and is not stayed, withdrawn or discharged within 21 days or a resolution is passed by the Buyer for its winding up;
  - ii. an administrator or controller (as defined in section 9 of the *Corporations Act 2001* (Cth)) is appointed over the whole or any part of the assets or undertakings of the Buyer;
  - iii. a liquidator is appointed in respect of the undertakings of the Buyer;
  - iv. becomes insolvent (as defined in section 9 of the *Corporations Act 2001* (Cth));
  - v. the Buyer enters any arrangement with its creditors in relation to the affairs of the Buyer,

then the Buyer will be deemed to be in default of this Contract and the Seller may terminate this Contract and General Condition 19 will apply.

- (b) A notice of termination under this clause 65 will not take effect during any stay period, as the term is defined in Section 451(E)(2) of the *Corporations Act 2001* (Cth)
- (c) If the Buyer is an individual and:
  - i. dies; or
  - ii. becomes incapable to manage their affairs due to unsoundness of mind,

then either party may rescind this Contract and General Condition 21 will apply.

## **ANNEXURE A: GUARANTEE AND INDEMNITY**

In this Guarantee & Indemnity:

- (a) Guarantor means each director of the Buyer as at the Date of this Contract.
- (b) Any capitalised terms used in this Guarantee & Indemnity which are not defined have the corresponding meaning given to them in the Contract which this Guarantee & Indemnity forms an Annexure to.
- (c) In consideration of the Seller entering the Contract with the Buyer at the request of each Guarantor, each Guarantor guarantees to the Seller the payment of all money payable by the Buyer under the Contract and the performance of all other obligations imposed on the Buyer under the Contract.
- (d) Each Guarantor indemnifies the Seller against any Loss incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under the Contract.
- (e) Each Guarantor must pay on demand any money due to the Seller under the Guarantee & Indemnity.
- (f) Each Guarantor is jointly and severally liable with the Buyer to the Seller for the performance of the Buyer's obligations under the Contract and any damage incurred by the Seller due to the Buyer's failure to perform its obligations under the Contract.
- (g) Each and every guarantee and indemnity provided under the terms of this Guarantee & Indemnity are continuing and binds each Guarantor despite:
  - i. the death, bankruptcy or liquidation of any Guarantor;
  - ii. the resignation of any Guarantor as a director of the Buyer;
  - iii. any waiver or extension of time granted from the Seller to the Buyer;
  - iv. the Contract being held invalid or incomplete for any reason;
  - v. Completion of the Contract; or
  - vi. improper execution by the Buyer to the Contract.
- (h) Each Guarantor warrants that:
  - i. their obligations under this Guarantee & Indemnity are valid and binding;
  - ii. they are entering this Guarantee & Indemnity as an adult above the age of 18;
  - iii. are not acting in any capacity as a trustee; and

- iv. have been given an opportunity to seek independent legal and financial advice before entering this Guarantee & Indemnity.

**Executed** by in the presence of:

.....  
Signature

.....  
Signature of Witness

.....  
Name of Guarantor  
(Please print)

.....  
Name of Witness  
(Please print)

**AUSTRALIAN CAPITAL TERRITORY**  
**TITLE SEARCH**

**LAND**

Denman Prospect Section 75 Block 5 on Deposited Plan 11618 with 84 units on Unit Plan 15724

Unit 45 (Class A) entitlement 97 of 10000, 3 subsidiaries

Lease commenced on 20/01/2023, terminating on 07/11/2117

**Proprietor**

LORETTA MACARENA JEREZ

48/4 PEARLMAN STREET COOMBS, CANBERRA ACT 2611

**REGISTERED ENCUMBRANCES AND INTERESTS**

Original title is **Volume N/A Folio N/A**

**Restrictions**

Purpose Clause: Refer Units Plan

Registered Date	Dealing Number	Description
18/08/2025	3399928	Mortgage to PERPETUAL CORPORATE TRUST LIMITED (ACN: 000 341 533)

***End of interests***

**ADMINISTRATIVE INTERESTS**

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

Reference Number	Type	Lodgement Date	Assessment Track	Status	Status Date
201630441	Development Application	02/11/2016	DA - RECONSIDERATION	APPROVAL CONDITIONAL	02/05/2017

**Description**

PROPOSAL FOR ESTATE DEVELOPMENT FOR DENMAN PROSPECT STAGE 1B - the proposal is for services and other infrastructure to service 621 single residential blocks, 34 multi unit sites capable of accommodating 1886 dwellings, areas of open space, a mixed use site, a local centre, a public carpark, a site for a telecommunications tower and a site for community facilities. The proposal also includes ongoing provisions to be included in the Denman Prospect Precinct Code and off-site works associated with the block servicing and in accordance with the Holding Lease Deed of Agreement.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App,

decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at ACEPDcustomerservices@act.gov.au or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

<b>Reference Number</b>	<b>Type</b>	<b>Lodgement Date</b>	<b>Assessment Track</b>	<b>Status</b>	<b>Status Date</b>
201834081	Development Application	03/07/2018	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	09/11/2018

**Description**

PROPOSAL FOR MULTI UNIT DEVELOPMENT ; Construction of 2 six storey buildings comprising of 2 three bedroom apartment units, 46 two bedroom apartment units, 22 one bedroom apartment units and a three storey townhouse building comprising of 14 three bedroom townhouses, basement parking and associated works.

## AUSTRALIAN CAPITAL TERRITORY TITLE SEARCH

### LAND

Denman Prospect Section 75 Block 5 on Deposited Plan 11618 with 84 units on Unit Plan 15724

Lease commenced on 20/01/2023, terminating on 07/11/2117

### COMMON PROPERTY

#### Proprietor

The Owners - Units Plan No 15,724

Vantage Strata, 90/43 Constitution Avenue Reid ACT 2612

### REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume N/A Folio N/A**

#### Restrictions

Purpose Clause: Refer Units Plan

### *End of interests*

### ADMINISTRATIVE INTERESTS

Administrative interests information is **not** guaranteed by the Registrar-General, and the Registrar-General nor an authorised entity incurs liability for any omission, misstatement or inaccuracy in the information.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at [ACEPDcustomerservices@act.gov.au](mailto:ACEPDcustomerservices@act.gov.au) or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.

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201630441	Development Application	02/11/2016	DA - RECONSIDERATION	APPROVAL CONDITIONAL	02/05/2017

#### Description

PROPOSAL FOR ESTATE DEVELOPMENT FOR DENMAN PROSPECT STAGE 1B - the proposal is for services and other infrastructure to service 621 single residential blocks, 34 multi unit sites capable of accommodating 1886 dwellings, areas of open space, a mixed use site, a local centre, a public carpark, a site for a telecommunications tower and a site for community facilities. The proposal also includes ongoing provisions to be included in the Denman Prospect Precinct Code and off-site works associated with the block servicing and in accordance with the Holding Lease Deed of Agreement.

**Territory Planning Authority** - For further information concerning the following administrative interests, please refer to decided development application information available at <https://www.planning.act.gov.au/> or on the DA Finder App, available for download on iOS and Android mobile devices. Alternatively, please contact Access Canberra Land, Planning and Building Services at [ACEPDcustomerservices@act.gov.au](mailto:ACEPDcustomerservices@act.gov.au) or 6207 1923. The Territory Planning Authority's administrative interest information has been provided to the Registrar-General since 1 February 2010.



<b>Product</b>	Title Details
<b>Date/Time</b>	10/06/2026 12:20PM
<b>Customer Reference</b>	20260393
<b>Order ID</b>	20260610000814
<b>Cost</b>	\$35.00

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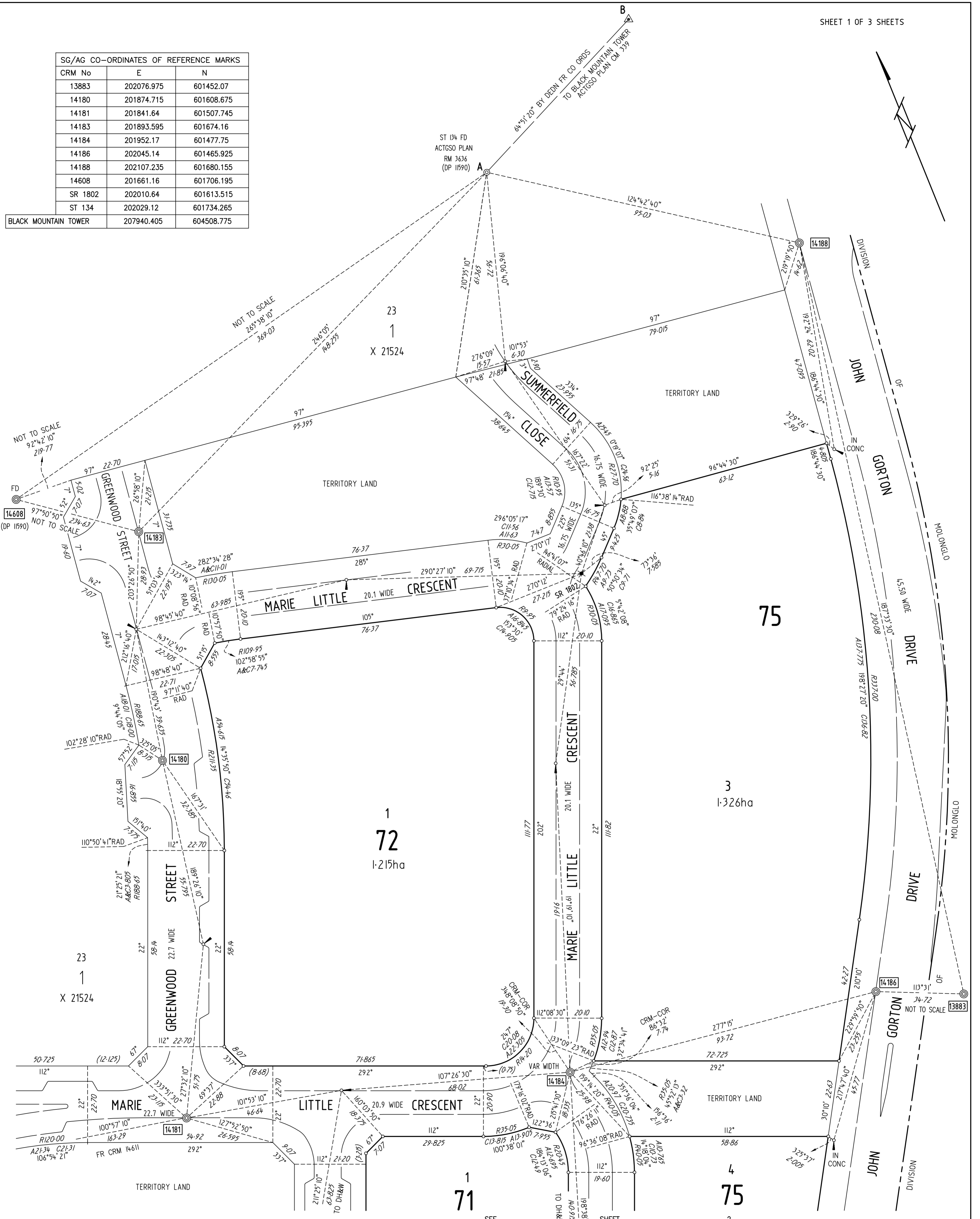
<b>Reference Number</b>	<b>Type</b>	<b>Lodgement Date</b>	<b>Assessment Track</b>	<b>Status</b>	<b>Status Date</b>
201834081	Development Application	03/07/2018	MERIT TRACK - MAJOR NOTIFICATION	APPROVAL CONDITIONAL	09/11/2018

**Description**

PROPOSAL FOR MULTI UNIT DEVELOPMENT √ Construction of 2 six storey buildings comprising of 2 three bedroom apartment units, 46 two bedroom apartment units, 22 one bedroom apartment units and a three storey townhouse building comprising of 14 three bedroom townhouses, basement parking and associated works.

---

SG/AG CO-ORDINATES OF REFERENCE MARKS		
CRM No	E	N
13883	202076.975	601452.07
14180	201874.715	601608.675
14181	201841.64	601507.745
14183	201893.595	601674.16
14184	201952.17	601477.75
14186	202045.14	601465.925
14188	202107.235	601680.155
14608	201661.16	601706.195
SR 1802	202010.64	601613.515
ST 134	202029.12	601734.265
BLACK MOUNTAIN TOWER	207940.405	604508.775



**REFERENCE MARKS**

- ⊙ Denotes GIP
- ⊙ Denotes CB in road 1.83 radially from TP
- ⊙ Denotes PLAQUE IN KERB
- ⊙ Denotes DEEP DRIVEN ROD
- ⊙ Denotes DH&W IN KERB (Except as otherwise shown)

**NOTE**

All Easements are 2.5 metres wide (Except as otherwise shown)

**Azimuth: A-B (Strom)**

Field Books:  
Surveyor's Ref : 08046 ST 202

I, WILLIAM ROBERT CAMPBELL of VERIS AUSTRALIA Pty Limited CANBERRA a surveyor registered under the Surveyors Act 2007 hereby certify that the survey represented on this plan is accurate and has been made in accordance with the Surveyors Practice Directions and was completed on 1 SEPTEMBER 2018

(Signature) ..... 8 OCTOBER 2018  
Surveyor registered under the Surveyors Act 2007.

I certify that this plan is the plan prepared in accordance with the Districts Act 2002

9/10/2018 Acting/Surveyor-General of the ACT

**PLAN OF**  
**BLOCK 1 SECTION 71, BLOCK 1 SECTION 72,**  
**BLOCKS 3-5 SECTION 75 AND BLOCK 1 SECTION 76**  
**BEING A RESUBDIVISION OF BLOCKS 7 AND 24 SECTION 1**

**DIVISION: DENMAN PROSPECT**  
**DISTRICT: MOLONGLO VALLEY**  
**AUSTRALIAN CAPITAL TERRITORY**

SCALE 1:600

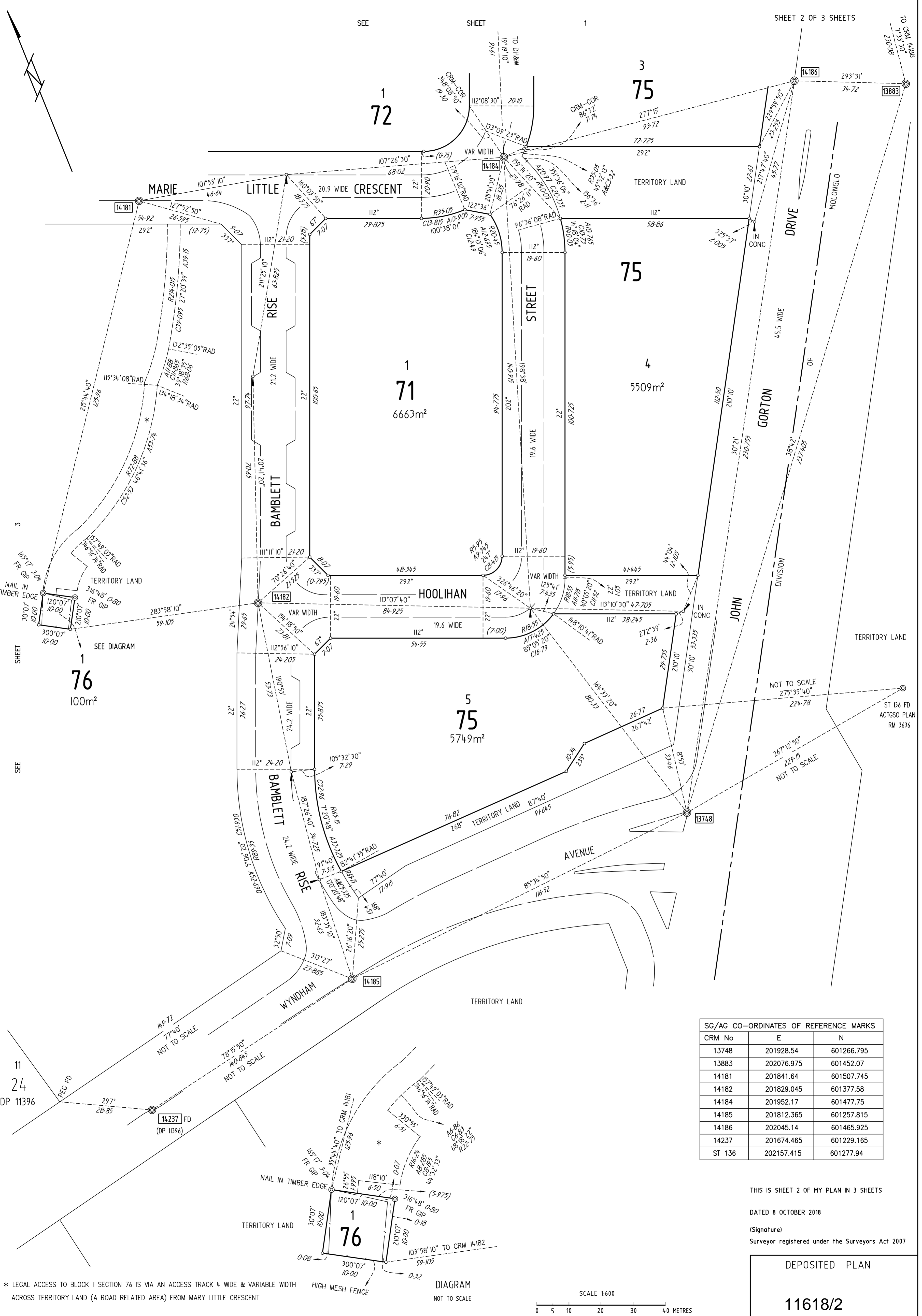
0 5 10 20 30 40 METRES

Deposited in the office of the Registrar of Titles at Canberra  
 In the Australian Capital Territory at  
 11:06 am, 16/11/2018

Approved  
 Dave Peffer  
 Registrar-General

Registrar of Titles

**DEPOSITED PLAN**  
**11618/1**  
 AMENDS X21524 DP 11613 & DP11316



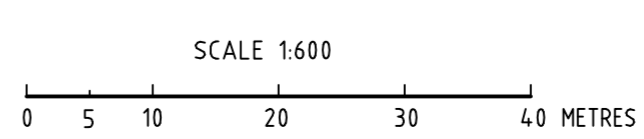
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13883	202076.975	601452.07
14181	201841.64	601507.745
14182	201829.045	601377.58
14184	201952.17	601477.75
14185	201812.365	601257.815
14186	202045.14	601465.925
14237	201674.465	601229.165
ST 136	202157.415	601277.94

THIS IS SHEET 2 OF MY PLAN IN 3 SHEETS  
 DATED 8 OCTOBER 2018  
 (Signature)  
 Surveyor registered under the Surveyors Act 2007

DEPOSITED PLAN  
 11618/2

\* LEGAL ACCESS TO BLOCK 1 SECTION 76 IS VIA AN ACCESS TRACK 4 WIDE & VARIABLE WIDTH ACROSS TERRITORY LAND (A ROAD RELATED AREA) FROM MARY LITTLE CRESCENT

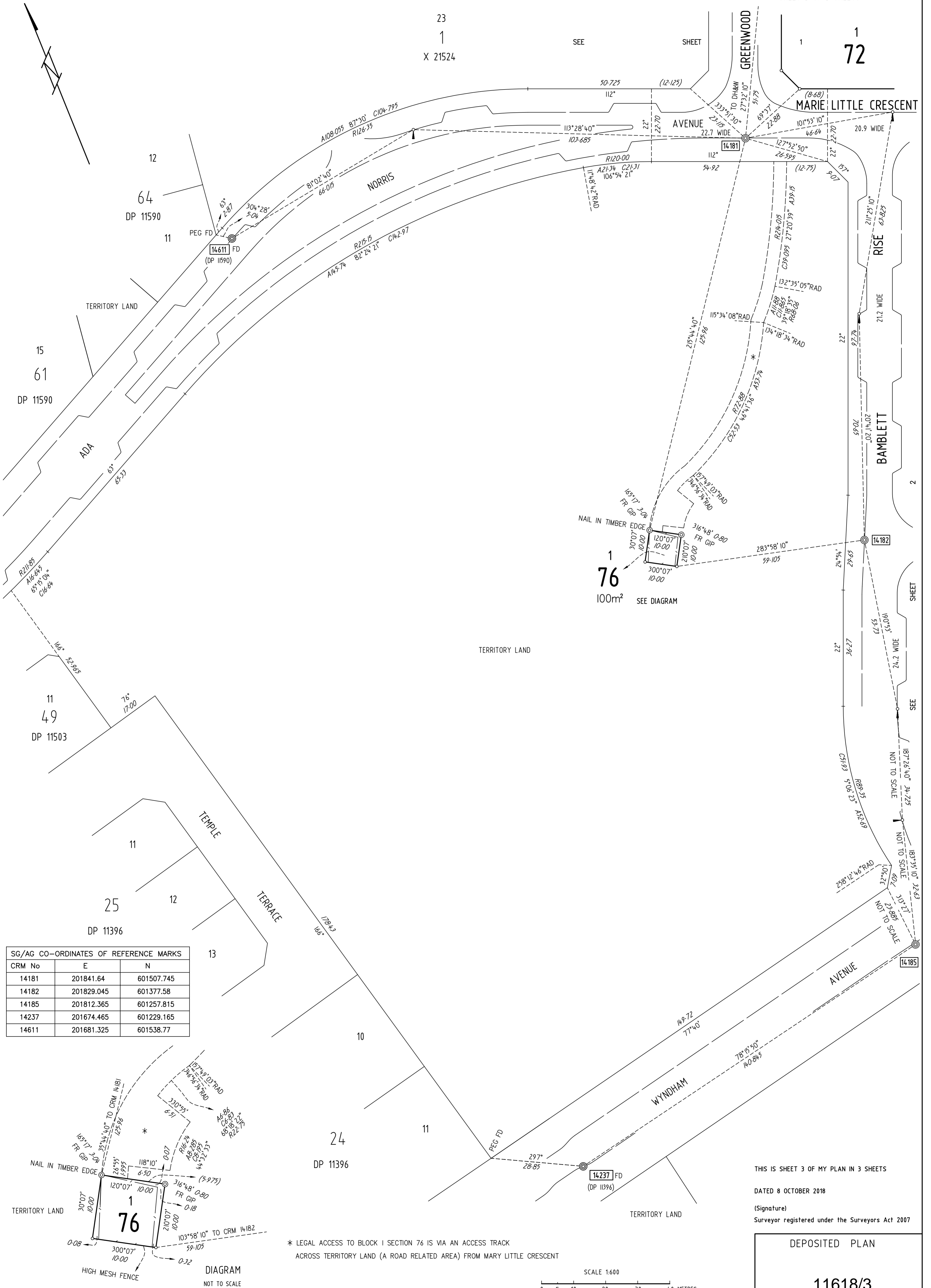
DIAGRAM  
 NOT TO SCALE



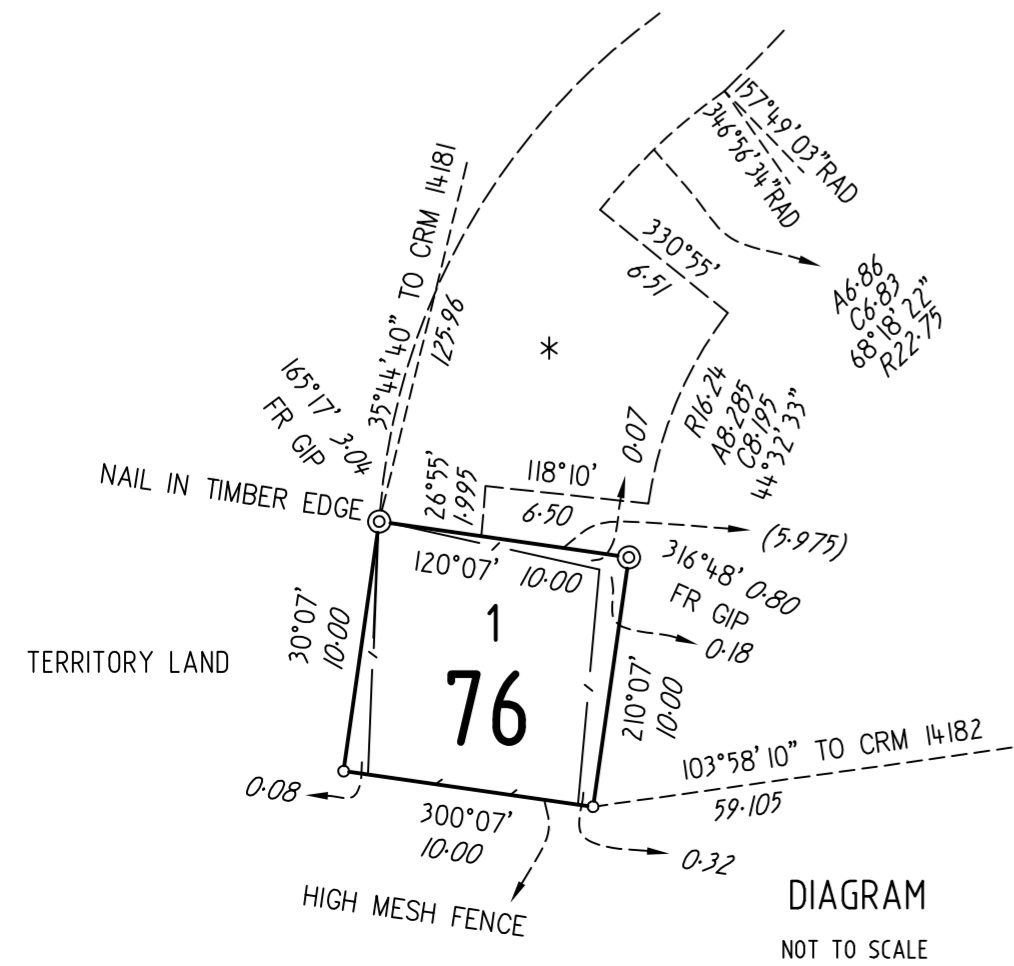
23  
1  
X 21524

SEE SHEET

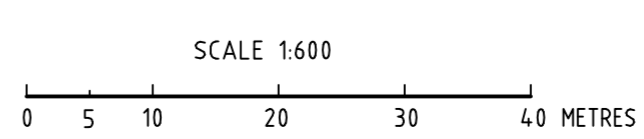
1  
72



SG/AG CO-ORDINATES OF REFERENCE MARKS	CRM No	E	N
	14181	201841.64	601507.745
	14182	201829.045	601377.58
	14185	201812.365	601257.815
	14237	201674.465	601229.165
	14611	201681.325	601538.77



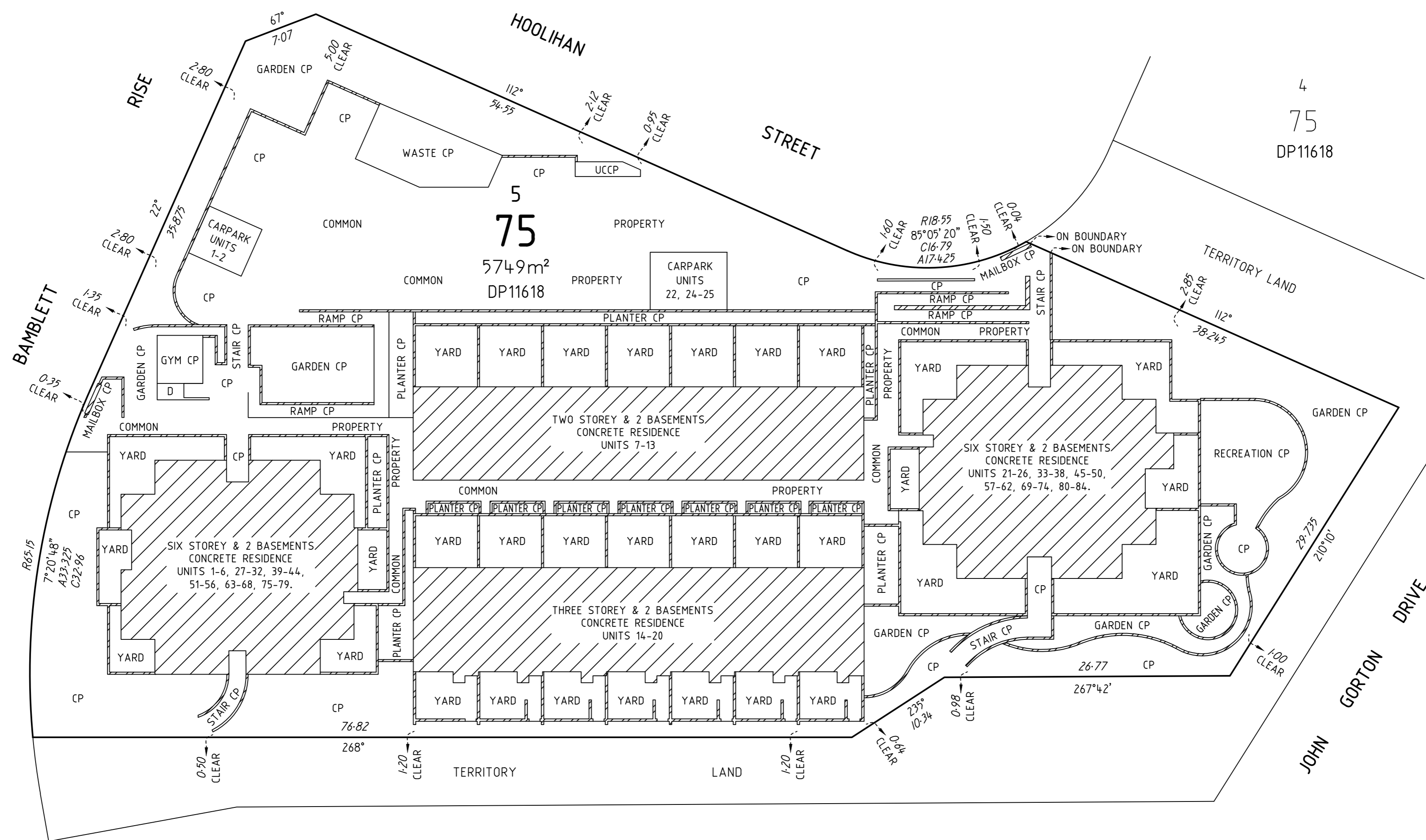
\* LEGAL ACCESS TO BLOCK I SECTION 76 IS VIA AN ACCESS TRACK ACROSS TERRITORY LAND (A ROAD RELATED AREA) FROM MARY LITTLE CRESCENT



THIS IS SHEET 3 OF MY PLAN IN 3 SHEETS  
DATED 8 OCTOBER 2018  
(Signature)  
Surveyor registered under the Surveyors Act 2007

DEPOSITED PLAN  
11618/3

<b>LAND TITLES</b> ACCESS CANBERRA Chief Minister, Treasury and Economic Development Directorate
Sheet No. <u>1</u> of <u>25</u>
<b>SITE PLAN</b>
LAND DETAILS
Block <b>5</b>
Section <b>75</b>
Division <b>DENMAN PROSPECT</b>
Deposited Plan Number <b>11618</b>
Volume/Folio <b>2384:17</b>
Class of Units (A or B) <b>A</b>



*Paul O'Donnell*  
 POD LAND OWNER No.6 PTY LIMITED  
 JONATHON PAUL O'DONNELL  
 SOLE DIRECTOR  
 Signature of Lessee

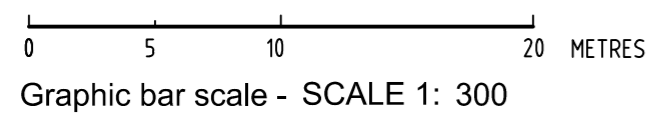
*Aaron Oshyer*  
 Aaron Oshyer  
 18th January 2023  
 Delegate of the  
 ACT Planning and Land Authority

APPROVED UNDER THE UNIT TITLES ACT 2001,  
 AS THE UNITS PLAN FOR THE SUBDIVISION  
 OF THE ABOVE MENTIONED PARCEL OF LAND

*David Pryce*  
 David Pryce  
 Registrar-General  
 20/01/2023

**UNITS PLAN No.**  
**15724**

Form 1  
 Form 088 - SP  
 Units and Subsidiaries are subject to the provisions of Section 34 of the Unit Titles Act 2001, where applicable.



**SURVEYORS DECLARATION**  
 I, **DAVID AMBROSE STONE** of  
**VERIS AUSTRALIA PTY LIMITED**  
 A surveyor registered under the *Surveyors Act 2007*, herby certify that:  
 1. The survey represented by the diagrams on forms 1 and 3 of this plan are accurate and was completed on (insert date) - 29th NOVEMBER 2022  
 2. The survey is in accordance with the following Acts:  
 • Unit Titles Act 2001;  
 • Land Titles (Unit Titles) Act 1970;  
 • Land Titles Act 1925; and,  
 • any other Regulation made under those Acts  
 and in accordance with the *Surveyors Practice Directions*.

*David Pryce*  
 Signature of Registered Surveyor  
 29th NOVEMBER 2022  
 Dated

**CROSS OUT EITHER OF ITEM 3 OR 3(a)-3(c), WHICHEVER DOES NOT APPLY — 3(a)-(c) CANNOT APPLY IF AN ENCRoACHMENT OCCURS OVER A ROAD OR PUBLIC PLACE UNLESS THE ENCRoACHMENT IS AN ATTACHMENT AS DEFINED BY THE UNIT TITLES ACT 2001.**  
 3. Each building (including anything attached to it) or building in the course of erection on the parcel is wholly within the parcel.  
 OR  
 3 (a), (b), (c) ~~a) All units and unit subsidiaries shown in the diagrams are wholly within the parcel;~~  
~~b) The diagram clearly indicates the existence, nature and extent of any encroachment by a building (including anything attached to it), beyond the boundaries of the parcel; and,~~  
~~c) The diagrams clearly indicate the existence, nature and extent of any easement granted and registered, or to be granted and registered upon registration of this proposed plan, pertaining to the parcel.~~  
 90/43 CONSTITUTION AVENUE, REID ACT 2612  
 Address for Service of Notice  
 VANTAGE STRATA  
 Name of Manager / Owners Corporation

**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	104	4	3015	816
2	104	4	3015	817
3	83	3	3015	818
4	102	4	3015	819
5	102	3	3015	820
6	100	3	3015	821
7	181	1	3015	822
8	178	1	3015	823
9	178	1	3015	824
10	178	1	3015	825
11	178	1	3015	826
12	178	1	3015	827
13	179	1	3015	828
14	195	3	3015	829
15	193	3	3015	830
16	193	3	3015	831
17	193	3	3015	832
18	193	3	3015	833
19	193	3	3015	834
20	196	3	3015	835
21	106	3	3015	836
22	106	4	3015	837
23	112	3	3015	838
24	108	4	3015	839
25	107	4	3015	840
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			<b>David Pryce</b> Registrar-General <div style="text-align: right; margin-top: 10px;">             Deputy Registrar-General         </div>	

**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	83	3	3015	841
27	113	4	3015	842
28	96	3	3015	843
29	92	3	3015	844
30	96	3	3015	845
31	113	3	3015	846
32	99	3	3015	847
33	96	3	3015	848
34	113	4	3015	849
35	109	3	3015	850
36	113	5	3015	851
37	96	3	3015	852
38	92	4	3015	853
39	114	4	3015	854
40	97	3	3015	855
41	93	3	3015	856
42	97	3	3015	857
43	114	3	3015	858
44	100	3	3015	859
45	97	3	3015	860
46	114	3	3015	861
47	111	3	3015	862
48	114	4	3015	863
49	97	3	3015	864
50	93	3	3015	865
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			 <b>David Pryce</b> Registrar-General  ..... Deputy Registrar-General	

**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	116	3	3015	866
52	98	3	3015	867
53	94	3	3015	868
54	98	3	3015	869
55	116	3	3015	870
56	102	4	3015	871
57	98	3	3015	872
58	116	3	3015	873
59	112	3	3015	874
60	116	3	3015	875
61	98	3	3015	876
62	94	3	3015	877
63	117	3	3015	878
64	99	3	3015	879
65	95	3	3015	880
66	99	3	3015	881
67	117	3	3015	882
68	103	3	3015	883
69	99	3	3015	884
70	117	3	3015	885
71	113	3	3015	886
72	117	3	3015	887
73	103	3	3015	888
74	95	3	3015	889
75	153	3	3015	890
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			<b>David Pryce</b> Registrar-General	
			Deputy Registrar-General	



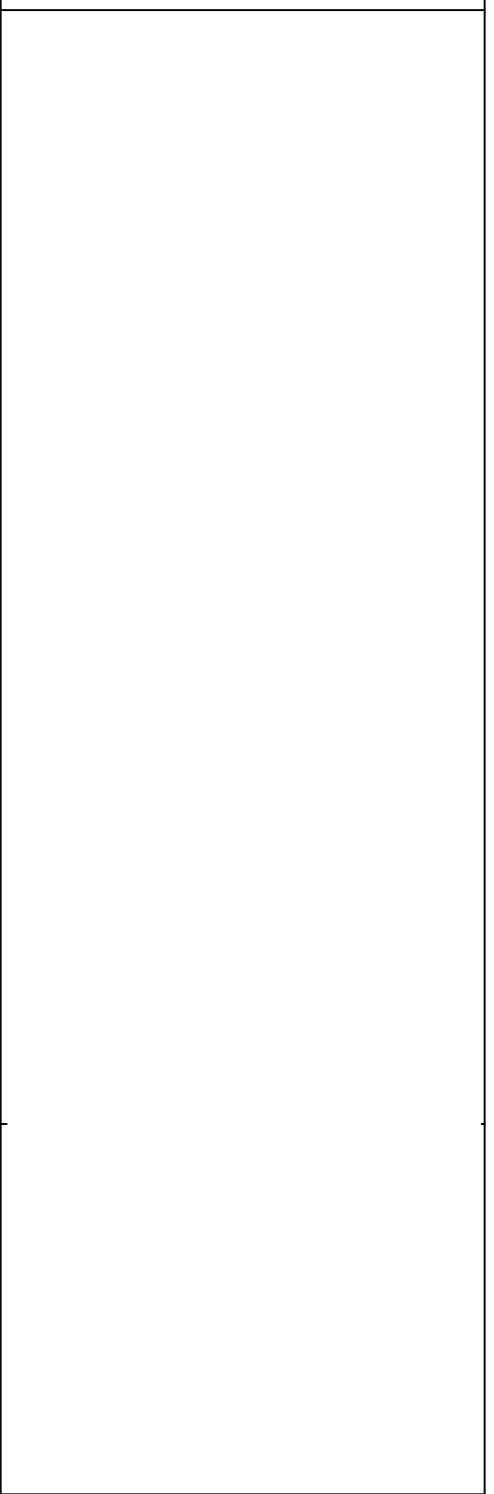
FLOOR PLAN

Block  
5

Section  
75

Division  
DENMAN PROSPECT

FLOOR NUMBER  
LEGEND/INDEX



ADDRESS	UNIT IDENTIFIER				YARD / BALCONY		CAR SPACES		STOREROOM		TOTAL SUBSIDIARY No.	
	UNIT No.	SHEET No.	FLOOR	DOOR No.	SUB No.	SHEET No.	SUB No.	SHEET No.	SUB No.	SHEET No.		
2 BAMBLETT RISE	1	9	GROUND	1	1	9	2,3	9,8	4	8	4	
	2	9	GROUND	2	1	9	2,3	9,7	4	7	4	
	3	9	GROUND	3	1	9	2	7	3	7	3	
	4	9	GROUND	4	1	9	2	8	3,4	8,8	4	
	5	9	GROUND	5	1	9	2	8	3	8	3	
	6	9	GROUND	6	1	9	2	8	3	8	3	
4 HOOLIHAN STREET	7	8,9,10	B1, G, 1	78	1	9					1	
	8	8,9,10	B1, G, 1	79	1	9					1	
	9	8,9,10	B1, G, 1	80	1	9					1	
	10	8,9,10	B1, G, 1	81	1	9					1	
	11	8,9,10	B1, G, 1	82	1	9					1	
	12	8,9,10	B1, G, 1	83	1	9					1	
	13	8,9,10	B1, G, 1	84	1	9					1	
	14	8,9,10	B1, G, 1	36	1,2,3	8,9,9					3	
2 BAMBLETT RISE	15	8,9,10	B1, G, 1	37	1,2,3	8,9,9					3	
	16	8,9,10	B1, G, 1	38	1,2,3	8,9,9					3	
	17	8,9,10	B1, G, 1	39	1,2,3	8,9,9					3	
	18	8,9,10	B1, G, 1	40	1,2,3	8,9,9					3	
	19	8,9,10	B1, G, 1	41	1,2,3	8,9,9					3	
	20	8,9,10	B1, G, 1	42	1,2,3	8,9,9					3	
	4 HOOLIHAN STREET	21	9	GROUND	43	1	9	2	8	3	8	3
22		9	GROUND	44	1	9	2,3	9,7	4	7	4	
23		9	GROUND	45	1	9	2	7	3	7	3	
24		9	GROUND	46	1	9	2,3	9,7	4	7	4	
25		9	GROUND	47	1	9	2,3	9,7	4	7	4	
26		9	GROUND	48	1	9	2	7	3	7	3	
27		10	FIRST	7	1	10	2,3	8,8	4	8	4	
2 BAMBLETT RISE	28	10	FIRST	8	1	10	2	7	3	7	3	
	29	10	FIRST	9	1	10	2	7	3	7	3	
	30	10	FIRST	10	1	10	2	7	3	7	3	
	31	10	FIRST	11	1	10	2	7	3	7	3	
	32	10	FIRST	12	1	10	2	7	3	7	3	
	33	10	FIRST	49	1	10	2	7	3	7	3	
	4 HOOLIHAN STREET	34	10	FIRST	50	1	10	2,3	8,8	4	8	4
35		10	FIRST	51	1	10	2	7	3	7	3	
36		10	FIRST	52	1	10	2,3	8,8	4,5	8,8	5	
37		10	FIRST	53	1	10	2	7	3	7	3	
38		10	FIRST	54	1	10	2	7	3,4	7,8	4	
39		11	SECOND	13	1	11	2	7	3,4	7,8	4	
2 BAMBLETT RISE		40	11	SECOND	14	1	11	2	7	3	7	3
	41	11	SECOND	15	1	11	2	7	3	7	3	
	42	11	SECOND	16	1	11	2	7	3	7	3	
	43	11	SECOND	17	1	11	2	7	3	7	3	
	44	11	SECOND	18	1	11	2	8	3	8	3	
	45	11	SECOND	55	1	11	2	7	3	7	3	
	4 HOOLIHAN STREET	46	11	SECOND	56	1	11	2	8	3	8	3
47		11	SECOND	57	1	11	2	7	3	7	3	
48		11	SECOND	58	1	11	2	8	3,4	8,8	4	
49		11	SECOND	59	1	11	2	7	3	7	3	
50		11	SECOND	60	1	11	2	7	3	7	3	
51		12	THIRD	19	1	12	2	7	3	7	3	
2 BAMBLETT RISE		52	12	THIRD	20	1	12	2	7	3	7	3
	53	12	THIRD	21	1	12	2	7	3	7	3	
	54	12	THIRD	22	1	12	2	7	3	7	3	
	55	12	THIRD	23	1	12	2	7	3	7	3	
	56	12	THIRD	24	1	12	2	8	3,4	8,8	4	
	57	12	THIRD	61	1	12	2	7	3	7	3	
	4 HOOLIHAN STREET	58	12	THIRD	62	1	12	2	8	3	8	3
59		12	THIRD	63	1	12	2	8	3	8	3	
60		12	THIRD	64	1	12	2	7	3	7	3	
61		12	THIRD	65	1	12	2	7	3	7	3	
62		12	THIRD	66	1	12	2	7	3	7	3	
63		13	FOURTH	25	1	13	2	7	3	7	3	
2 BAMBLETT RISE		64	13	FOURTH	26	1	13	2	7	3	7	3
	65	13	FOURTH	27	1	13	2	7	3	7	3	
	66	13	FOURTH	28	1	13	2	7	3	7	3	
	67	13	FOURTH	29	1	13	2	7	3	7	3	
	68	13	FOURTH	30	1	13	2	7	3	7	3	
	69	13	FOURTH	67	1	13	2	7	3	7	3	
	4 HOOLIHAN STREET	70	13	FOURTH	68	1	13	2	7	3	7	3
71		13	FOURTH	69	1	13	2	8	3	8	3	
72		13	FOURTH	70	1	13	2	7	3	7	3	
73		13	FOURTH	71	1	13	2	7	3	7	3	
74		13	FOURTH	72	1	13	2	7	3	7	3	
2 BAMBLETT RISE		75	14	FIFTH	31	1	14	2	8	3	8	3
		76	14	FIFTH	32	1	14	2	8	3	8	3
	77	14	FIFTH	33	1	14	2	7	3	7	3	
	78	14	FIFTH	34	1	14	2	7	3	7	3	
	79	14	FIFTH	35	1	14	2	7	3,4	7,7	4	
	80	14	FIFTH	73	1	14	2	7	3	7	3	
	4 HOOLIHAN STREET	81	14	FIFTH	74	1	14	2	8	3	8	3
82		14	FIFTH	75	1	14	2	8	3	8	3	
83		14	FIFTH	76	1	14	2	8	3	8	3	
84		14	FIFTH	77	1	14	2	7	3	7	3	

- UR UTILITY ROOM - BEING COMMON PROPERTY
- UC UTILITY CUPBOARD - BEING COMMON PROPERTY
- D DENOTES DUCT - BEING COMMON PROPERTY
- C DENOTES COLUMN
- S DENOTES STOREROOM
- CP DENOTES COMMON PROPERTY
- # DENOTES BOUNDARY IS FACE OR LINE OF FACE OF COLUMN
- \* DENOTES BOUNDARY THROUGH CENTRE OR LINE OF CENTRE OF COLUMN
- DENOTES BOUNDARY IS FACE OR LINE OF FACE OF WALL
- % DENOTES BOUNDARY EDGE OF CONCRETE

WHERE A YARD/BALCONY ABUTS THE MAIN BUILDING WALL, THIS YARD/BALCONY SUBSIDIARY BOUNDARY IS THE EXTERNAL FACE OF SUCH WALL, OTHERWISE THE YARD/BALCONY SUBSIDIARY BOUNDARIES ARE CENTRELINER OF WALL

YARDS/BALCONYS ARE LIMITED IN DEPTH TO THE MEDIAN OF THE CONCRETE SLAB WHICH FORMS THE LOWER SURFACE OF THE YARD

YARDS/BALCONYS ARE LIMITED IN HEIGHT TO THE PROJECTION OF THE UPPER BOUNDARY OF THE RESPECTIVE UNIT

UNITS AND SUBSIDIARIES ARE SUBJECT TO RIGHTS OF ENTRY FOR INSPECTION AND MAINTENANCE UNDER SECTION 34 OF THE UNIT TITLES ACT 2001

UNIT AREAS HAVE BEEN DETERMINED WITH REFERENCE TO THE CENTRELINES OF WALL, UNLESS NOTED OTHERWISE

THE POSITION OF WALL CENTRELINES MAY HAVE BEEN ESTIMATED (DEDUCED) TO DETERMINE THE UNIT AREA

ALL AREAS ARE APPROXIMATE. UNITS AND SUBSIDIARIES MAY CONTAIN COLUMNS AND SERVICES DUCTS, WHICH ARE COMMON PROPERTY AND MAY NOT BE SHOWN ON THE UNITS PLAN

THE OWNERS CORPORATION OR OTHER UNIT OWNERS HAVE RIGHTS OVER THESE COLUMNS AND SERVICE DUCTS UNDER SECTIONS 34 AND 35 OF THE UNIT TITLES ACT 2001

AREAS ARE SHOWN FOR THE PURPOSES OF THE UNITS PLAN ONLY & MUST NOT BE USED FOR ANY OTHER PURPOSE

FLOOR PLAN

Block

5

Section

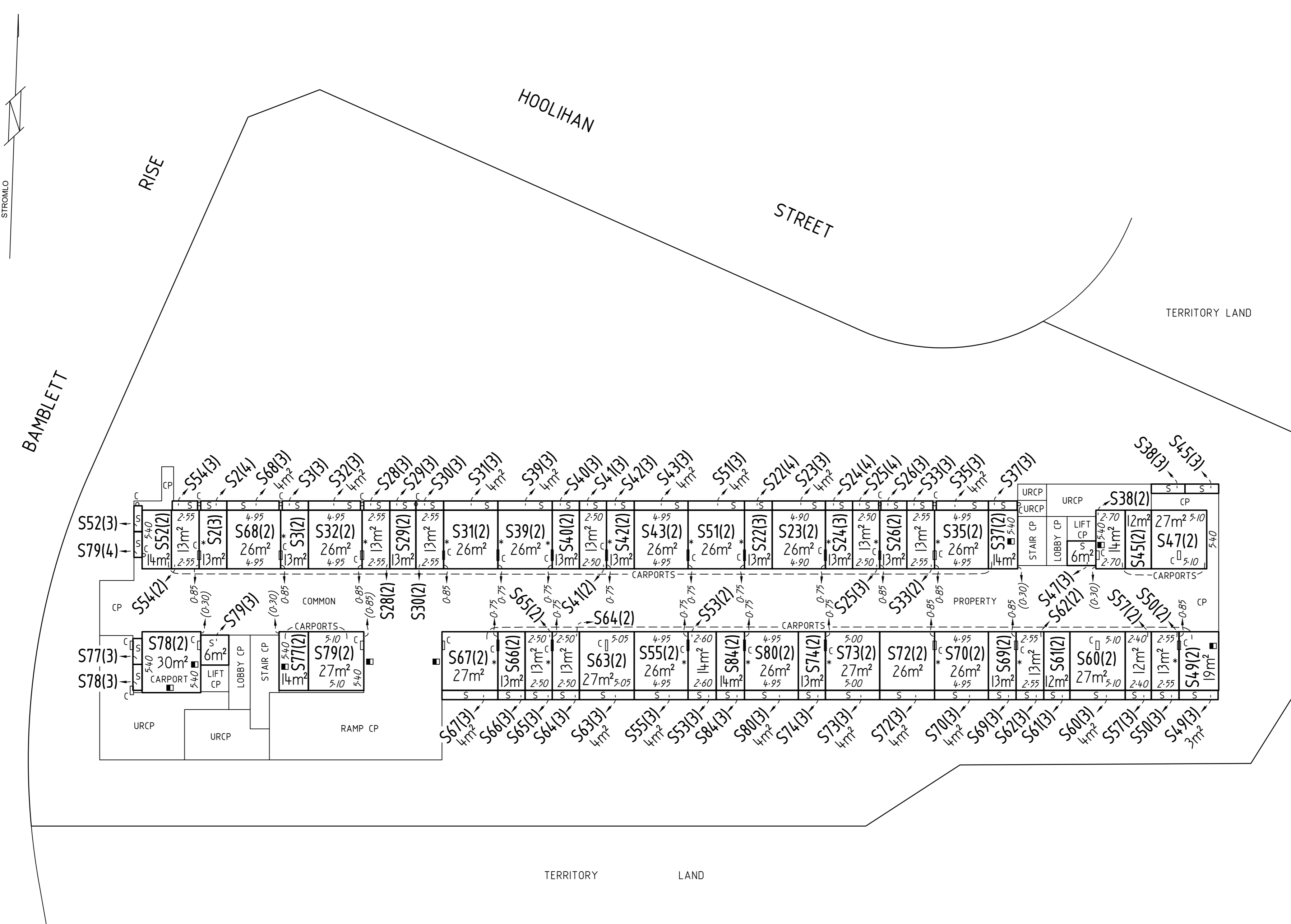
75

Division

DENMAN PROSPECT

FLOOR NUMBER

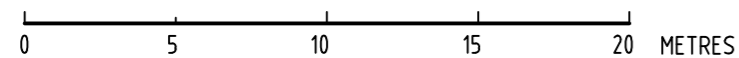
BASEMENT 2



ALL CAGES APPROX AREA 2m<sup>2</sup> UNLESS OTHERWISE NOTED

CLASS A UNITS AND UNIT SUBSIDIARIES  
SEE SHEET 6 FOR LEGEND

UNITS PLAN No.  
15724



Graphic bar scale - SCALE 1: 250

FLOOR PLAN

Block

5

Section

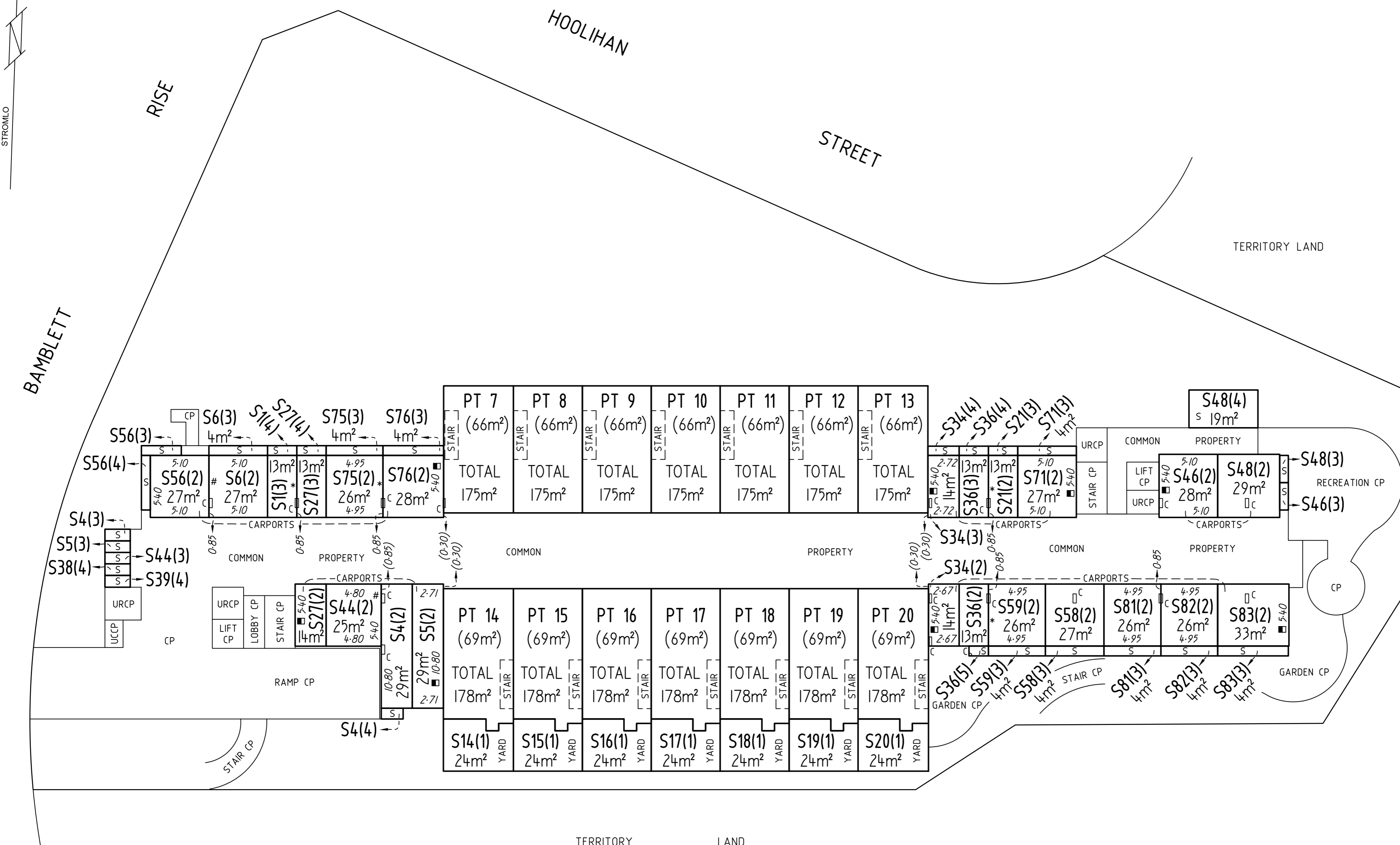
75

Division

DENMAN PROSPECT

FLOOR NUMBER

BASEMENT 1



ALL CAGES APPROX AREA 2m² UNLESS OTHERWISE NOTED

CLASS A UNITS AND UNIT SUBSIDIARIES  
SEE SHEET 6 FOR LEGEND

UNITS PLAN No.  
15724

Form 3  
Form 091 - FP  
Graphic bar scale - SCALE 1: 250  
0 5 10 15 20 METRES

**LAND TITLES**  
 ACCESS CANBERRA  
 Chief Minister, Treasury and  
 Economic Development Directorate

Sheet No. 9 of 25

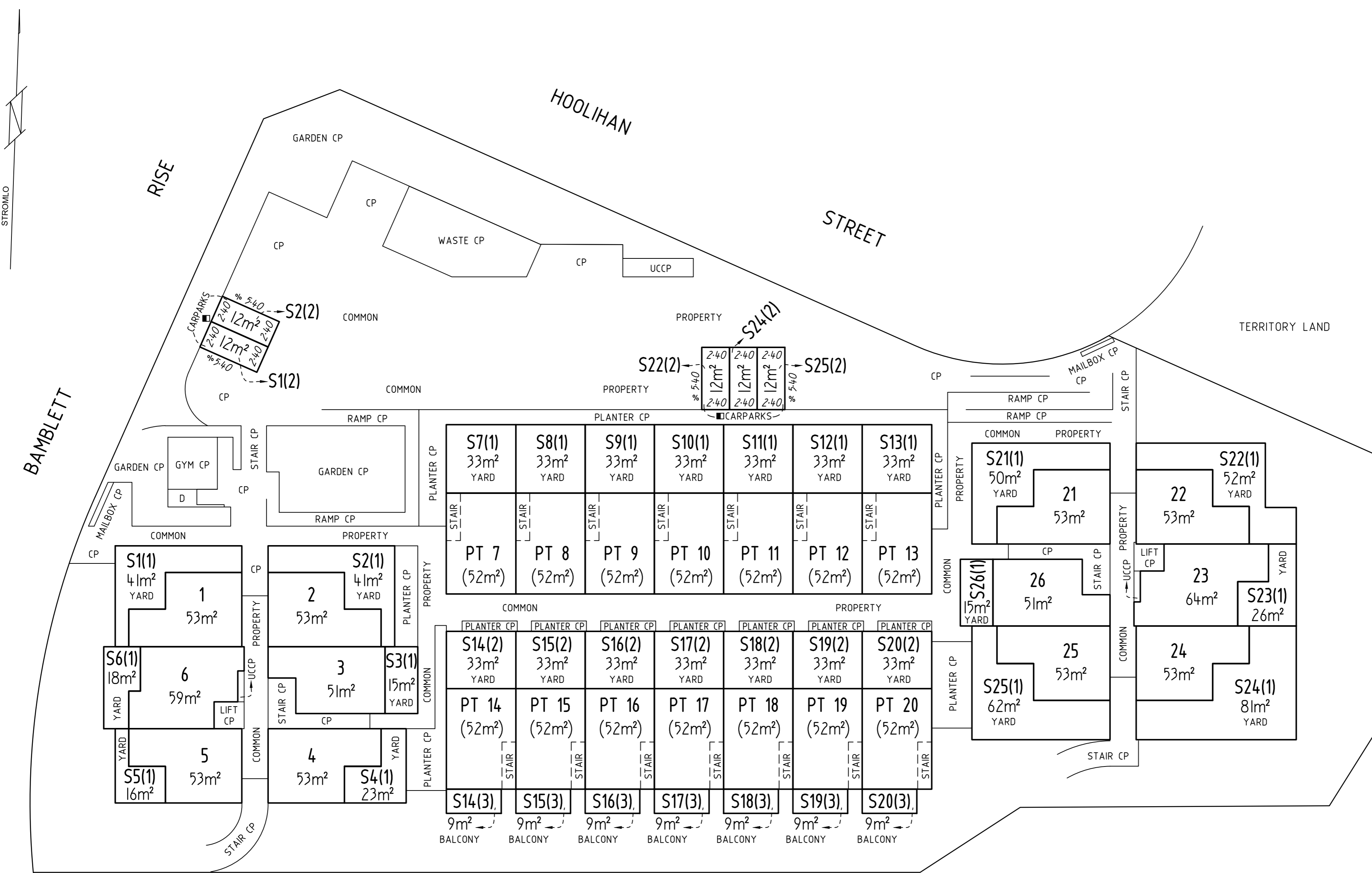
**FLOOR PLAN**

Block  
5

Section  
75

Division  
DENMAN PROSPECT

FLOOR NUMBER  
GROUND

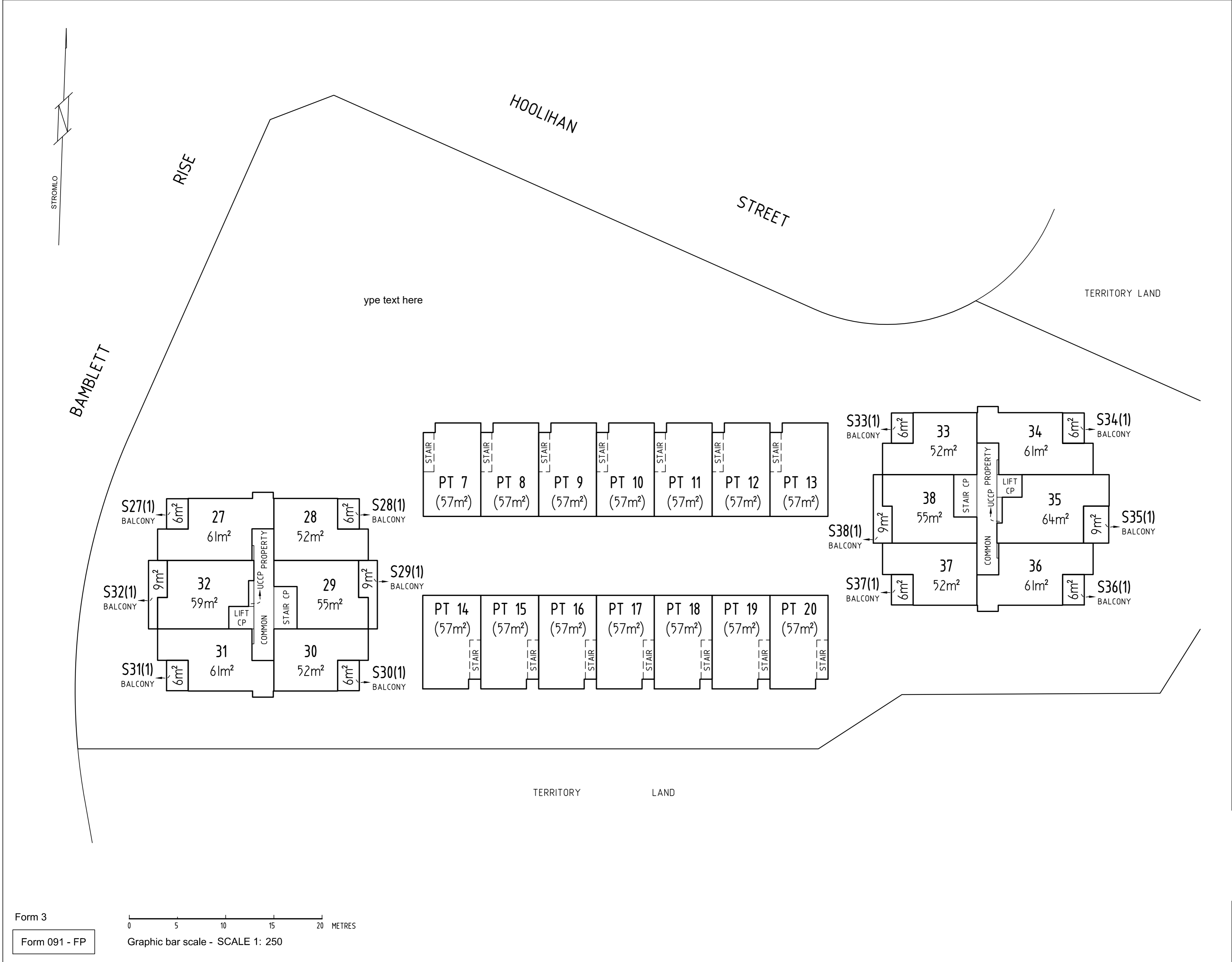


CLASS A UNITS AND UNIT SUBSIDIARIES  
 SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
15724

Form 3  
 Form 091 - FP  
 Graphic bar scale - SCALE 1: 250  
 0 5 10 15 20 METRES

<b>LAND TITLES</b> ACCESS CANBERRA Chief Minister, Treasury and Economic Development Directorate
Sheet No. 10 of 25
<b>FLOOR PLAN</b>
Block 5
Section 75
Division DENMAN PROSPECT
FLOOR NUMBER FIRST



CLASS A UNITS AND UNIT SUBSIDIARIES  
SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
**15724**

Form 3  
Form 091 - FP

**FLOOR PLAN**

Block  
**5**

Section  
**75**

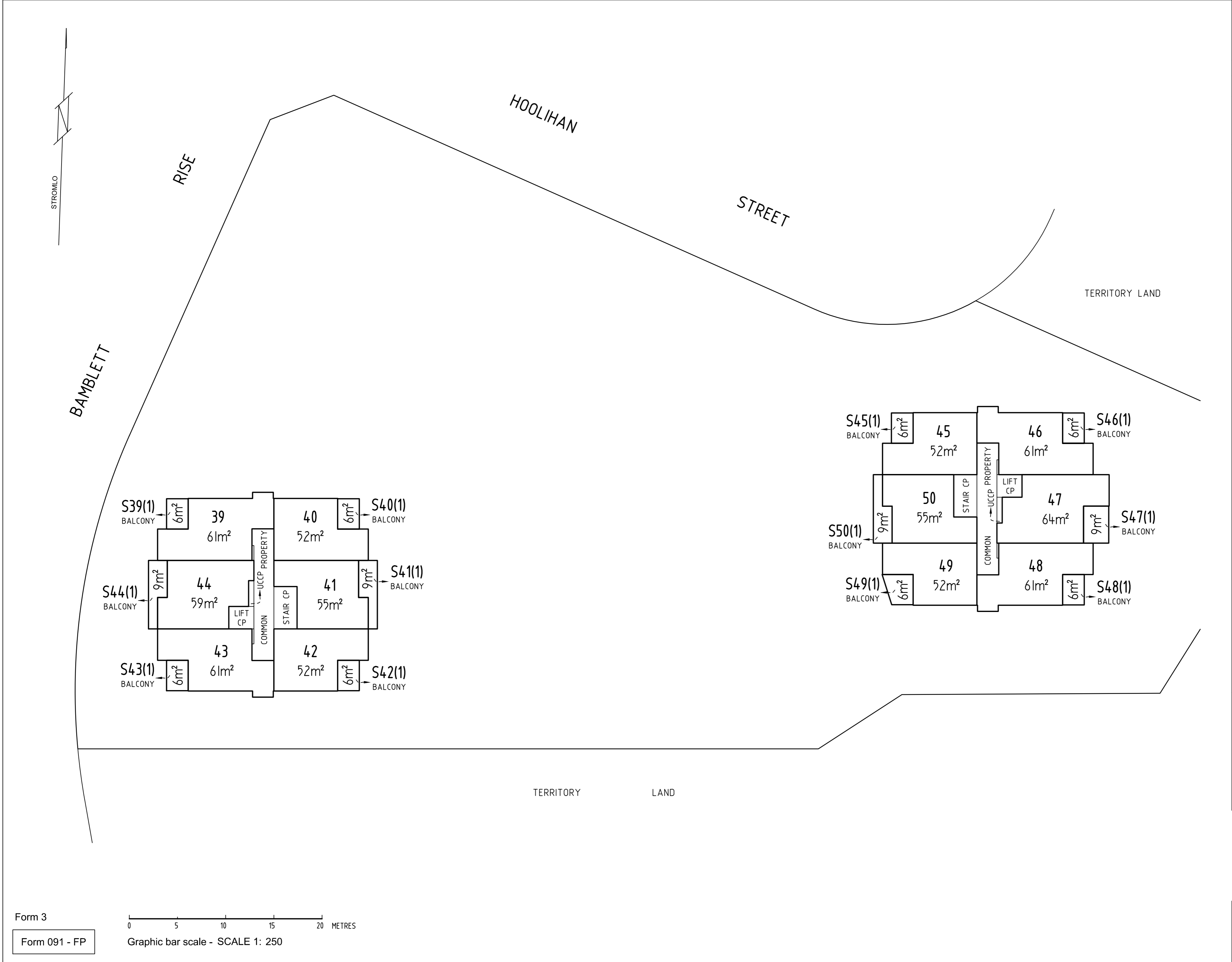
Division  
**DENMAN PROSPECT**

FLOOR NUMBER  
**SECOND**

TERRITORY LAND

CLASS A UNITS AND UNIT SUBSIDIARIES  
 SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
**15724**



**FLOOR PLAN**

Block  
**5**

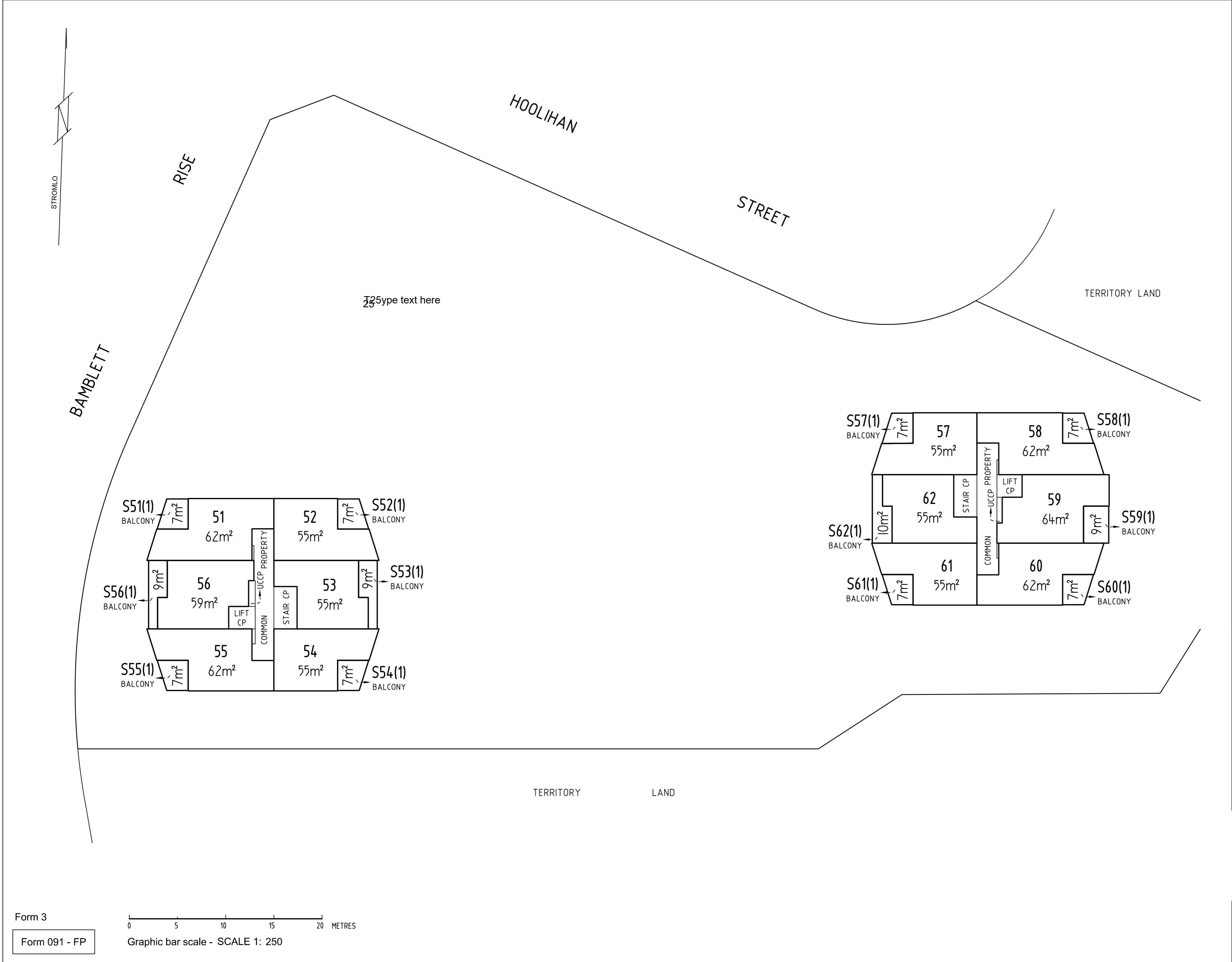
Section  
**75**

Division  
**DENMAN PROSPECT**

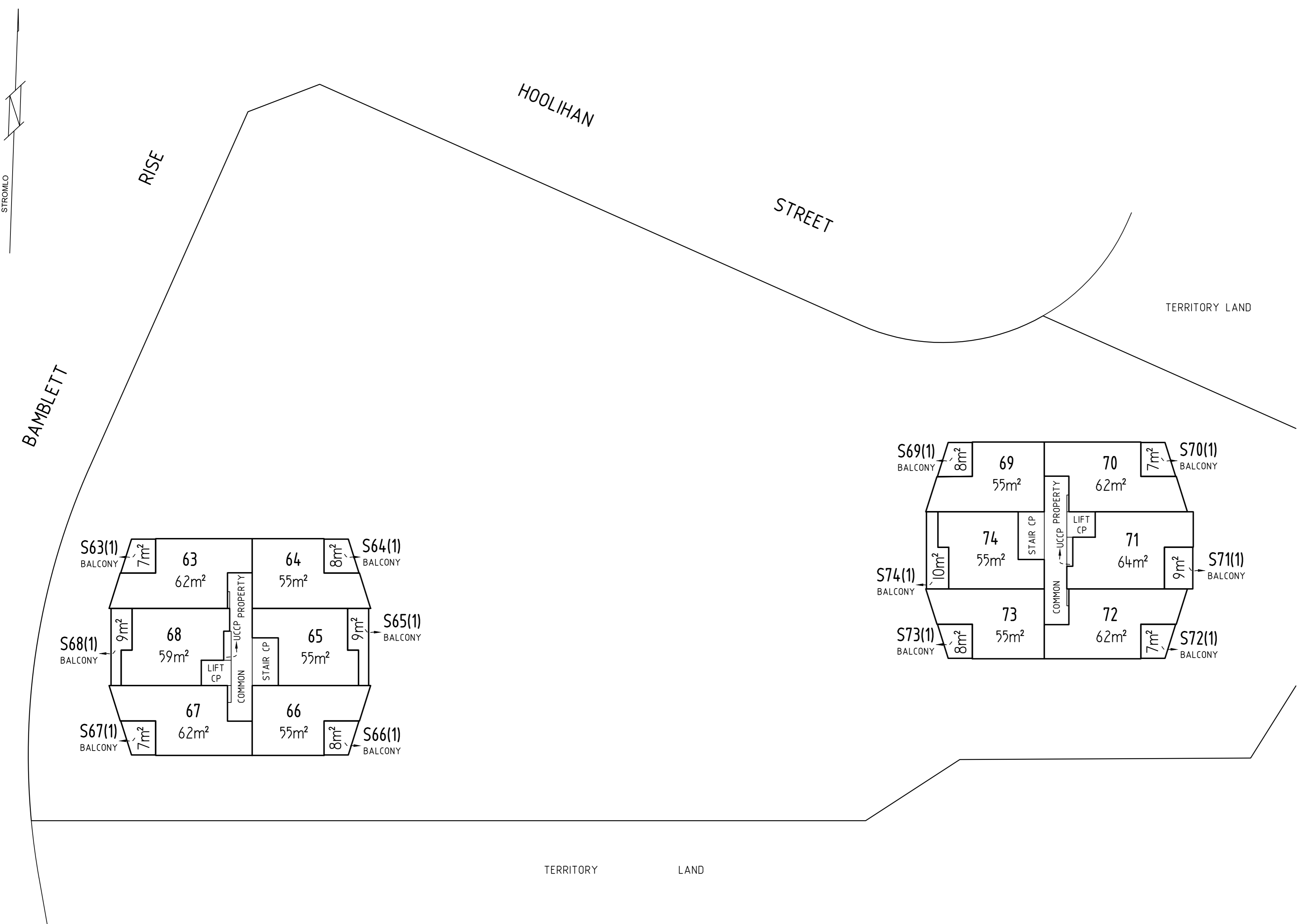
FLOOR NUMBER  
**THIRD**

CLASS A UNITS AND UNIT SUBSIDIARIES  
 SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
**15724**



<b>LAND TITLES</b> ACCESS CANBERRA Chief Minister, Treasury and Economic Development Directorate
Sheet No. 13 of 25
<b>FLOOR PLAN</b>
Block 5
Section 75
Division DENMAN PROSPECT
FLOOR NUMBER FOURTH



CLASS A UNITS AND UNIT SUBSIDIARIES  
SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
**15724**

Form 3  
Form 091 - FP

Graphic bar scale - SCALE 1: 250

0 5 10 15 20 METRES

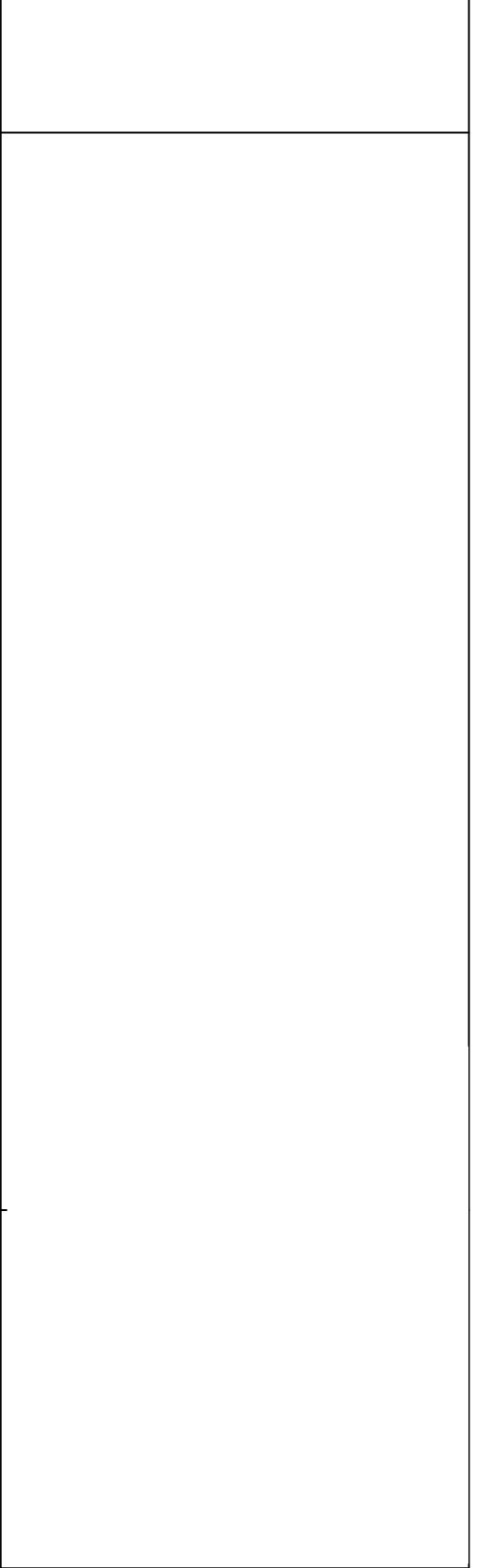
**FLOOR PLAN**

Block  
**5**

Section  
**75**

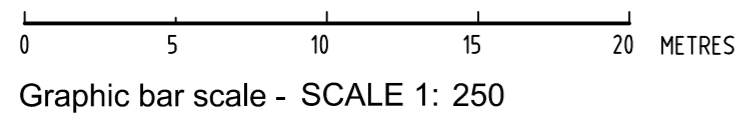
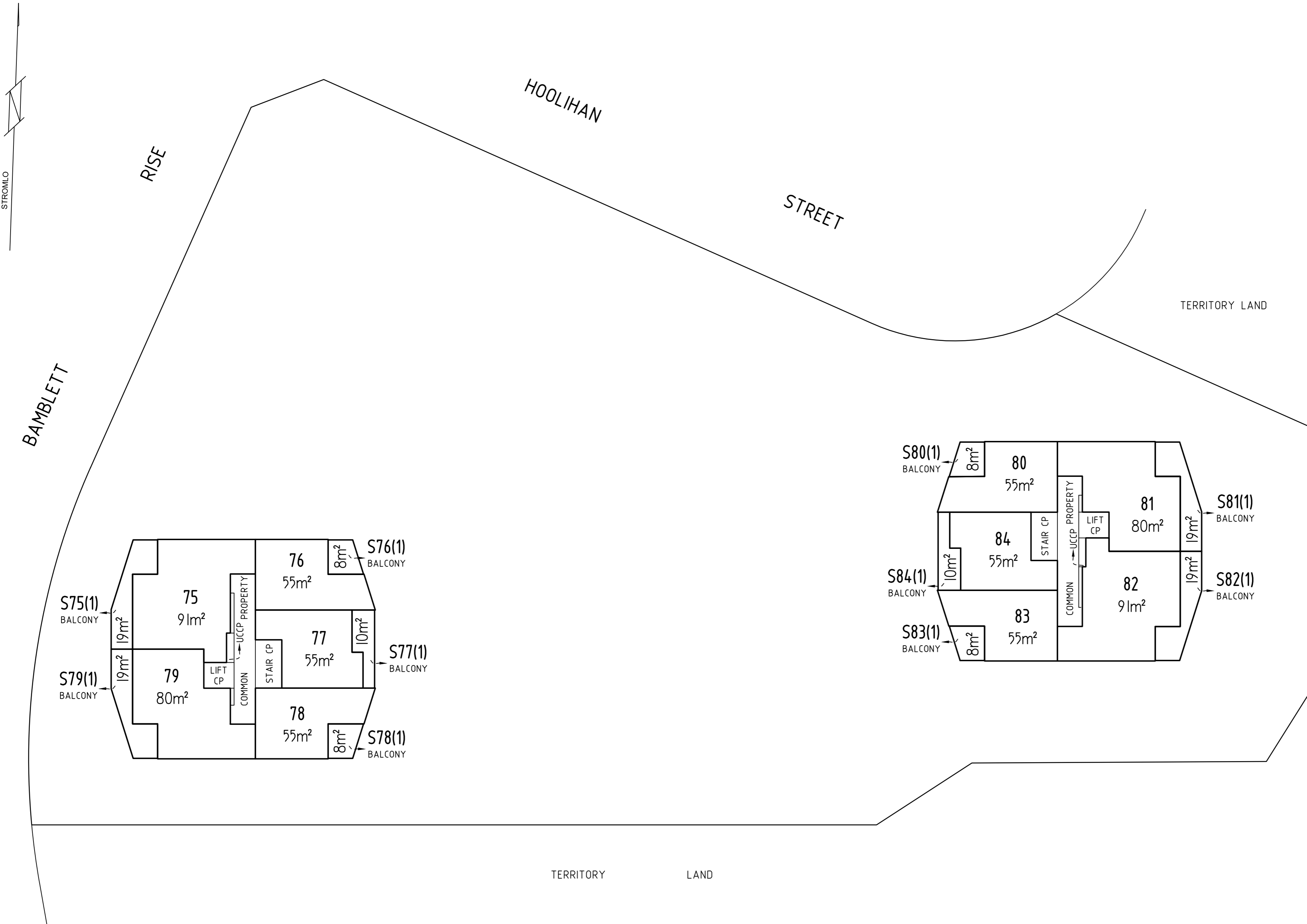
Division  
**DENMAN PROSPECT**

FLOOR NUMBER  
**FIFTH**



CLASS A UNITS AND UNIT SUBSIDIARIES  
 SEE SHEET 6 FOR LEGEND

**UNITS PLAN No.**  
**15724**



# FORM 4

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 15724

Block 5 Section 75 Division of DENMAN PROSPECT

## **SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF UNITS ARE HELD**

1. The term of the lease of each of the units expires on the seventh day of November Two thousand one hundred and seventeen.
2. The rent reserved by and payable under the lease of each of the units is five cents per annum if and when demanded.
3. Each Lessee of each of the Units Nos. 1 – 84 inclusive covenants with the Planning and Land Authority (“the Authority”) on behalf of the Commonwealth of Australia (“the Commonwealth”) in respect of each Lessee’s relevant unit as follows:
  - (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Lessee;
  - (b) to use the unit as a single dwelling only;
  - (c) not to use any unit subsidiary to that unit as a habitation;
  - (d) the Lessee shall not without the prior written consent of the Authority install or use a solid fuel heating system on the premises;
  - (e) not to make any structural alterations to the unit without the previous approval in writing of the Authority, except where exempt by law;
  - (f) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority the unit excluding any defined parts under the provisions of the Unit Titles Act 2001;
  - (g) if and whenever the Lessee fails to maintain repair or keep in repair the unit the Authority may by notice in writing to the

Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement is beyond reasonable repair the Authority may require the Lessee to remove a building or part of a building or other improvement and if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Lessee has not effected the said repairs or removed the said building part of the building or other improvement any person or persons duly authorised by the Authority with such equipment as is necessary may enter the unit and effect the said repairs or demolish and remove the building part of the building or other improvement and all expenses incurred by the Authority in effecting such repairs or demolition and removal shall be paid by the Lessee to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Lessee;

- (h) to permit any person or persons authorised by the Authority to enter the unit at all reasonable times and in any reasonable manner and inspect the unit;
- (i) to pay to the Authority or any statutory authority the proportion that is equal to the proportion the unit entitlement bears to the aggregate unit entitlement of all the units of any amounts payable by the Owners Corporation to the Authority or a statutory authority (but which has not been paid by the Owners Corporation within the required time under the provisions of any law of the Territory applicable to the unit or common property) and without limiting the generality thereof under the provisions of the Planning and Development Act 2007 and the Unit Titles Act 2001;
- (j) that the Lessee shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;
- (k) that the Lessee shall not, without the previous consent in writing of the Territory, remove any tree:
  - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
  - (ii) to which the Tree Protection Act 2005, applies;

- (l) all minerals on or in the unit and the right to the use, flow and control of ground water under the surface of the unit are reserved to the Territory.

4. It is mutually covenanted and agreed by the Commonwealth and each of the Lessees of all the units as follows:

- (a) the Lessee paying the rent and all other money due and observing and performing the covenants and stipulations on the part of the Lessee to be observed and performed shall quietly enjoy the unit without interruption by the Authority or any person lawfully claiming from or under or in trust for the Authority;
- (b) that if:
  - (i) any rent or other moneys payable under this lease shall remain unpaid for three months next after the date appointed for payment thereof (whether such rent or other moneys shall have been formally demanded or not); or
  - (ii) the said unit is at any time not used for a period of one year for the purpose for which this lease is granted; or
  - (iii) the Lessee shall commit or suffer a breach of any other covenant contained or implied in this lease;

the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;

- (c) that acceptance of rent or other moneys by the Authority during or after any period referred to in Clauses 4(b)(i), (ii) or (iii) of this lease shall not prevent or impede the exercise by the Authority of the powers conferred upon it by the said Clauses;
- (d) that any extension of the term of all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;
- (e) any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Authority and delivered to or sent in a prepaid letter addressed to the Lessee at the unit or at its registered office or at the usual or last-known address of the Lessee or affixed in a conspicuous position on the unit;

- (f) any and every right power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:
  - (i) the Authority;
  - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or the Territory; or
  - (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

5. In this schedule unless the contrary intention appears:

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;
- (c) “class” for a building or structure, means the class of building or structure under the building code as defined in the Building Act 2004;
- (d) “dual occupancy housing” means the use of the parcel of land that was originally used or leased for the purposes of single dwelling housing for two dwellings;
- (e) “dwelling”:
  - (i) means a class 1 building, or a self-contained part of a class 2 building, that:
    - (A) includes the following that are accessible from within the building, or the self-contained part of the building:
      - (1) not more than 2 kitchens;
      - (2) at least 1 bath or shower;
      - (3) at least 1 toilet pan; and
    - (B) does not have access from another building that is either a class 1 building or the self-contained part of a class 2 building; and

- (ii) includes any ancillary parts of the building and any class 10a buildings associated with the building;
- (f) “Lessee” shall:
  - (i) where the Lessee consists of one person be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
  - (ii) where the Lessee consists of two or more persons be deemed to include in the case of a tenancy in common the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and their and each of their assigns and the executors administrators and assigns of the survivor of them; and
  - (iii) where the Lessee is a corporation be deemed to include such corporation and its successors and assigns;
- (g) “multi-unit housing” means the use of the parcel of land for more than one dwelling and includes but is not limited to dual occupancy housing;
- (h) “premises” means the parcel of land and any building or other improvements on the parcel of land;
- (i) “Territory” means:
  - (i) when used in a geographical sense the Australian Capital Territory; and
  - (ii) when used in any other sense the body politic established by Section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C’th);
- (j) “unit” means the parcel of land and the building and other improvements including any unit subsidiaries constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (k) “unit subsidiaries” has the same meaning as in the Unit Titles Act 2001;
- (l) words in the singular include the plural and vice versa;
- (m) words importing one gender include the other genders;

- (n) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

DATED the **Eighteenth** day of **January** 2023.



**Aaron Oshyer**  
a delegate of the Planning and Land  
Authority in exercising its functions

LESSEE: **POD LAND OWNER NO 6 PTY LTD ACN 617 042 547**



Sole Director

# FORM 5

Land Titles (Unit Titles) Act 1970

UNITS PLAN NO: 15724

Block 5 Section 75 Division of DENMAN PROSPECT

## **SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH THE LEASE OF THE COMMON PROPERTY IS HELD**

1. The term of the lease expires on the seventh day of November Two thousand one hundred and seventeen.
2. The rent reserved by and payable under the lease is five cents per annum if and when demanded.
3. The Owners – Units Plan No. 15724 (“the Owners Corporation”) covenants with the Planning and Land Authority (“the Authority”) on behalf of the Commonwealth of Australia (“the Commonwealth”) as follows:
  - (a) to pay to the Authority at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Authority relating thereto and served on the Owners Corporation;
  - (b) to use the common property for some or all of the following uses; carparking, landscaping, paving, lighting, storage areas, service areas, vehicular and pedestrian access and for any other use approved by the Owners Corporation **PROVIDED THAT** these uses are consistent with the permitted purposes of the units;
  - (c) the Owners Corporation shall not without the prior written consent of the Authority install or use a solid fuel heating system on the premises;
  - (d) not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing of the Authority, except where exempt by law;

- (e) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Authority all buildings parts of buildings landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives and all other improvements on the common property and without limiting the generality thereof to maintain repair and keep in good working order the services situated in or on the parcel of land forming the common property;
- (f) except where necessary for compliance with Clause 3(e) of this clause not to install any services or make any alterations in any of the services or any part of the services situated in or on the parcel of land forming the common property without the previous approval in writing of the Authority;
- (g) if and whenever the Owners Corporation fails to maintain repair or keep in repair any building part of a building landscaping storage areas covered carparking hardstanding carparking adequately illuminated vehicle access roads pedestrian pathways and vehicle access drives or other improvements on the common property or to repair or keep in good working order the services or any parts thereof situated in or on the parcel of land forming the common property the Authority may by notice in writing to the Owners Corporation specifying the wants of repairs require the Owners Corporation to effect repairs in accordance with the said notice or if the Authority is of the opinion that a building part of a building or other improvement or any part or parts of the services are beyond reasonable repair the Authority may require the Owners Corporation to remove a building part of a building or improvement or to replace the part or parts of the services if after the expiration of one month from the date of receipt of the said notice or such longer time as the Authority may in writing allow the Owners Corporation has not effected the said repairs or removed the said building part of the building or the improvement or replaced the part or parts of the services any person or persons duly authorised by the Authority with such equipment as is necessary may enter the common property and effect the said repairs or demolish and remove the building part of the building or the improvement or replace the part or parts of the service and all expenses incurred by the Authority in effecting such repairs or demolition or removal or replacement shall be paid by the Owners Corporation to the Authority on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Authority by the Owners Corporation;

- (h) to permit any person or persons authorised by the Authority to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings services parts of services and improvements situated in or on the parcel of land forming the common property;
- (i) that the Owners Corporation shall screen and keep screened all service areas to the satisfaction of the Authority and shall ensure that all plant and machinery contained within the premises is suitably screened from public view;
- (j) that the Owners Corporation shall not, without the previous consent in writing of the Territory, remove any tree:
  - (i) that has been identified in a development approval for retention during the period allowed for construction of the building; or
  - (ii) to which the Tree Protection Act 2005, applies;
- (k) all minerals on or in the common property and the right to the use, flow and control of ground water under the surface of the common property are reserved to the Territory.

4. It is mutually covenanted and agreed by the Commonwealth and the Owners Corporation as follows:

- (a) that if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Authority on behalf of the Commonwealth may terminate this lease but without prejudice to any claim which the Authority or the Commonwealth may have against the Owners Corporation in respect of any breach of the covenants on the part of the Owners Corporation to be observed or performed;
- (b) that any extension of the term of all the leases shall be in accordance with the provisions of the Planning and Development Act 2007;
- (c) any and every right power or remedy conferred on the Commonwealth or Territory in this lease, by law or implied by law may be exercised on behalf of the Commonwealth or the Territory as the case may be by:
  - (i) the Authority;
  - (ii) an authority or person for the time being authorised by the Authority or by law to exercise those powers or functions of the Commonwealth or Territory; or

- (iii) an authority or person to whom the Authority has delegated all its powers or functions under the Planning and Development Act 2007.

5. In this schedule unless the contrary intention appears:

- (a) “Authority” means the Planning and Land Authority established by section 10 of the Planning and Development Act 2007;
- (b) “building” means any building or structure constructed or partially constructed or to be constructed, as the context permits or requires, on or under the parcel of land;
- (c) “owners corporation” means the body corporate under the name of ‘The Owners – Units Plan No. 15724     ’;
- (d) “premises” means the parcel of land and any building or other improvements on the parcel of land;
- (e) “services” means hydraulic mains stormwater drains sewer lines hydraulic fire mains and hydrants together with all necessary appurtenances;
- (f) “Territory” means:
  - (i) when used in a geographical sense the Australian Capital Territory; and
  - (ii) when used in any other sense the body politic established by Section 7 of the Australian Capital Territory (Self-Government) Act 1988 (C’th);
- (g) “unit” means the parcel of land and the building and other improvements constructed or to be constructed on a part of the relevant parcel of land shown on the Units Plan as a unit;
- (h) words in the singular include the plural and vice versa;
- (i) words importing one gender include the other genders;

- (j) a reference in this lease to any statute or statutory provision shall include a reference to any statute or statutory provision that amends, extends, consolidates or replaces the statute or statutory provision and to any other regulation, instrument or other subordinate legislation made under the statute.

DATED the **Eighteenth** day of **January** 2023.



**Aaron Oshyer**  
a delegate of the Planning and Land  
Authority in exercising its functions

**LESSEE: POD LAND OWNER NO 6 PTY LTD 617 042 547**



Sole Director



## 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.

<b>Unit</b>	<b>45</b>	<b>Block</b>	<b>5</b>	<b>Section</b>	<b>75</b>	<b>Suburb</b>	<b>DENMAN PROSPECT</b>
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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.

- |  | <b>No</b> | <b>Yes</b>       |
|--|-----------|------------------|
| 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: 85009  |           | Dated: 17-JAN-23 |
| 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 : InfoTrack, InfoTrack  
 E-mail Address : actenquiries@infotrack.com.au  
 Client Reference : 20260393 - 196989330

Date: 10-JUN-26 12:52:18



STATUTORY PLANNING  
 DEVELOPMENT SOLUTIONS BRANCH  
 480 Northbourne Avenue  
 DICKSON ACT 2601

10-JUN-2026 12:52

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

Page 1 of 2

**INFORMATION ABOUT THE PROPERTY**

**DENMAN PROSPECT Section 75/Block 5/Unit 45**

**Building Class: A**

**Area(m2):** 5,749.5  
**Unimproved Value:** \$4,500,000      **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.

**DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)**

**Application**    DA201834081      **Lodged**    03-JUL-18      **Type**    See Subclass

**-- Application Details -----**

**Description**

AMENDMENT TO APPROVED DA201834081 - S197G Amendment to the development application for Construction of 2 six storey buildings comprising of 2 three bedroom apartment units, 46 two bedroom apartment units, 22 one bedroom apartment units and a three storey townhouse building comprising of 14 three bedroom townhouses, basement parking and associated works - amendment to relocate main switchboard to basement 2, alteration to wall material for apartment courtyard walls and retaining walls, addition of development signage, updated gross floor area drawing, addition of fence and gate, alteration to water meter enclosure, entry awnings amended and others removed, landscape areas to basement 1 and ground floor amended, ramp to western building amended to improve site circulation, addition of storage room to basement 1 and associated works.

**-- Site Details -----**

District	Division	Section	Block(s)	Unit
Molonglo Valley	Denman Prospect	75	5-5	

**-- Involved Parties -----**

Role	Name
Lessee	Capital Estate Developments Pt
Applicant	Purdon Planning Pty Ltd

**-- Activities -----**

Activity Name	Status
Merit Track	Approval Conditional

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



STATUTORY PLANNING  
DEVELOPMENT SOLUTIONS BRANCH  
480 Northbourne Avenue  
DICKSON ACT 2601

10-JUN-2026 12:52

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

Page 2 of 2

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.

**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](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 Titles (Management) Act 2011

**UNIT TITLE CERTIFICATE**

**SECTION 119**

Units Plan No. 15724 Lot No. 45 Unit No. 55

Unit Owner/Eligible Person: Loretta M Jerez

Loretta M Jerez  
55/4 Hoolihan Street  
DENMAN PROSPECT ACT 2611

---

**1. Committee Details**

Ruth Veronica Davis	
Emily Sian Lasslett	
Nathan Yin	
Henry R Osborne	
Abhilash Bajpai	

C/O - Vantage Strata Pty Ltd  
ABN: 79602359482  
Level 4, DKS No 2.  
23 Challis Street  
DICKSON ACT 2602  
02 6171 9700

---

**2. Corporations Manager**

The name and contact details of the corporations manager:

Hasan Syed  
Vantage Strata Pty Ltd  
ABN: 79602359482  
Level 4, DKS No 2.  
23 Challis Street  
DICKSON ACT 2602

---

**3. Records**

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

Hasan Syed  
Vantage Strata Pty Ltd  
ABN: 79602359482  
Level 4, DKS No 2.  
23 Challis Street  
DICKSON ACT 2602

---



## 7. Borrowings

Loan Amount: N/A  
Loan Tenure:  
Loan Start date:  
Interest Rate:  
Bank:

---

## 8. Sustainability Infrastructure

Sustainability Infrastructure: N/A

---

## 9. Planning and Land Authority Crown Lease Extension

Lease Expiry Date: 07/11/2117

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## 10. Swimming Pool

Does the Units Plan have a regulated swimming pool? **No**

If yes, refer to **attached** documents prescribed by regulation.

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: 16/06/2026  
The Common Seal of  
The Owners – Units Plan No 15724

Was hereunto affixed in  
The presence of

Signature:



# Vantage Strata Pty Ltd

Level 4, DKS No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 02 6171 9700 Email: info@vantagestrata.com.au

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## Contracts Register 15724 Limited Edition 2 Bamblett Rise

Page 1

<b>Contractor Name and Address:</b> Clean Me Space 2 Margany Close NGUNNAWAL ACT 2913	<b>Details of Duties:</b> HVAC Maintenance <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 27/03/2024 <b>Terms:</b> 3 years <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 27/03/2027 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> Electra Lift Co P/L Level 23 357-363 George Street SYDNEY NSW 2000	<b>Details of Duties:</b> Lift Maintenance <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 09/04/2024 <b>Terms:</b> 3 years <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 08/04/2027 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> Energy Trade PO Box 51 CHATSWOOD NSW 2057	<b>Details of Duties:</b> Electricity Rates Agreement <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> <b>Terms:</b> <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 22/10/2026 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> Fairy Services	<b>Details of Duties:</b> Gardening Maintenance <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 02/11/2023 <b>Terms:</b> <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 01/11/2026 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> Maritex Commercial Pty Ltd 19 Darambal Street ARANDA ACT 2614	<b>Details of Duties:</b> Electrical Maintenance <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 27/03/2024 <b>Terms:</b> 3 years <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 27/03/2027 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> O'Neill & Brown Fire PO Box 606 QUEANBEYAN NSW 2620	<b>Details of Duties:</b> Fire Protection Services <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 29/10/2024 <b>Terms:</b> 3 years <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 30/10/2027 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> VANTAGE STRATA PTY LTD PO Box 919 DICKSON ACT 2602	<b>Details of Duties:</b> Strata Management Agreement <b>Delegated Powers:</b> <b>Basis of Remuneration:</b> <b>Commencement Date:</b> 20/01/2025 <b>Terms:</b> <b>Copy of Agreement on File?</b> N	<b>Termination Date:</b> 19/01/2029 <b>Options:</b> <b>Workers Comp No:</b>
<b>Contractor Name and Address:</b> Venture Plumbing	<b>Details of Duties:</b> Hydraulic Maintenance	

# Vantage Strata Pty Ltd

Level 4, DKS No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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# Contracts Register

## 15724 Limited Edition 2 Bamblett Rise

---

14/11 Lorn Rd  
CRESTWOOD NSW 2620

**Delegated Powers:**

**Basis of Remuneration:**

**Commencement Date:** 27/03/2024

**Terms:** 3 years

**Copy of Agreement on File?** N

**Termination Date:** 24/03/2027

**Options:**

**Workers Comp No:**

---

# Vantage Strata Pty Ltd

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Page 1

## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

**U/Plan:** 15724 **Units:** 84 **Lots:** 84  
**Building Address:** 2 Bamblett Rise  
: 4 Hoolihan Street  
**Suburb:** DENMAN PROSPECT **State:** ACT **Post Code:** 2611  
**Building Name:** Limited Edition  
**GST?:** Yes **ABN:** 38543013007  
**Manager:** Hasan Syed

Lot 45	Unit 55	Loretta M Jerez			
Date	Ref	Details	Debit	Credit	Balance
01/07/23		<b>Opening Balance</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
20/07/23	129	General - Bi-annual Levy Contribution From: 20/07/2023 To: 19/01/2024 Contribution Schedule	\$1,001.07	\$0.00	\$1,001.07 DR
20/07/23	269	Apartments Schedule - Bi-annual Levy Contribution From: 20/07/2023 To: 19/01/2024 Apartments Schedule	\$154.80	\$0.00	\$1,155.87 DR
15/09/23	436	Receipt; Credit Receipt	\$0.00	\$200.00	\$955.87 DR
18/09/23	437	TRF: General - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 129	\$0.00	\$200.00	\$755.87 DR
18/09/23	438	Receipt; Transfer from credit	\$200.00	\$0.00	\$955.87 DR
29/09/23	446	Receipt; Credit Receipt	\$0.00	\$200.00	\$755.87 DR
02/10/23	447	TRF: General - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 129	\$0.00	\$200.00	\$555.87 DR
02/10/23	448	Receipt; Transfer from credit	\$200.00	\$0.00	\$755.87 DR
12/10/23	450	Receipt; Credit Receipt	\$0.00	\$200.00	\$555.87 DR
16/10/23	452	TRF: General - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 129	\$0.00	\$200.00	\$355.87 DR
16/10/23	453	Receipt; Transfer from credit	\$200.00	\$0.00	\$555.87 DR
15/11/23	318	Charge for arrears notice dated 15/11/2023 Contribution Schedule	\$55.00	\$0.00	\$610.87 DR
29/12/23	319	Charge for final notice dated 29/12/2023 Contribution Schedule	\$55.00	\$0.00	\$665.87 DR
15/05/24	408	Standard Levy Contribution Schedule From: 20/01/2024 To: 19/07/2024 Contribution Schedule	\$1,331.35	\$0.00	\$1,997.22 DR
07/06/24	607	Receipt; Credit Receipt	\$0.00	\$275.00	\$1,722.22 DR
14/06/24	613	TRF: General - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 129	\$0.00	\$275.00	\$1,447.22 DR
14/06/24	614	Receipt; Transfer from credit	\$275.00	\$0.00	\$1,722.22 DR
12/08/24	496	Charge for legal notice dated 12/08/2024 Contribution Schedule	\$55.00	\$0.00	\$1,777.22 DR
21/08/24	497	CCA#471060*: Demand Letter - Registered Mail Contribution Schedule	\$110.00	\$0.00	\$1,887.22 DR

# Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

**U/Plan:** 15724 **Units:** 84 **Lots:** 84  
**Building Address:** 2 Bamblett Rise  
: 4 Hoolihan Street  
**Suburb:** DENMAN PROSPECT **State:** ACT **Post Code:** 2611  
**Building Name:** Limited Edition  
**GST?:** Yes **ABN:** 38543013007  
**Manager:** Hasan Syed

Lot 45	Unit 55	Loretta M Jerez (Continued)			
Date	Ref	Details	Debit	Credit	Balance
02/09/24	650	Receipt; General - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 129	\$0.00	\$126.07	\$1,761.15 DR
02/09/24	651	Receipt; Apartments Schedule - Bi-annual Levy Contribution for 20/07/2023 to 19/01/2024 Levy Ref# 269	\$0.00	\$154.80	\$1,606.35 DR
02/09/24	652	Receipt; Charge for arrears notice dated 15/11/2023 Levy Ref# 318	\$0.00	\$55.00	\$1,551.35 DR
02/09/24	653	Receipt; Charge for final notice dated 29/12/2023 Levy Ref# 319	\$0.00	\$55.00	\$1,496.35 DR
02/09/24	654	Receipt; Standard Levy Contribution Schedule for 20/01/2024 to 19/07/2024 Levy Ref# 408 <i>Interest Paid</i>	\$0.00	\$1,331.35	\$165.00 DR
			\$0.00	\$40.12	
02/09/24	655	Receipt; Charge for legal notice dated 12/08/2024 Levy Ref# 496	\$0.00	\$55.00	\$110.00 DR
02/09/24	656	Receipt; CCA#471060*: Demand Letter - Registered Mail Levy Ref# 497	\$0.00	\$110.00	\$0.00 DR
02/09/24	657	Receipt; CCA#473073*: ACT Debt Application - Civil Dispute Levy Ref# 498	\$0.00	\$72.66	\$72.66 CR
06/09/24	498	CCA#473073*: ACT Debt Application - Civil Dispute Contribution Schedule	\$429.00	\$0.00	\$356.34 DR
06/09/24	499	CCA#473073: GST Free portion Contribution Schedule	\$172.00	\$0.00	\$528.34 DR
15/10/24	409	Standard Levy Contribution Schedule From: 20/07/2024 To: 19/01/2025 Contribution Schedule	\$1,331.35	\$0.00	\$1,859.69 DR
15/10/24	503	Charge for arrears notice dated 15/10/2024 Contribution Schedule	\$55.00	\$0.00	\$1,914.69 DR
15/10/24	736	Receipt; Standard Levy Contribution Schedule for 20/07/2024 to 19/01/2025 Levy Ref# 409	\$0.00	\$471.66	\$1,443.03 DR
15/10/24	737	Receipt; CCA#473073*: ACT Debt Application - Civil Dispute Levy Ref# 498	\$0.00	\$356.34	\$1,086.69 DR
15/10/24	738	Receipt; CCA#473073: GST Free portion Levy Ref# 499	\$0.00	\$172.00	\$914.69 DR
22/10/24	548	Cancelled: Standard Levy Contribution Schedule From: 20/01/2024 To: 19/07/2024 Contribution Schedule	\$0.00	\$1,331.35	\$416.66 CR
22/10/24	936	TRF: Standard Levy Contribution Schedule for 20/01/2024 to 19/07/2024 Levy Ref# 408 <i>Interest Paid</i>	\$1,331.35	\$0.00	\$914.69 DR
			\$40.12	\$0.00	



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## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

**U/Plan:** 15724 **Units:** 84 **Lots:** 84  
**Building Address:** 2 Bamblett Rise  
: 4 Hoolihan Street  
**Suburb:** DENMAN PROSPECT **State:** ACT **Post Code:** 2611  
**Building Name:** Limited Edition  
**GST?:** Yes **ABN:** 38543013007  
**Manager:** Hasan Syed

Lot 45	Unit 55	Loretta M Jerez (Continued)			
Date	Ref	Details	Debit	Credit	Balance
13/11/24	1957	TRF: Standard Levy for 20/01/2024 to 19/07/2024 Levy Ref# 870	\$314.85	\$0.00	\$1,609.21 CR
13/11/24	1958	Receipt; Transfer to credit	\$0.00	\$314.85	\$1,924.06 CR
13/11/24	2113	TRF: Standard Levy for 20/01/2024 to 19/07/2024 Levy Ref# 870	\$0.00	\$317.47	\$2,241.53 CR
13/11/24	2114	TRF: Standard Levy for 20/07/2024 to 19/01/2025 Levy Ref# 940	\$0.00	\$312.23	\$2,553.76 CR
13/11/24	2115	Receipt; Transfer from credit	\$629.70	\$0.00	\$1,924.06 CR
13/11/24	2175	TRF: Standard Levy for 20/07/2024 to 19/01/2025 Levy Ref# 940	\$0.00	\$5.24	\$1,929.30 CR
13/11/24	2277	Receipt; Transfer from credit	\$5.24	\$0.00	\$1,924.06 CR
01/12/24	800	Standard Levy From: 20/07/2024 To: 19/01/2025 Contribution Schedule	\$1,096.60	\$0.00	\$827.46 CR
01/12/24	940	Standard Levy From: 20/07/2024 To: 19/01/2025 Apartments Schedule	\$317.47	\$0.00	\$509.99 CR
02/05/25	2473	TRF: Standard Levy Contribution Schedule for 20/01/2025 to 19/07/2025 Levy Ref# 1079	\$0.00	\$509.99	\$1,019.98 CR
02/05/25	2495	Receipt; Transfer from credit	\$509.99	\$0.00	\$509.99 CR
15/05/25	1079	Standard Levy Contribution Schedule From: 20/01/2025 To: 19/07/2025 Contribution Schedule	\$1,235.90	\$0.00	\$725.91 DR
15/05/25	1219	Standard Levy Apartments Schedule From: 20/01/2025 To: 19/07/2025 Apartments Schedule	\$403.00	\$0.00	\$1,128.91 DR
16/06/25	1322	Charge for arrears notice dated 16/06/2025 Contribution Schedule	\$55.00	\$0.00	\$1,183.91 DR
19/06/25	2693	Receipt; Standard Levy Contribution Schedule for 20/01/2025 to 19/07/2025 Levy Ref# 1079 Interest Paid	\$0.00	\$725.91	\$458.00 DR
19/06/25	2694	Receipt; Standard Levy Apartments Schedule for 20/01/2025 to 19/07/2025 Levy Ref# 1219 Interest Paid	\$0.00	\$6.96	\$55.00 DR
19/06/25	2695	Receipt; Charge for arrears notice dated 16/06/2025 Levy Ref# 1322	\$0.00	\$403.00	\$3.86
19/06/25	2695	Receipt; Charge for arrears notice dated 16/06/2025 Levy Ref# 1322	\$0.00	\$54.08	\$0.92 DR

# Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

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## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

<p><b>U/Plan:</b> 15724  <b>Building Address:</b> 2 Bamblett Rise                                    : 4 Hoolihan Street  <b>Suburb:</b> DENMAN PROSPECT  <b>Building Name:</b> Limited Edition  <b>GST?:</b> Yes</p>	<p><b>Units:</b> 84                      <b>Lots:</b> 84   <b>State:</b> ACT    <b>Post Code:</b> 2611   <b>ABN:</b> 38543013007  <b>Manager:</b> Hasan Syed</p>
---	--

Lot 45	Unit 55	Loretta M Jerez (Continued)	Debit	Credit	Balance
14/08/25	2748	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$99.08	\$98.16 CR
14/08/25	2749	Receipt; Charge for arrears notice dated 16/06/2025 Levy Ref# 1322	\$0.00	\$0.92	\$99.08 CR
28/08/25	2763	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$199.08 CR
11/09/25	2768	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$299.08 CR
25/09/25	2780	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$399.08 CR
09/10/25	2799	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$499.08 CR
23/10/25	2831	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$599.08 CR
06/11/25	2876	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$699.08 CR
15/11/25	1080	Standard Levy Contribution Schedule From: 20/07/2025 To: 19/01/2026 Contribution Schedule	\$1,235.90	\$0.00	\$536.82 DR
15/11/25	1220	Standard Levy Apartments Schedule From: 20/07/2025 To: 19/01/2026 Apartments Schedule	\$403.00	\$0.00	\$939.82 DR
20/11/25	2971	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$839.82 DR
04/12/25	2987	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080	\$0.00	\$100.00	\$739.82 DR
15/12/25	1353	Charge for arrears notice dated 15/12/2025 Contribution Schedule	\$55.00	\$0.00	\$794.82 DR
17/12/25	2998	Receipt; Standard Levy Contribution Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1080 <i>Interest Paid</i>	\$0.00	\$336.82	\$458.00 DR
			\$0.00	\$2.95	

# Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 02 6171 9700 Email: info@vantagestrata.com.au

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## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

**U/Plan:** 15724 **Units:** 84 **Lots:** 84  
**Building Address:** 2 Bamblett Rise  
: 4 Hoolihan Street  
**Suburb:** DENMAN PROSPECT **State:** ACT **Post Code:** 2611  
**Building Name:** Limited Edition  
**GST?:** Yes **ABN:** 38543013007  
**Manager:** Hasan Syed

Lot 45	Unit 55	Loretta M Jerez (Continued)		Debit	Credit	Balance
Date	Ref	Details				
17/12/25	2999	Receipt; Standard Levy Apartments Schedule for 20/07/2025 to 19/01/2026 Levy Ref# 1220 Interest Paid		\$0.00	\$403.00	\$55.00 DR
				\$0.00	\$3.53	
17/12/25	3000	Receipt; Charge for arrears notice dated 15/12/2025 Levy Ref# 1353		\$0.00	\$48.52	\$6.48 DR
18/12/25	3001	TRF: Charge for arrears notice dated 15/12/2025 Levy Ref# 1353		\$48.52	\$0.00	\$55.00 DR
18/12/25	3002	Receipt; Transfer to credit		\$0.00	\$48.52	\$6.48 DR
18/12/25	1359	Cancelled: Charge for arrears notice dated 15/12/2025 Contribution Schedule		\$0.00	\$55.00	\$48.52 CR
18/12/25	3003	Receipt; Cancelled: Charge for arrears notice dated 15/12/2025 Levy Ref# 1353		\$0.00	\$55.00	\$103.52 CR
18/12/25	3004	Receipt; Cancelled: Charge for arrears notice dated 15/12/2025 Levy Ref# 1359		\$55.00	\$0.00	\$48.52 CR
18/12/25	3011	Receipt; Credit Receipt		\$0.00	\$100.00	\$148.52 CR
02/01/26	3031	Receipt; Credit Receipt		\$0.00	\$100.00	\$248.52 CR
15/01/26	3037	Receipt; Credit Receipt		\$0.00	\$100.00	\$348.52 CR
29/01/26	3048	Receipt; Credit Receipt		\$0.00	\$100.00	\$448.52 CR
12/02/26	3055	Receipt; Credit Receipt		\$0.00	\$100.00	\$548.52 CR
26/02/26	3061	Receipt; Credit Receipt		\$0.00	\$100.00	\$648.52 CR
12/03/26	3070	Receipt; Credit Receipt		\$0.00	\$100.00	\$748.52 CR
26/03/26	3075	Receipt; Credit Receipt		\$0.00	\$100.00	\$848.52 CR
09/04/26	3085	Receipt; Credit Receipt		\$0.00	\$100.00	\$948.52 CR
23/04/26	3095	TRF: Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461		\$0.00	\$948.52	\$1,897.04 CR
23/04/26	3107	Receipt; Transfer from credit		\$948.52	\$0.00	\$948.52 CR
23/04/26	3118	Receipt; Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461		\$0.00	\$100.00	\$1,048.52 CR
07/05/26	3171	Receipt; Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461		\$0.00	\$100.00	\$1,148.52 CR
15/05/26	1461	Standard Levy Contribution Schedule From: 20/01/2026 To: 19/07/2026 Contribution Schedule		\$1,516.60	\$0.00	\$368.08 DR

# Vantage Strata Pty Ltd

Level 4, DKSN No 2., 23 Challis Street DICKSON ACT 2602 ABN: 79602359482

Ph: 02 6171 9700 Email: info@vantagestrata.com.au

Printed: 16/06/2026 03:43 pm User: Siti Nasir

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## OWNER LEDGER from 01/07/23 to 16/06/26 All Schedules

**U/Plan:** 15724 **Units:** 84 **Lots:** 84  
**Building Address:** 2 Bamblett Rise  
: 4 Hoolihan Street  
**Suburb:** DENMAN PROSPECT **State:** ACT **Post Code:** 2611  
**Building Name:** Limited Edition  
**GST?:** Yes **ABN:** 38543013007  
**Manager:** Hasan Syed

Lot 45	Unit 55	Loretta M Jerez (Continued)			
Date	Ref	Details	Debit	Credit	Balance
15/05/26	1601	Standard Levy Apartments Schedule From: 20/01/2026 To: 19/07/2026 Apartments Schedule	\$205.65	\$0.00	\$573.73 DR
21/05/26	3256	Receipt; Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461	\$0.00	\$100.00	\$473.73 DR
04/06/26	3276	Receipt; Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461	\$0.00	\$100.00	\$373.73 DR
10/06/26	3280	Receipt; Standard Levy Contribution Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1461	\$0.00	\$168.08	\$205.65 DR
10/06/26	3281	Receipt; Standard Levy Apartments Schedule for 20/01/2026 to 19/07/2026 Levy Ref# 1601	\$0.00	\$205.65	\$0.00 DR
		<b>Closing Balance</b>	<b>\$22,698.27</b>	<b>\$22,698.27</b>	<b>\$0.00 DR</b>
		<b>Interest Due</b>	<b>\$0.00</b>		<b>\$0.00</b>
		<b>Total Balance</b>	<b>\$22,698.27</b>	<b>\$22,698.27</b>	<b>\$0.00 DR</b>



Issue date: 05 January 2026

### Certificate of Insurance

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

<b>INSURED:</b>	The Owners of Unit Plan 15724	
<b>INTERESTED PARTY(S):</b>	<b>Name</b>	<b>Classification</b>
<b>DESCRIPTION OF INSURED BUSINESS:</b>	Residential Strata	
<b>SITUATION OF RISK:</b>	2 BAMBLETT RISE, DENMAN PROSPECT, ACT 2611	
<b>SECTION 1:</b>	<b><u>Property - Physical Loss, Destruction or Damage</u></b> Buildings - \$37,180,000.00 Common Contents - \$371,800.00	
<b>SECTION 2:</b>	<b><u>Voluntary Workers Personal Accident</u></b> Accidental Death & Disablement - Insured Weekly Benefits - Insured	
<b>SECTION 3:</b>	<b><u>Office Bearers' Liability</u></b> Limit of Indemnity - \$5,000,000.00 in the aggregate Period of Insurance	
<b>SECTION 4:</b>	<b><u>Fidelity Guarantee</u></b> Limit - \$100,000.00 in the aggregate Period of Insurance	
<b>SECTION 5:</b>	<b><u>Machinery Breakdown</u></b> Limit - \$100,000 in the aggregate Period of Insurance	
<b>SECTION 6:</b>	<b><u>Public Liability</u></b> Limit of Indemnity - \$50,000,000.00 each and every Occurrence	
<b>SECTION 7:</b>	<b><u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u></b> <b>(a) Taxation and Audit Costs</b> Limit of Indemnity - \$30,000 in the aggregate Period of Insurance  <b>(b) Workplace Health and Safety Breaches</b> Limit of Indemnity - \$150,000 in the aggregate Period of Insurance  <b>(c) Legal Defence Expenses</b> Limit of Indemnity - \$50,000 in the aggregate Period of Insurance	
<b>POLICY NUMBER:</b>	LNG-STR-20322110	
<b>PERIOD OF INSURANCE:</b>	20 January 2026 expiring on 20 January 2027 at 4pm Local Standard Time	
<b>INSURER:</b>	Chubb Insurance Australia Limited	

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

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

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

# Insurance Valuation Report

For

Limited Edition

**Bamblett Rise & Hoolihan Street, Denman  
Prospect ACT 2611**

**Scheme Number: 15724**



**COMPILED BY: QIA GROUP PTY LTD**

**Job Reference Number: 192121**

**27 September 2023**

**Professional Indemnity Insurance Policy Number 1411189338PLP**

PO Box 1280,  
Beenleigh QLD 4207

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QIA Group Pty Ltd  
ABN 27 116 106 453  
*setting the standard...*

Queensland • New South Wales • Victoria • South Australia • Western Australia • Northern Territory • ACT • Tasmania

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 **Bamblett Rise & Hoolihan Street, Denman Prospect ACT 2611.**

### 1.2 Property Address

The property is situated at **Bamblett Rise & Hoolihan Street, Denman Prospect ACT 2611.**

### 1.3 Description of Building

The property comprises fourteen lots of double storey townhouses with lockup garages at basement level and seventy residential apartments arranged in two blocks of six storey buildings with allocated car parking spaces at two levels of basement. Access to upper floor is by internal stairwell and two passenger lifts. Common property includes communal area, waste room, amenities, Gym facilities, BBQ facilities, access driveways, boundary walls & fences and site landscaping.

In accordance with the plans provided the date of registration is 2023.

### 1.4 Client

**The Proprietors Limited Edition.**

### 1.5 Replacement Value

**Recommended Insured Value: \$37,180,000 (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.

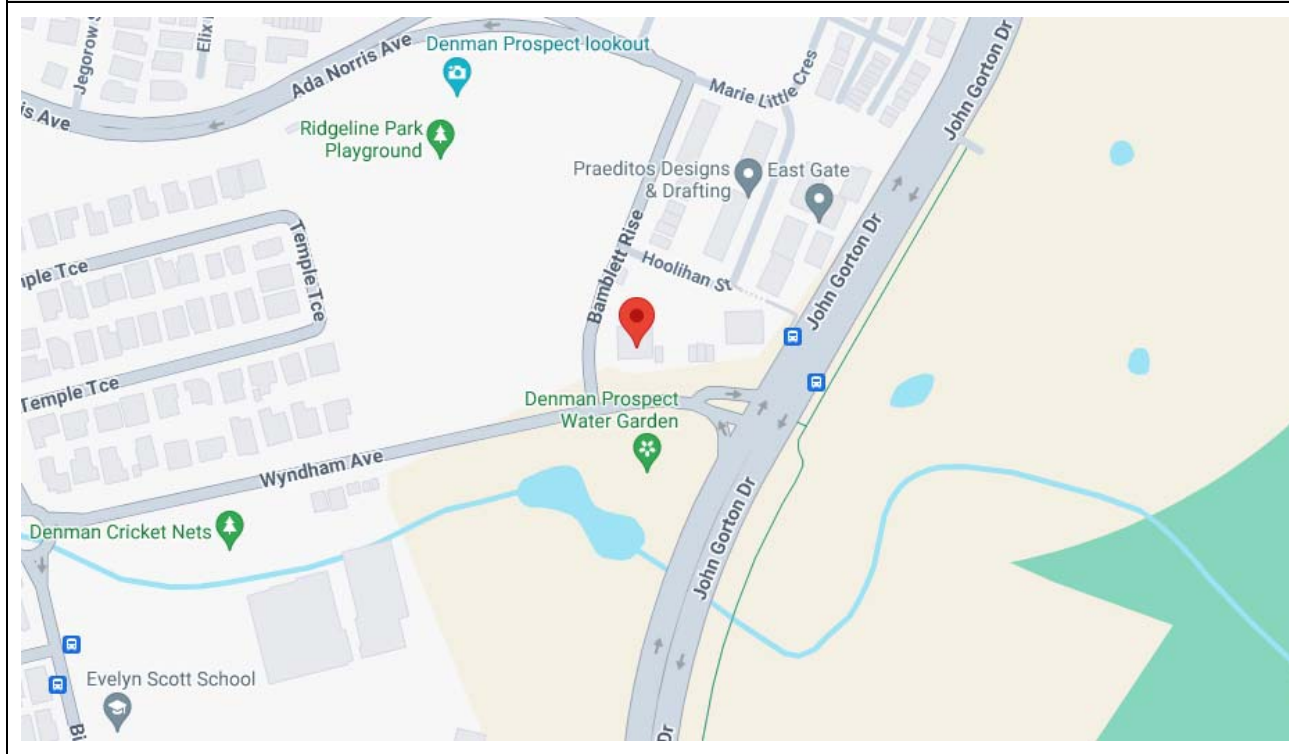
### **2.5 Elements used in the Calculated Value of the Building Replacement**

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.

<b>2.6 Valuation</b>	
<b>Replacement Building and Improvements Cost:</b>	<b>\$28,650,000</b>
Allowance for Cost Escalation:	
Design and Documentation:	9 Months
Calling Tenders and Appraisals:	3 Months
Construction Period and Fit-out:	18 Months
Calculated at 6% over the period	\$2,580,000
<b>Progressive Subtotal:</b>	<b>\$31,230,000</b>
Professional Fees:	\$2,500,000
<b>Progressive Subtotal:</b>	<b>\$33,730,000</b>
Removal of Debris:	\$1,430,000
<b>Progressive Subtotal:</b>	<b>\$35,160,000</b>
Cost Escalation for Insurance Policy Lapse Period:	\$2,020,000
<b>Progressive Subtotal:</b>	<b>\$37,180,000</b>
<b>Recommended Insured Value:</b>	<b>\$37,180,000 (Inc GST)</b>

**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: Concrete panels, Colorbond claddings, and painted Fibre cement sheets.

##### 3.4.1.3 **ROOF STRUCTURE**

ROOF CONSTRUCTION: Reinforced concrete and low-pitched roof.

ROOFING: Cliplock & Powder coated metal sheeting, and membrane.

##### 3.4.1.4 **DRIVEWAY STRUCTURE**

DRIVEWAY CONSTRUCTION: Concrete & Bitumen.

### 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*

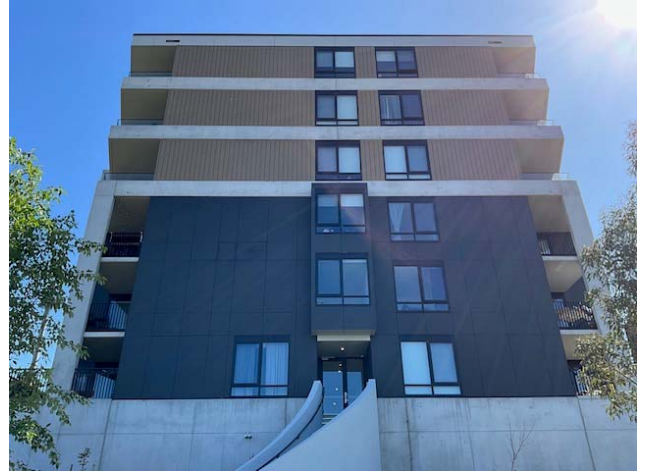
- This Inspection Report does not include the inspection and assessment of items or matters outside the stated purpose of the requested inspection and report. Other items or matters may be the subject of an Inspection Report which is adequately specified.
- The inspection only covered the Readily Accessible 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;
- 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



# Sinking Fund Plan

## Limited Edition

**2 Bamblett Rise & 4 Hoolihan Street,  
Denman Prospect, ACT 2611  
Scheme Number: 15724**



***COMPILED BY VON HARAMINA***

**On 20 December 2023 for the  
15 Years Commencing: 20 January 2024  
QIA Job Reference Number: 192122**

Professional Indemnity Insurance Policy Number 1411189338 PLP  
© QIA Group Pty Ltd

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QIA Group Pty Ltd  
ABN 27 116 106 453  
*setting the standard...*

Queensland • New South Wales • Victoria • South Australia • Western Australia • Northern Territory • ACT • Tasmania

QIA Group Pty Ltd

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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

2 Bamblett Rise & 4 Hoolihan Street, 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 is:	\$0.00
Number of Lot/Unit Entitlements:	10000
Opening Balance:	\$0.00
The proposed Sinking Fund Levy per entitlement is:	\$5.62

## 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.

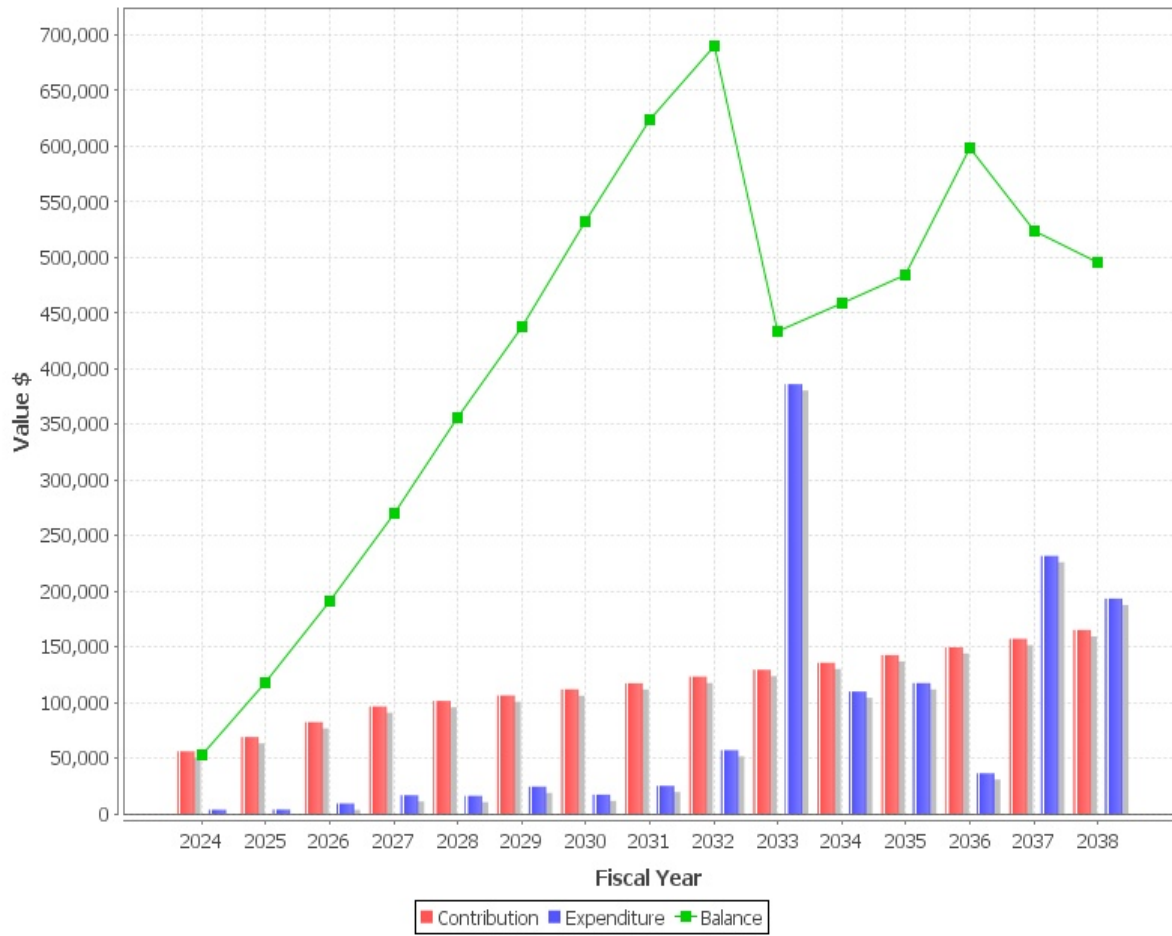
No allowance has been made for buildings Registered for Goods and Services Tax (GST) and GST will need to be applied to the levies proposed in this report.

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.	Contribution per Entitlement	Est Expenditure (Inc GST)	Closing Balance (End of Year)
1	20/01/2024	\$0	\$56,168	\$5.62	\$3,784	\$52,384
2	20/01/2025	\$52,384	\$68,976	\$6.90	\$3,973	\$117,387
3	20/01/2026	\$117,387	\$82,425	\$8.24	\$9,265	\$190,547
4	20/01/2027	\$190,547	\$96,546	\$9.65	\$16,827	\$270,267
5	20/01/2028	\$270,267	\$101,373	\$10.14	\$16,166	\$355,474
6	20/01/2029	\$355,474	\$106,442	\$10.64	\$24,515	\$437,401
7	20/01/2030	\$437,401	\$111,764	\$11.18	\$17,333	\$531,833
8	20/01/2031	\$531,833	\$117,352	\$11.74	\$25,233	\$623,953
9	20/01/2032	\$623,953	\$123,220	\$12.32	\$57,296	\$689,877
10	20/01/2033	\$689,877	\$129,381	\$12.94	\$385,986	\$433,271
11	20/01/2034	\$433,271	\$135,850	\$13.58	\$109,858	\$459,263
12	20/01/2035	\$459,263	\$142,642	\$14.26	\$117,420	\$484,485
13	20/01/2036	\$484,485	\$149,775	\$14.98	\$36,528	\$597,731
14	20/01/2037	\$597,731	\$157,263	\$15.73	\$231,731	\$523,264
15	20/01/2038	\$523,264	\$165,126	\$16.51	\$193,325	\$495,066

### SINKING FUND FORECAST MOVEMENT



## SUMMARY OF ANNUAL FORECAST EXPENDITURE

<b>January 2024</b>	Expense Inc GST
<b>SUPERSTRUCTURE</b>	
- Capital Replacement - General	\$3,784
<u>Total Forecast Expenditure for year - January 2024 (Inc GST):</u>	<u>\$3,784</u>
Includes GST amount of :	\$344
<b>January 2025</b>	
<b>SUPERSTRUCTURE</b>	
- Capital Replacement - General	\$3,973
<u>Total Forecast Expenditure for year - January 2025 (Inc GST):</u>	<u>\$3,973</u>
Includes GST amount of :	\$361
<b>January 2026</b>	
<b>SUPERSTRUCTURE</b>	
- Capital Replacement - General	\$4,172
<b>GYM</b>	
- Provision to replace gym equipment	\$5,094
<u>Total Forecast Expenditure for year - January 2026 (Inc GST):</u>	<u>\$9,265</u>
Includes GST amount of :	\$842
<b>January 2027</b>	
<b>SUPERSTRUCTURE</b>	
- Capital Replacement - General	\$4,380
<b>FURNITURE &amp; FITTINGS</b>	
- Install/Replace sensors/exits/emergency lighting	\$4,584

**FIRE PROTECTION SYSTEMS**

- Provision to replace portable fire extinguishers	\$7,862
<u>Total Forecast Expenditure for year - January 2027 (Inc GST):</u>	<u>\$16,827</u>
Includes GST amount of :	\$1,530

<b>January 2028</b>	Expense Inc GST
---------------------	--------------------

**SUPERSTRUCTURE**

- Maintain/repaint pergolas	\$6,963
- Capital Replacement - General	\$4,599

**BASEMENT**

- Maintain/repair main garage doors running gear	\$1,223
--	---------

**FURNITURE & FITTINGS**

- Provision to replace outdoor furniture	\$632
- Provision to upgrade swipe readers/keypads, security controllers	\$2,748
<u>Total Forecast Expenditure for year - January 2028 (Inc GST):</u>	<u>\$16,166</u>
Includes GST amount of :	\$1,470

<b>January 2029</b>	Expense Inc GST
---------------------	--------------------

**SUPERSTRUCTURE**

- Capital Replacement - General	\$4,829
---------------------------------	---------

**EXTERNAL WORKS**

- Maintain common pipework	\$2,375
----------------------------	---------

**FURNITURE & FITTINGS**

- Install/Replace sensors/exits/emergency lighting	\$5,054
- Ongoing partial replacement of exterior lighting	\$1,026
- Provision to upgrade security cameras	\$4,597

**LANDSCAPING**

- Provision to maintain irrigation pipework	\$737
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**GYM**

- Provision to replace gym equipment	\$5,896
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<u>Total Forecast Expenditure for year - January 2029 (Inc GST):</u>	<u>\$24,515</u>
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Includes GST amount of :	\$2,229
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**January 2030**

Expense

Inc GST

**SUPERSTRUCTURE**

- Replace window fixtures and fittings	\$1,638
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- Capital Replacement - General	\$5,071
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**DRIVEWAYS, PATHWAYS & PARKING**

- Maintain tiled pathways 10% of total	\$2,835
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**FURNITURE & FITTINGS**

- Provision to upgrade video/PVR	\$387
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- Provision to upgrade security system monitor	\$232
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- Provision to replace door closers	\$823
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- Provision to replace door hardware	\$941
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**AMENITIES**

- Maintain/replace sewer/macerator pump	\$2,693
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- Maintain floor/wall tiles	\$536
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**PLANT & EQUIPMENT**

- Maintain/replace airconditioner units	\$2,176
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<u>Total Forecast Expenditure for year - January 2030 (Inc GST):</u>	<u>\$17,333</u>
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Includes GST amount of :	\$1,576
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<b>January 2031</b>	<b>Expense Inc GST</b>
<b>SUPERSTRUCTURE</b>	
- Provision to replace balustrade/handrails fixings	\$1,422
- Capital Replacement - General	\$5,324
<b>DRIVEWAYS, PATHWAYS &amp; PARKING</b>	
- Provision to replace wheel stops	\$1,270
<b>FURNITURE &amp; FITTINGS</b>	
- Install/Replace sensors/exits/emergency lighting	\$5,572
<b>LANDSCAPING</b>	
- Maintain/replace planter box membrane	\$3,811
- Service/repair irrigation system controller	\$1,544
<b>AMENITIES</b>	
- Maintain toilets/washroom	\$447
<b>PLANT &amp; EQUIPMENT</b>	
- Replace water circulation pump/controller	\$2,917
- Maintain/replace electric hot water sytem	\$2,925
<u>Total Forecast Expenditure for year - January 2031 (Inc GST):</u>	<u>\$25,233</u>
Includes GST amount of :	\$2,294

<b>January 2032</b>	<b>Expense Inc GST</b>
<b>SUPERSTRUCTURE</b>	
- Maintain balcony/verandah floor tiles	\$4,654
- Capital Replacement - General	\$5,590
<b>BASEMENT</b>	
- Replace main garage door motors	\$4,505

**DRIVEWAYS, PATHWAYS & PARKING**

- Maintain bitumen driveway (patchwork)	\$6,760
- Replace traffic mirrors	\$1,195

**FURNITURE & FITTINGS**

- Provision to replace door closers	\$908
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**FIRE PROTECTION SYSTEMS**

- Provision to replace fire hose reels	\$3,072
- Provision to replace portable fire extinguishers	\$10,034
- Replace jacking pump	\$3,669
- Replace sprinkler pump	\$5,077
- Provision to replace pressure tank	\$811
- Provision to replace hydrant valve assemblies & seals	\$1,689

**LOBBIES**

- Maintain floor tiles	\$1,696
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**PLANT & EQUIPMENT**

- Provision to replace pressure vessel	\$811
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**GYM**

- Provision to replace gym equipment	\$6,826
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<u>Total Forecast Expenditure for year - January 2032 (Inc GST):</u>	<u>\$57,296</u>
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Includes GST amount of :	\$5,209
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January 2033	Expense Inc GST
<b>SUPERSTRUCTURE</b>	
- Repaint buildings	\$159,164
- Repaint balcony/verandah ceilings	\$27,841
- Replace window fixtures and fittings	\$1,896
- Scaffold/access equip allowance	\$20,005
- Repaint door face	\$4,193
- Maintain/repaint pergolas	\$8,887
- Repaint balustrade	\$11,166
- Repaint posts/columns	\$817
- Capital Replacement - General	\$5,870
<b>BASEMENT</b>	
- Repaint door face	\$645
<b>DRIVEWAYS, PATHWAYS &amp; PARKING</b>	
- Repaint bollards	\$1,906
- Repaint line marking	\$7,656
<b>FURNITURE &amp; FITTINGS</b>	
- Install/Replace sensors/exits/emergency lighting	\$6,144
- Ongoing partial replacement of exterior lighting	\$1,247
- Provision to upgrade swipe readers/keypads, security controllers	\$3,507
- Provision to upgrade security cameras	\$5,588
<b>AMENITIES</b>	
- Repaint walls and ceilings	\$1,505

**LOBBIES**

- Repaint walls	\$56,468
- Repaint ceiling	\$22,587
- Repaint door face	\$24,028

**STAIRWELL**

- Repaint walls	\$3,548
- Repaint ceiling	\$710
- Repaint door face	\$7,741

**GYM**

- Repaint walls	\$1,835
- Repaint ceiling	\$1,032

Total Forecast Expenditure for year - January 2033 (Inc GST): **\$385,986**

Includes GST amount of : **\$35,090**

<b>January 2034</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Provision to replace balustrade/handrails fixings	\$1,646
- Capital Replacement - General	\$6,163

**BASEMENT**

- Maintain/repair main garage doors running gear	\$1,639
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**DRIVEWAYS, PATHWAYS & PARKING**

- Provision to replace wheel stops	\$1,470
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**FURNITURE & FITTINGS**

- Provision to replace outdoor furniture	\$847
- Maintain/replace satellite/TV aerials & associated equipment	\$2,399
- Provision to replace door closers	\$1,001
- Provision to replace BBQs	\$10,310

**AMENITIES**

- Replace extraction fan	\$2,822
- Maintain floor/wall tiles	\$652

**LOBBIES**

- Replace carpet	\$54,184
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**ROOF**

- Provision to maintain roof fixtures and flashings	\$18,814
- Maintain/upgrade height safety system	\$5,268

**PLANT & EQUIPMENT**

- Maintain/replace airconditioner units	\$2,645
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Total Forecast Expenditure for year - January 2034 (Inc GST): \$109,858

Includes GST amount of : \$9,987

<b>January 2035</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Replace podium slab membrane	\$20,283
- Capital Replacement - General	\$6,472

**BASEMENT**

- Replace exhaust/supply fans/JetVents	\$23,705
- Provision for CO sensor/monitor replacement	\$1,086
- Replace stormwater pumps	\$5,452

**DRIVEWAYS, PATHWAYS & PARKING**

- Maintain tiled pathways 10% of total	\$3,618
- Maintain concrete pathways/driveway 3% of total	\$5,061

**FENCING**

- Maintain masonry fencing	\$4,899
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**FURNITURE & FITTINGS**

- Maintain signage	\$1,719
- Install/Replace sensors/exits/emergency lighting	\$6,773
- Provision to upgrade intercom systems, handsets & associated equipment progressively	\$24,909

**LANDSCAPING**

- Maintain/replace planter box membrane	\$4,632
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**STAIRWELL**

- Maintain handrails fixings/fittings	\$909
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**GYM**

- Provision to replace gym equipment	\$7,902
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Total Forecast Expenditure for year - January 2035 (Inc GST): **\$117,420**

Includes GST amount of : **\$10,675**

<b>January 2036</b>	Expense Inc GST
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**SUPERSTRUCTURE**

- Replace window fixtures and fittings	\$2,195
- Capital Replacement - General	\$6,795

**DRIVEWAYS, PATHWAYS & PARKING**

- Maintain bitumen driveway (patchwork)	\$8,217
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**EXTERNAL WORKS**

- Maintain common pipework	\$3,342
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**FURNITURE & FITTINGS**

- Provision to replace door closers	\$1,103
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**AMENITIES**

- Maintain toilets/washroom	\$570
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**FIRE PROTECTION SYSTEMS**

- Provision to replace fire hose reels	\$3,734
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**ROOF**

- Provision partial balcony membrane replacement	\$10,572
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<u>Total Forecast Expenditure for year - January 2036 (Inc GST):</u>	<u>\$36,528</u>
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Includes GST amount of :	\$3,321
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**January 2037**

Expense Inc GST
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**SUPERSTRUCTURE**

- Provision to replace balustrade/handrails fixings	\$1,905
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- Maintain balcony/verandah floor tiles	\$5,940
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- Capital Replacement - General	\$7,135
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**DRIVEWAYS, PATHWAYS & PARKING**

- Provision to replace wheel stops	\$1,702
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**EXTERNAL WORKS**

- Service/repair roller shutter door & motor	\$7,568
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**FURNITURE & FITTINGS**

- Install/Replace sensors/exits/emergency lighting	\$7,468
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- Ongoing partial replacement of exterior lighting	\$1,516
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- Provision to upgrade security cameras	\$6,792
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- Provision to replace door hardware	\$1,324
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**FIRE PROTECTION SYSTEMS**

- Overhaul hydrant/sprinkler booster pumps and controllers	\$17,423
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- Provision to replace portable fire extinguishers	\$12,806
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- Provision to replace hydrant valve assemblies & seals	\$2,156
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**LOBBIES**

- Maintain floor tiles	\$2,165
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**PLANT & EQUIPMENT**

- Allowance for mechanical upgrade of lift in 30 years (partial accrual) 33%	\$150,930
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**GYM**

- Replace gym rubber floor covering \$4,900

Total Forecast Expenditure for year - January 2037 (Inc GST): \$231,731

Includes GST amount of : \$21,066

**January 2038**

Expense  
Inc GST

**SUPERSTRUCTURE**

- Replace external door/frame \$1,585

- Maintain/repaint pergolas \$11,343

- Capital Replacement - General \$7,492

**BASEMENT**

- Replace exhaust/supply fans/JetVents \$27,442

- Provision for CO sensor/monitor replacement \$1,258

- Replace individual double garage doors over 30 years \$19,810  
(partial accrual) 25%

- Provision to replace main garage doors in 23 years (partial \$3,842  
accrual) 20%

- Repair/replace storage enclosures \$2,859

**FENCING**

- Provision to replace stone retaining wall \$3,577

**FURNITURE & FITTINGS**

- Provision to replace mail boxes in 23 years (partial accrual) \$4,322  
20%

- Provision to upgrade swipe readers/keypads, security \$4,476  
controllers

- Provision to upgrade video/PVR \$572

- Provision to upgrade security system monitor \$343

- Provision to replace door closers \$1,217

**LANDSCAPING**

- Provision to maintain irrigation pipework	\$1,143
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**AMENITIES**

- Maintain/replace sewer/macerator pump	\$3,979
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- Maintain floor/wall tiles	\$792
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- Provision to replace toilet and basin	\$1,452
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**FIRE PROTECTION SYSTEMS**

- Provision to upgrade Fire Panel & associated detection equipment in 19 years (partial accrual) 20%	\$21,130
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**ROOF**

- Provision to replace guttering in 15 years (partial accrual) 25%	\$10,805
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- Provision to replace down pipes in 15 years (partial accrual) 25%	\$13,564
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- Provision to maintain roof fixtures and flashings	\$22,868
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**PLANT & EQUIPMENT**

- Refurbish lift interior in 25 years (partial accrual) 33%	\$15,093
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- Maintain/replace airconditioner units	\$3,215
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**GYM**

- Provision to replace gym equipment	\$9,147
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<b><u>Total Forecast Expenditure for year - January 2038 (Inc GST):</u></b>	<b><u>\$193,325</u></b>
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Includes GST amount of :	\$17,575
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**ITEMISED EXPENDITURE BY YEAR**

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>SUPERSTRUCTURE</b>																		
- Repaint buildings	\$88,830	2033	10										159164					
- Repaint balcony/verandah ceilings	\$15,538	2033	10										27841					
- Replace window fixtures and fittings	\$1,058	2030	3							1638			1896			2195		
- Scaffold/access equip allowance	\$11,165	2033	10										20005					
- Repaint door face	\$2,340	2033	10										4193					
- Replace external door/frame	\$693	2038	3															1585
- Provision to replace balustrade/handrails fixings	\$875	2031	3								1422			1646			1905	
- Maintain/repaint pergolas	\$4,960	2028	5					6963					8887					11343
- Repaint balustrade	\$6,232	2033	10										11166					
- Repaint posts/columns	\$456	2033	10										817					
- Replace podium slab membrane	\$10,268	2035	5												20283			
- Maintain balcony/verandah floor tiles	\$2,727	2032	5									4654					5940	
- Capital Replacement - General	\$3,276	2024	1	3784	3973	4172	4380	4599	4829	5071	5324	5590	5870	6163	6472	6795	7135	7492
<b>BASEMENT</b>																		
- Replace exhaust/supply fans/JetVents	\$12,000	2035	3												23705			27442
- Provision for CO sensor/monitor replacement	\$550	2035	3												1086			1258
- Replace individual double garage doors over 30 years (partial accrual) 25%	\$8,662	2038	5															19810
- Repaint door face	\$360	2033	10										645					
- Provision to replace main garage doors in 23 years (partial accrual) 20%	\$1,680	2038	2															3842
- Maintain/repair main garage doors running gear	\$871	2028	6					1223						1639				
- Replace main garage door motors	\$2,640	2032	10									4505						
- Replace stormwater pumps	\$2,760	2035	4												5452			
- Repair/replace storage enclosures	\$1,250	2038	5															2859

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>DRIVEWAYS, PATHWAYS &amp; PARKING</b>																		
- Maintain bitumen driveway (patchwork)	\$3,961	2032	4									6760				8217		
- Maintain tiled pathways 10% of total	\$1,832	2030	5							2835					3618			
- Maintain concrete pathways/driveway 3% of total	\$2,562	2035	7												5061			
- Repaint bollards	\$1,064	2033	10										1906					
- Repaint line marking	\$4,273	2033	10										7656					
- Replace traffic mirrors	\$700	2032	10									1195						
- Provision to replace wheel stops	\$781	2031	3								1270			1470			1702	
<b>EXTERNAL WORKS</b>																		
- Maintain common pipework	\$1,611	2029	7						2375							3342		
- Service/repair roller shutter door & motor	\$3,475	2037	15														7568	
<b>FENCING</b>																		
- Provision to replace stone retaining wall	\$1,564	2038	5															3577
- Maintain masonry fencing	\$2,480	2035	5												4899			
<b>FURNITURE &amp; FITTINGS</b>																		
- Provision to replace outdoor furniture	\$450	2028	6					632						847				
- Maintain signage	\$870	2035	6												1719			
- Provision to replace mail boxes in 23 years (partial accrual) 20%	\$1,890	2038	2															4322
- Install/Replace sensors/exits/emergency lighting	\$3,429	2027	2				4584		5054		5572		6144		6773		7468	
- Maintain/replace satellite/TV aerials & associated equipment	\$1,275	2034	12											2399				
- Ongoing partial replacement of exterior lighting	\$696	2029	4						1026				1247				1516	
- Provision to upgrade swipe readers/keypads, security controllers	\$1,958	2028	5					2748					3507					4476
- Provision to upgrade security cameras	\$3,118	2029	4						4597				5588				6792	

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>FURNITURE &amp; FITTINGS</b>																		
- Provision to upgrade video/PVR	\$250	2030	8							387								572
- Provision to upgrade security system monitor	\$150	2030	8							232								343
- Provision to upgrade intercom systems, handsets & associated equipment progressively	\$12,609	2035	4												24909			
- Provision to replace door closers	\$532	2030	2							823		908		1001		1103		1217
- Provision to replace door hardware	\$608	2030	7							941							1324	
- Provision to replace BBQs	\$5,480	2034	12											10310				
<b>LANDSCAPING</b>																		
- Maintain/replace planter box membrane	\$2,345	2031	4								3811				4632			
- Service/repair irrigation system controller	\$950	2031	9								1544							
- Provision to maintain irrigation pipework	\$500	2029	9						737									1143
<b>AMENITIES</b>																		
- Maintain/replace sewer/macerator pump	\$1,740	2030	8							2693								3979
- Maintain toilets/washroom	\$275	2031	5								447					570		
- Replace extraction fan	\$1,500	2034	12											2822				
- Maintain floor/wall tiles	\$346	2030	4							536				652				792
- Repaint walls and ceilings	\$840	2033	10										1505					
- Provision to replace toilet and basin	\$635	2038	5															1452

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>FIRE PROTECTION SYSTEMS</b>																		
- Overhaul hydrant/sprinkler booster pumps and controllers	\$8,000	2037	15														17423	
- Provision to upgrade Fire Panel & associated detection equipment in 19 years (partial accrual) 20%	\$9,240	2038	1															21130
- Provision to replace fire hose reels	\$1,800	2032	4									3072				3734		
- Provision to replace portable fire extinguishers	\$5,880	2027	5				7862					10034					12806	
- Replace jacking pump	\$2,150	2032	10									3669						
- Replace sprinkler pump	\$2,975	2032	10									5077						
- Provision to replace pressure tank	\$475	2032	10									811						
- Provision to replace hydrant valve assemblies & seals	\$990	2032	5									1689					2156	
<b>LOBBIES</b>																		
- Repaint walls	\$31,515	2033	10										56468					
- Repaint ceiling	\$12,606	2033	10										22587					
- Replace carpet	\$28,800	2034	12											54184				
- Repaint door face	\$13,410	2033	10										24028					
- Maintain floor tiles	\$994	2032	5									1696					2165	
<b>ROOF</b>																		
- Provision to replace guttering in 15 years (partial accrual) 25%	\$4,725	2038	5															10805
- Provision to replace down pipes in 15 years (partial accrual) 25%	\$5,931	2038	5															13564
- Provision partial balcony membrane replacement	\$5,097	2036	4													10572		
- Provision to maintain roof fixtures and flashings	\$10,000	2034	4											18814				22868
- Maintain/upgrade height safety system	\$2,800	2034	12											5268				

Item	Current Cost	Year 1st Applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>STAIRWELL</b>																		
- Repaint walls	\$1,980	2033	10										3548					
- Repaint ceiling	\$396	2033	10										710					
- Maintain handrails fixings/fittings	\$460	2035	5												909			
- Repaint door face	\$4,320	2033	10										7741					
<b>PLANT &amp; EQUIPMENT</b>																		
- Refurbish lift interior in 25 years (partial accrual) 33%	\$6,600	2038	5															15093
- Allowance for mechanical upgrade of lift in 30 years (partial accrual) 33%	\$69,300	2037	8														150930	
- Replace water circulation pump/controller	\$1,795	2031	9								2917							
- Provision to replace pressure vessel	\$475	2032	10									811						
- Maintain/replace airconditioner units	\$1,406	2030	4							2176				2645				3215
- Maintain/replace electric hot water sytem	\$1,800	2031	9								2925							
<b>GYM</b>																		
- Repaint walls	\$1,024	2033	10										1835					
- Repaint ceiling	\$576	2033	10										1032					
- Replace gym rubber floor covering	\$2,250	2037	15														4900	
- Provision to replace gym equipment	\$4,000	2026	3			5094			5896			6826			7902			9147
<b>Total</b>																		
<b>Includes GST amount of</b>																		
				3784	3973	9265	16827	16166	24515	17333	25233	57296	385986	109858	117420	36528	231731	193325
				344	361	842	1530	1470	2229	1576	2294	5209	35090	9987	10675	3321	21066	17575

**ITEMISED ACCRUALS BY YEAR**

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>SUPERSTRUCTURE</b>																		
- Repaint buildings	\$88,830	2033	10	12654	25941	39893	54541	69923	86073	103031	120837	139533	159164	20612	42255	64981	88842	113897
- Repaint balcony/verandah ceilings	\$15,538	2033	10	2213	4538	6978	9540	12231	15056	18022	21137	24407	27841	3606	7391	11366	15540	19923
- Replace window fixtures and fittings	\$1,058	2030	3	201	412	634	867	1112	1368	1638	601	1233	1896	696	1427	2195	806	1652
- Scaffold/access equip allowance	\$11,165	2033	10	1590	3261	5014	6855	8788	10818	12950	15188	17538	20005	2591	5311	8167	11166	14315
- Repaint door face	\$2,340	2033	10	333	683	1051	1437	1842	2268	2714	3183	3676	4193	543	1113	1712	2340	3000
- Replace external door/frame	\$693	2038	3	73	151	232	317	406	500	598	701	810	924	1044	1169	1301	1440	1585
- Provision to replace balustrade/handrails fixings	\$875	2031	3	149	305	469	642	823	1013	1212	1422	522	1070	1646	604	1239	1905	699
- Maintain/repaint pergolas	\$4,960	2028	5	1260	2583	3973	5431	6963	1608	3297	5070	6932	8887	2053	4208	6471	8848	11343
- Repaint balustrade	\$6,232	2033	10	888	1820	2799	3826	4905	6038	7228	8477	9789	11166	1446	2964	4559	6233	7990
- Repaint posts/columns	\$456	2033	10	65	133	205	280	359	442	529	620	716	817	106	217	333	456	584
- Replace podium slab membrane	\$10,268	2035	5	1274	2612	4017	5492	7041	8668	10375	12168	14051	16028	18104	20283	4685	9604	14769
- Maintain balcony/verandah floor tiles	\$2,727	2032	5	422	865	1331	1819	2332	2871	3437	4030	4654	1075	2204	3389	4633	5940	1372
- Capital Replacement - General	\$3,276	2024	1	3784	3973	4172	4380	4599	4829	5071	5324	5590	5870	6163	6472	6795	7135	7492
<b>BASEMENT</b>																		
- Replace exhaust/supply fans/JetVents	\$12,000	2035	3	1489	3053	4695	6419	8229	10130	12126	14221	16422	18732	21158	23705	8705	17845	27442
- Provision for CO sensor/monitor replacement	\$550	2035	3	68	140	215	294	377	464	556	652	752	858	969	1086	399	818	1258
- Replace individual double garage doors over 30 years (partial accrual) 25%	\$8,662	2038	5	918	1882	2894	3957	5073	6244	7475	8766	10123	11547	13042	14613	16261	17992	19810
- Repaint door face	\$360	2033	10	51	105	162	221	283	349	418	490	565	645	83	171	263	360	461
- Provision to replace main garage doors in 23 years (partial accrual) 20%	\$1,680	2038	2	178	365	561	767	984	1211	1450	1700	1963	2239	2529	2834	3154	3489	3842
- Maintain/repair main garage doors running gear	\$871	2028	6	221	454	698	954	1223	241	494	760	1039	1331	1639	323	662	1018	1392
- Replace main garage door motors	\$2,640	2032	10	409	838	1288	1761	2258	2779	3326	3901	4505	583	1196	1839	2515	3224	3968
- Replace stormwater pumps	\$2,760	2035	4	343	702	1080	1476	1893	2330	2789	3271	3777	4308	4866	5452	1537	3151	4846
- Repair/replace storage enclosures	\$1,250	2038	5	132	272	418	571	732	901	1079	1265	1461	1666	1882	2109	2347	2597	2859

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>DRIVEWAYS, PATHWAYS &amp; PARKING</b>																		
- Topcoat bitumen driveway surface	\$33,012	2058	35	2218	4546	6991	9559	12254	15085	18057	21177	24454	27894	31506	35300	39282	43464	47855
- Maintain bitumen driveway (patchwork)	\$3,961	2032	4	613	1257	1933	2642	3388	4170	4992	5854	6760	1906	3908	6010	8217	2317	4750
- Maintain tiled pathways 10% of total	\$1,832	2030	5	348	714	1098	1501	1924	2368	2835	655	1342	2064	2822	3618	836	1713	2634
- Maintain concrete pathways/driveway 3% of total	\$2,562	2035	7	318	652	1002	1370	1757	2163	2589	3036	3506	3999	4517	5061	875	1793	2757
- Repaint bollards	\$1,064	2033	10	152	311	478	653	837	1031	1234	1447	1671	1906	247	506	778	1064	1364
- Repaint line marking	\$4,273	2033	10	609	1248	1919	2624	3363	4140	4956	5812	6712	7656	991	2032	3125	4273	5478
- Replace traffic mirrors	\$700	2032	10	108	222	342	467	599	737	882	1035	1195	155	317	488	667	855	1052
- Provision to replace wheel stops	\$781	2031	3	133	273	419	573	735	905	1083	1270	466	956	1470	540	1107	1702	625
<b>EXTERNAL WORKS</b>																		
- Maintain common pipework	\$1,611	2029	7	349	716	1101	1505	1929	2375	410	841	1294	1769	2268	2792	3342	577	1184
- Service/repair roller shutter door & motor	\$3,475	2037	15	386	792	1217	1664	2134	2627	3144	3687	4258	4857	5486	6146	6840	7568	729
<b>FENCING</b>																		
- Replace powder coated baluster slat fencing/gates in 29 years	\$6,956	2052	30	505	1036	1593	2178	2792	3437	4115	4826	5572	6356	7179	8044	8951	9904	10905
- Provision to replace stone retaining wall	\$1,564	2038	5	166	340	523	714	916	1128	1350	1583	1828	2085	2355	2639	2936	3249	3577
- Maintain masonry fencing	\$2,480	2035	5	308	631	970	1327	1701	2094	2506	2939	3394	3871	4373	4899	1131	2319	3567
<b>FURNITURE &amp; FITTINGS</b>																		
- Provision to replace outdoor furniture	\$450	2028	6	114	234	361	493	632	125	255	393	537	688	847	167	342	526	719
- Maintain signage	\$870	2035	6	108	221	340	465	597	735	879	1031	1191	1358	1534	1719	339	694	1067
- Provision to replace mail boxes in 23 years (partial accrual) 20%	\$1,890	2038	2	200	411	631	863	1107	1362	1631	1913	2209	2519	2845	3188	3548	3925	4322
- Install/Replace sensors/exits/emergency lighting	\$3,429	2027	2	1064	2180	3353	4584	2465	5054	2718	5572	2997	6144	3304	6773	3643	7468	4016

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>FURNITURE &amp; FITTINGS</b>																		
- Maintain/replace satellite/TV aerials & associated equipment	\$1,275	2034	12	169	346	532	728	933	1149	1375	1612	1862	2124	2399	271	555	853	1167
- Ongoing partial replacement of exterior lighting	\$696	2029	4	151	309	476	650	833	1026	289	593	912	1247	352	721	1109	1516	427
- Provision to upgrade swipe readers/keypads, security controllers	\$1,958	2028	5	497	1020	1568	2144	2748	635	1301	2001	2736	3507	810	1661	2554	3491	4476
- Provision to upgrade security cameras	\$3,118	2029	4	676	1385	2131	2913	3734	4597	1296	2658	4087	5588	1576	3230	4968	6792	1915
- Provision to upgrade video/PVR	\$250	2030	8	48	97	150	205	263	323	387	60	123	189	258	331	407	488	572
- Provision to upgrade security system monitor	\$150	2030	8	28	58	90	123	157	194	232	36	74	113	155	198	244	292	343
- Provision to upgrade intercom systems, handsets & associated equipment progressively	\$12,609	2035	4	1565	3208	4933	6745	8647	10644	12742	14944	17256	19683	22232	24909	7025	14400	22145
- Provision to replace door closers	\$532	2030	2	101	207	319	436	559	688	823	443	908	488	1001	538	1103	594	1217
- Provision to replace door hardware	\$608	2030	7	116	237	364	498	639	786	941	163	333	513	701	899	1106	1324	229
- Provision to replace BBQs	\$5,480	2034	12	726	1488	2288	3128	4010	4936	5909	6930	8002	9128	10310	1163	2385	3667	5014
<b>LANDSCAPING</b>																		
- Maintain/replace planter box membrane	\$2,345	2031	4	399	818	1258	1720	2205	2715	3249	3811	1075	2203	3388	4632	1306	2678	4118
- Service/repair irrigation system controller	\$950	2031	9	162	331	510	697	893	1100	1316	1544	217	445	685	936	1200	1477	1768
- Provision to maintain irrigation pipework	\$500	2029	9	108	222	342	467	599	737	104	213	327	447	573	705	844	990	1143

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>AMENITIES</b>																		
- Maintain/replace sewer/macerator pump	\$1,740	2030	8	331	678	1043	1426	1828	2250	2693	417	854	1314	1796	2302	2834	3393	3979
- Maintain toilets/washroom	\$275	2031	5	47	96	148	202	259	318	381	447	103	211	325	445	570	132	270
- Replace extraction fan	\$1,500	2034	12	199	407	626	856	1098	1351	1617	1897	2190	2498	2822	318	653	1004	1372
- Maintain floor/wall tiles	\$346	2030	4	66	135	208	284	364	448	536	151	310	477	652	184	377	579	792
- Repaint walls and ceilings	\$840	2033	10	120	245	377	516	661	814	974	1143	1319	1505	195	399	614	840	1077
- Provision to replace toilet and basin	\$635	2038	5	67	138	212	290	372	458	548	643	742	846	956	1071	1192	1319	1452
<b>FIRE PROTECTION SYSTEMS</b>																		
- Overhaul hydrant/sprinkler booster pumps and controllers	\$8,000	2037	15	889	1822	2803	3832	4912	6047	7238	8489	9803	11182	12630	14150	15747	17423	1679
- Provision to upgrade Fire Panel & associated detection equipment in 19 years (partial accrual) 20%	\$9,240	2038	1	979	2007	3087	4221	5411	6661	7973	9351	10797	12316	13911	15586	17345	19191	21130
- Provision to replace fire hose reels	\$1,800	2032	4	279	571	878	1201	1539	1895	2268	2660	3072	866	1776	2731	3734	1053	2158
- Provision to replace portable fire extinguishers	\$5,880	2027	5	1824	3739	5750	7862	1816	3723	5725	7827	10034	2318	4751	7306	9989	12806	2958
- Replace jacking pump	\$2,150	2032	10	333	682	1049	1434	1839	2263	2709	3177	3669	475	974	1498	2048	2625	3232
- Replace sprinkler pump	\$2,975	2032	10	460	944	1452	1985	2544	3132	3749	4397	5077	657	1348	2073	2834	3633	4472
- Provision to replace pressure tank	\$475	2032	10	74	151	232	317	406	500	599	702	811	105	215	331	453	580	714
- Provision to replace hydrant valve assemblies & seals	\$990	2032	5	153	314	483	660	846	1042	1247	1463	1689	390	800	1230	1682	2156	498
<b>LOBBIES</b>																		
- Repaint walls	\$31,515	2033	10	4489	9203	14153	19350	24807	30537	36553	42870	49503	56468	7313	14991	23054	31519	40408
- Repaint ceiling	\$12,606	2033	10	1796	3681	5661	7740	9923	12215	14621	17148	19801	22587	2925	5996	9221	12607	16163
- Replace carpet	\$28,800	2034	12	3814	7819	12023	16439	21074	25942	31053	36420	42055	47971	54184	6113	12532	19272	26349
- Repaint door face	\$13,410	2033	10	1910	3916	6022	8234	10556	12994	15554	18242	21064	24028	3112	6379	9810	13412	17194
- Maintain floor tiles	\$994	2032	5	154	315	485	663	850	1046	1252	1469	1696	392	803	1235	1689	2165	500

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>ROOF</b>																		
- Provision to replace guttering in 15 years (partial accrual) 25%	\$4,725	2038	5	501	1026	1579	2158	2767	3406	4077	4782	5521	6298	7114	7970	8869	9814	10805
- Provision to replace down pipes in 15 years (partial accrual) 25%	\$5,931	2038	5	629	1289	1982	2709	3473	4276	5118	6002	6931	7906	8930	10005	11134	12319	13564
- Provision partial balcony membrane replacement	\$5,097	2036	4	597	1224	1882	2572	3298	4060	4860	5699	6581	7507	8479	9500	10572	2981	6112
- Provision to maintain roof fixtures and flashings	\$10,000	2034	4	1324	2715	4175	5708	7318	9008	10782	12646	14602	16657	18814	5306	10877	16726	22868
- Maintain/upgrade height safety system	\$2,800	2034	12	371	760	1169	1598	2049	2522	3019	3541	4089	4664	5268	594	1218	1874	2562
<b>STAIRWELL</b>																		
- Repaint walls	\$1,980	2033	10	282	578	889	1216	1559	1919	2297	2694	3110	3548	459	942	1448	1980	2539
- Repaint ceiling	\$396	2033	10	56	116	178	243	312	384	460	539	622	710	92	188	290	396	508
- Maintain handrails fixings/fittings	\$460	2035	5	57	117	180	246	316	388	465	545	630	718	811	909	210	430	662
- Repaint door face	\$4,320	2033	10	615	1262	1940	2653	3401	4186	5011	5877	6786	7741	1002	2055	3160	4321	5539
<b>PLANT &amp; EQUIPMENT</b>																		
- Refurbish lift interior in 25 years (partial accrual) 33%	\$6,600	2038	5	699	1434	2205	3015	3865	4758	5695	6679	7712	8798	9937	11133	12389	13708	15093
- Allowance for mechanical upgrade of lift in 30 years (partial accrual) 33%	\$69,300	2037	8	7701	15787	24278	33192	42553	52382	62702	73538	84916	96863	109407	122579	136409	150930	23352
- Replace water circulation pump/controller	\$1,795	2031	9	305	626	963	1317	1688	2078	2487	2917	410	841	1294	1769	2268	2791	3341
- Provision to replace pressure vessel	\$475	2032	10	74	151	232	317	406	500	599	702	811	105	215	331	453	580	714
- Maintain/replace airconditioner units	\$1,406	2030	4	267	548	843	1152	1477	1818	2176	614	1258	1935	2645	746	1529	2352	3215
- Maintain/replace electric hot water sytem	\$1,800	2031	9	306	628	966	1320	1693	2084	2494	2925	411	843	1297	1773	2274	2799	3350

Item	Current Cost	Year 1st applied	Remain Life/ Next Interval	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>GYM</b>																		
- Repaint walls	\$1,024	2033	10	146	299	460	629	806	992	1188	1393	1609	<b>1835</b>	238	487	749	1024	1313
- Repaint ceiling	\$576	2033	10	82	168	259	354	453	558	668	783	905	<b>1032</b>	134	274	421	576	738
- Replace gym rubber floor covering	\$2,250	2037	15	250	513	788	1078	1382	1701	2036	2387	2757	3145	3552	3980	4429	<b>4900</b>	472
- Provision to replace gym equipment	\$4,000	2026	3	1616	3313	<b>5094</b>	1870	3834	<b>5896</b>	2165	4439	<b>6826</b>	2507	5138	<b>7902</b>	2902	5948	<b>9147</b>
<b>TOTAL ACCRUALS</b>				<b>71238</b>	<b>146042</b>	<b>219499</b>	<b>289516</b>	<b>365316</b>	<b>437305</b>	<b>521672</b>	<b>604246</b>	<b>661135</b>	<b>396976</b>	<b>415041</b>	<b>434412</b>	<b>556496</b>	<b>493150</b>	<b>484599</b>

\* Bold blue items listed above are expense items that occur in that year.

## REPORT INFORMATION

The values included in the report are for budgeting purposes and have been obtained from a number of sources including building cost information guides, painting contractors, plant and equipment suppliers, manufactures and installers and working knowledge of each buildings configuration at the time of inspection.

Every endeavour has been undertaken to accurately compile a budget for the maintenance, repair, renewal or replacement of the items of a non-routine nature that have been identified in this report. However as there is no definitive scope of works for maintenance, repair, renewal or replacement of the items contained in this report it is expected that if said items were put to tender, the quotations received would vary significantly dependent upon the timing and scope of works to that will be undertaken. For this reason it is recommended that several quotations are sourced as far in advance of any anticipated work as possible.

The installation date, present condition and estimated life of each item is determined at the time of the site inspection from a visual inspection, the age of the building (where this information is provided) and any other relevant information provided by the Owners at the time of inspection. This information is then communicated in the report by way of nominated total life cycle in comparison with expected remaining life. The life cycles of each of the items will vary depending upon where the building is located, for example buildings near a salt environment tend to have a lesser life cycle and a higher maintenance requirement.

This Sinking Fund plan is not a building dilapidation report, building diagnostic report, warranty inspection, defects report, engineering report or structural assessment of the building. Where information in respect of any of these items at time of ordering, it has been incorporated into the report wherever possible. We recommend that a periodic survey be carried out by qualified building contractors to assess the building condition, if required. The inspection of the common property of the scheme is a cursory visual inspection only limited to those areas of the common property that are fully accessible and visible to the inspector from floor or ground level at the time of inspection. The primary purpose of the inspection is to determine the materials used in the construction of the building that need to be maintained, estimate the quantities of same, identify the plant and equipment in the common areas of the building and make a recommendation as to the timing of the repairs and replacements identified for restorative purposes only. The inspection did not include breaking apart, dismantling, removing or moving any element of the building and items located on the common property.

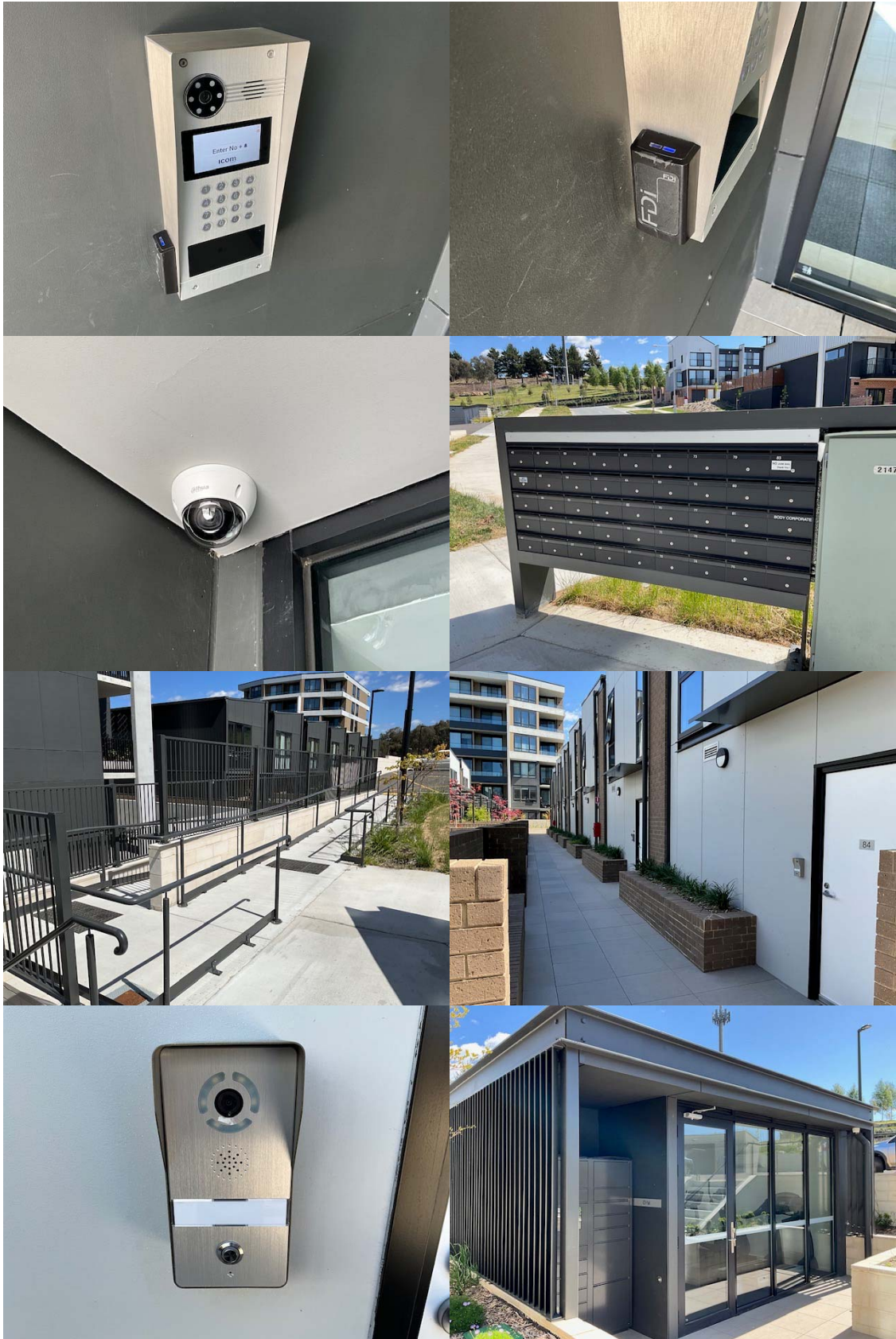
The report does not and cannot make comment upon: defects that may have been concealed; the assessment of which may rely on certain weather conditions and the presence or absence of timber pests. The report will allow for ordinary inclusion, but does not consider or make recommendations as to the specific condition of specialist items and equipment such as gas fittings and supply systems; heritage listing conditions or requirements; fire protection fittings and systems; HVAC fittings and systems site drainage; electrical or data systems or wiring, building plumbing systems including sewerage, potable and stormwater pipe work and fittings; security concerns; detection and identification of illegal building work; and the durability of exposed finishes.

The inspector did not identify and assess safety hazards and did not carry out a risk assessment relating to any hazards upon the common property as part of this report. The report is not an Asbestos report and no assessment was made of asbestos products. The report is not Pool Safety or Window Safety report and no assessment was made as to the compliance or otherwise of any pool barrier or common property windows.

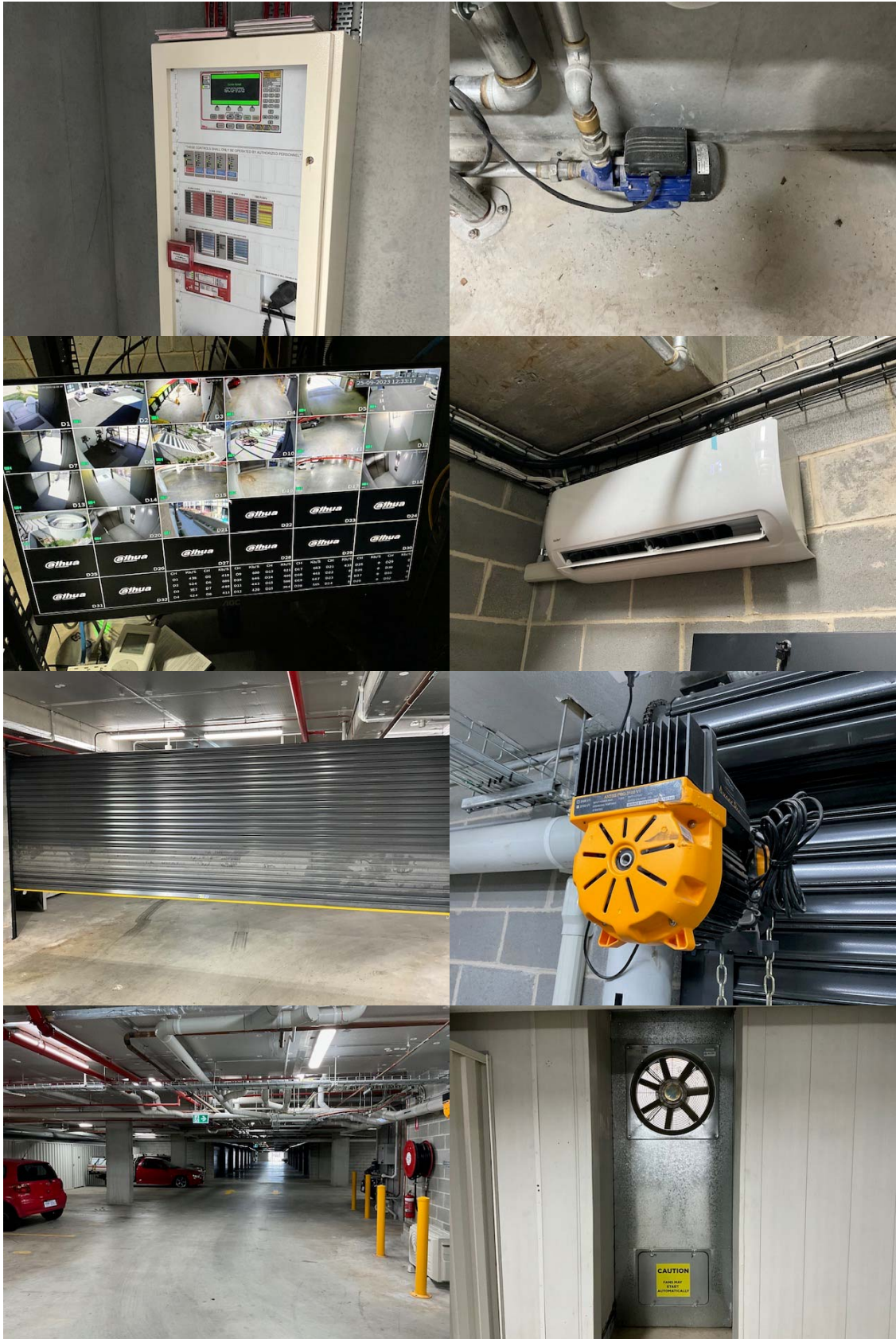
## AREAS NOT INSPECTED

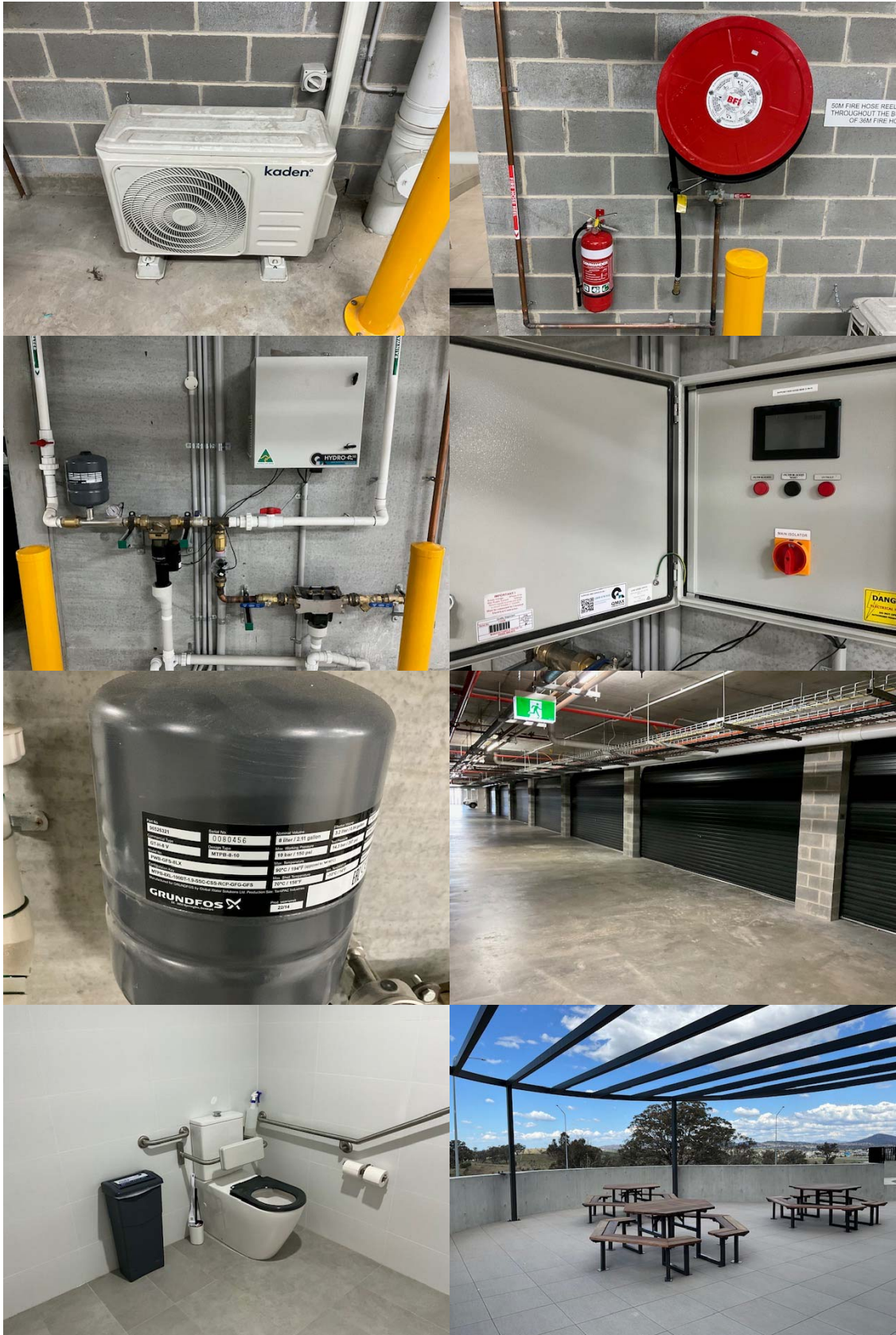
- Part or parts of the common property building interior that were not readily accessible
- Part or parts of the building exterior were not readily accessible
- Part or parts of the roof exterior that were not readily visible from ground or floor level or obstructed at the time of inspection because of exceeding height, vegetation or neighbouring buildings.
- Part or parts of the Common Property plant and equipment where specialised knowledge or equipment is required to carry out the inspection, particularly in respect of its' operation.
- Part or parts of the retaining walls, fencing where not readily accessible or inaccessible or obstructed at the time of inspection because of on alignment, vegetation.













**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
1	104	4	3015	816
2	104	4	3015	817
3	83	3	3015	818
4	102	4	3015	819
5	102	3	3015	820
6	100	3	3015	821
7	181	1	3015	822
8	178	1	3015	823
9	178	1	3015	824
10	178	1	3015	825
11	178	1	3015	826
12	178	1	3015	827
13	179	1	3015	828
14	195	3	3015	829
15	193	3	3015	830
16	193	3	3015	831
17	193	3	3015	832
18	193	3	3015	833
19	193	3	3015	834
20	196	3	3015	835
21	106	3	3015	836
22	106	4	3015	837
23	112	3	3015	838
24	108	4	3015	839
25	107	4	3015	840
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			 <b>David Pryce</b> Registrar-General <div style="text-align: right; margin-top: 10px;">             Deputy Registrar-General         </div>	

**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
26	83	3	3015	841
27	113	4	3015	842
28	96	3	3015	843
29	92	3	3015	844
30	96	3	3015	845
31	113	3	3015	846
32	99	3	3015	847
33	96	3	3015	848
34	113	4	3015	849
35	109	3	3015	850
36	113	5	3015	851
37	96	3	3015	852
38	92	4	3015	853
39	114	4	3015	854
40	97	3	3015	855
41	93	3	3015	856
42	97	3	3015	857
43	114	3	3015	858
44	100	3	3015	859
45	97	3	3015	860
46	114	3	3015	861
47	111	3	3015	862
48	114	4	3015	863
49	97	3	3015	864
50	93	3	3015	865
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			David Pryce Registrar-General ..... Deputy Registrar-General	

**SUE**

Form 078



## SCHEDULE OF UNIT ENTITLEMENTS

**1. LAND**

District/Division	Section	Block	Unit Plan No
<b>DENMAN PROSPECT</b>	<b>75</b>	<b>5</b>	<b>15724</b>

**2. APPROVAL UNDER UNIT TITLES ACT 2001**

COLUMN 1			COLUMN 2	
UNIT NO	UNIT ENTITLEMENT	UNIT SUBSIDIARIES	VOLUME	FOLIO
51	116	3	3015	866
52	98	3	3015	867
53	94	3	3015	868
54	98	3	3015	869
55	116	3	3015	870
56	102	4	3015	871
57	98	3	3015	872
58	116	3	3015	873
59	112	3	3015	874
60	116	3	3015	875
61	98	3	3015	876
62	94	3	3015	877
63	117	3	3015	878
64	99	3	3015	879
65	95	3	3015	880
66	99	3	3015	881
67	117	3	3015	882
68	103	3	3015	883
69	99	3	3015	884
70	117	3	3015	885
71	113	3	3015	886
72	117	3	3015	887
73	103	3	3015	888
74	95	3	3015	889
75	153	3	3015	890
<b>Aggregate</b>			The Certificate of Title issued for each of the units into which the parcel of land has been subdivided is as shown in Column 2 above. The Certificate of Title for the common property is:	
			<b>Volume</b>	<b>Folio</b>
			3015	815
			<b>David Pryce</b> Registrar-General	
			Deputy Registrar-General	



## Schedule 1      Default rules

(see s 7A)

### 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 as in 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 permission of the owners corporation by special resolution; 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).
- (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.
- (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.

**1.6 Assistance animals**

The owners corporation may require 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 a 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 their 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 MEETING MINUTES OF**  
**UNITS PLAN NO 15724**  
**'LIMITED EDITION'**

**Venue:** Teams, Online Meeting

**Date:** Wednesday, 31 January 2024

**Time:** 5:30PM

**Present:** H R Osborne (Lot 11)  
R V Davis (Lot 14)  
A R Ray (Lot 24)  
R Arguelles (Lot 84)  
V Arguelles (Lot 84)

**Absentee:** D Ravichandran (Lot 37)

**In Attendance:** H Syed, Strata Manager (Vantage Strata)

**MEETING FORMALITIES**

---

**1. Attendance and acceptance of apologies**

Chair acknowledged attendance and no apologies were received.

**2. Confirmation of Chairperson**

It was **resolved** that R Adam chair the meeting. Noting a quorum was present, the meeting was formally opened at **05:44PM**.

**3. Conflict Of Interest (review agenda and declare any conflict of interest)**

No conflicts of interest were raised.

**AGENDA**

---

**4. Financial Information**

The Manager advised that the admin fund as of 22<sup>nd</sup> January 2024 stands at \$86, 963.52. The sinking fund is not being developed yet. However, the sinking fund report had been sent to the EC for review via email. The manager will re-send the sinking fund report once again to the EC.

## 5. Action Item Task List

### a. Gardening and Cleaning Contract

The members present enquired about the gardening and cleaning contract for the building in terms of its scope and contract status. The manager advised that the gardening and cleaning contract is appointed to Fairy, and they attend the complex fortnightly throughout the year and during winter they would attend once a month. The manager shared the contract, discussed about their scope of work and arrange a site visit between the EC and the gardeners to get further information.

### b. Building Inspection and Agree Upon Defects

The Manager advised that Tony from Core Development visited the complex and requires a report from a qualified contractor before its rectification. The Executive Committee agreed to appoint a qualified contractor to come out with a report so that the developer contractor can complete the defect works. The Executive Committee advised for 2 competitive quotes for their review and approval. The Manager will provide it once he gets it from his Maintenance Team.

### c. Garbage Room and Improper Waste Disposal

The Manager advised that the resident or Executive Committee to inform them immediately if there is any bulk waste disposal in the common area with a photo or a video so that the security can then check the fob record and confirm the responsible party. They will need to remove it out of the building at their own cost. The current bulk waste will be removed by a contractor the soonest.

## 6. Executive Committee Meetings

The Manager advised on the frequency Executive Committee to meetings and Executive Committee agreed on the quarterly instead of monthly meetings.

## 7. Scope and Billing Cycle from Vantage Strata

The Manager will send the Vantage Strata agreement to the Executive Committee for them to understand the core and non-core duties and responsibilities. The Manager advised that the charges of the management fees will be charged monthly instead of a 6 month once being their previous practice. The levies on the other hand will be struck as per what was decided in the Annual General Meeting.

## 8. Maintenance Issues

The Manager highlighted the below maintenance items and its update to the Executive Committee

- a. **Irrigation System Leak** – To check with the gardener and act accordingly. If needed to raise a maintenance request for a quote of its repair.
- b. **Light flickering in common areas**– To compile and arrange a maintenance request.
- c. **Treadmill in Gym** – To check with original supplier for warranty.
- d. **Keypad panel for lights** – To compile and arrange a maintenance request if a repair is needed.

**9. Any Other Business or New Matters**

**a. Faulty door handle in the Rubbish Room**

The Manager advised that a work order has been issued to Googong Locksmiths and will be rectified soon.

**b. Building Link for the complex**

The Executive Committee enquired about the Building Link for the complex and its capability to be able to be used for maintenance request. The Manager informed that it can be and most of the maintenance issues above came via building link maintenance request.

The Executive Committee **resolved** the next meeting will be held on 9th May 2024, 5.30 pm via Teams Meeting.

**MEETING CLOSURE**

---

There being no further business to discuss, the meeting closed at **6:18pm**.

# Unit Titles (Management) Act 2011 – Form 1

## NOTICE OF REDUCED QUORUM DECISIONS

### Part A Details of reduced quorum decisions<sup>†</sup>

**A1 The Owners—Units Plan No 15724**

**A2 General meeting**

Date (or dates) of general meeting  
at which the reduced quorum  
decision or decisions were made— 17 April 2024

*Tick applicable box, or both boxes if applicable:*

**Regularly convened**

The general meeting was  
regularly convened (not  
following any adjournment  
under UTMA s 3.9(3) or  
(6)(a), part 3.1, schedule 3).

**Convened after  
adjournment**

The general meeting was convened  
following an adjournment or  
adjournments (under UTMA  
s 3.9(3) or (6)(a), part 3.1,  
schedule 3).

**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 April 2024	See attached minutes

**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.



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

<sup>†</sup> 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 ANNUAL GENERAL MEETING OF THE OWNERS OF UP 15724

## 'LIMITED EDITION'

### 2 Bamblett Rise & 4 Hoolihan Street, Denman Prospect, ACT, 2611

Venue:	Teams Teleconference	
Date:	Wednesday, 17 April 2024	
Time:	5:30PM	
Present:	K M A O'Gorman	Unit 5
	M G Whiting	Unit 14
	GPG & SSG DENMAN PTY LTD	Unit 34
	R V Davis	Unit 36
	S Cornwell	Unit 38
	A M Ray	Unit 46
	A Halpin	Unit 61
	E S Lasslett	Unit 70
	V Arguelles	Unit 77
Apologies:	Nil	
Absentee Votes:	Nil	
In Attendance:	H Syed	Strata Manager, Vantage Strata
Quorum:	A quorum was not present. However, the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).	
Secretarial Note:	Owners are advised that under the Schedule 3.11 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only overturned if, within 28 days after the decision was made, the Owners Corporation is given a petition requiring that the decision be overturned, signed by a majority of people entitled to vote.	

## CHAIRPERSON, PROXIES AND APOLOGIES

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**MOTION 1:** It was **resolved** that A M Ray Unit 46 undertook the role of Chairperson and officially opened the Meeting at 6:00PM noting the reduced quorum. No apologies or proxies were received.

## ADOPTION OF MINUTES

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**MOTION 2:** It was **resolved** the minutes of the Previous Annual General Meeting be adopted.

**CARRIED  
(No Dissent Noted)**

## INSURANCE

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The insurance cover held by the Owners Corporation is summarised below:

Insurance Company / Policy Number	Flex Insurance / HS0006100011
Renewal Date	20 <sup>th</sup> January 2025
Building Sum Insured	\$25,000,000.00
Public Liability Sum Insured	\$30,000,000.00
Office Bearers Liability Sum Insured	\$5,000,000.00
Excess on Claims	\$2,000.00

### **Insurance valuation**

Dated: 27<sup>th</sup> September 2023  
Prepared By: QIA Group Pty Ltd  
Recommended Insurance Value: \$37,180,000.00

**MOTION 3 (Special Resolution):** It was **resolved** by Special Resolution, that the Owners Corporation authorise the Executive Committee by Special Resolution, upon renewal of the existing insurance policy, to act on its behalf to:

- a) obtain quotations,
- b) give consideration to premium funding the policy, if necessary,
- c) to place and/or renew the insurance policy on terms that the Committee considers appropriate,
- d) obtain an Insurance Valuation Report from a qualified contractor if necessary.

**CARRIED  
(No Dissent Noted)**

## INSURANCE VALUATION (Adoption)

---

**MOTION 4:** It was **resolved** that the Owners Corporation authorise the Managing Agent to utilise the Insurance Valuation from QIA Group Pty Ltd to adjust the insurance cover amount of the current policies, so that the cover amount is in line with the recommended insured amount as per the report.

**CARRIED**  
**(No Dissent Noted)**

## AUDITED FINANCIALS (Adoption)

---

**MOTION 5:** It was **resolved** that the Owners Corporation adopt the audited financials and audit report for the financial period ended 19<sup>th</sup> January 2024. A copy of the report attached together with the AGM notice.

**CARRIED**  
**(No Dissent Noted)**

## AUDITED FINANCIALS

---

**MOTION 6:** It was **resolved** that the Owners Corporation authorise the Manager to have the financial statements audited and then have the audited financials together with the audit report presented at the next Annual General Meeting for adoption.

**CARRIED**  
**(No Dissent Noted)**

## ADMIN FUND EXPENDITURE BUDGET

---

**MOTION 7:** It was **resolved** that the Administration Fund expenditure budget of \$193,379.00 plus GST for the period of 20<sup>th</sup> of January 2024 to 19<sup>th</sup> of January 2025 as prepared in consultation with and at the direction of the Executive Committee be adopted. A copy of the budget attached in the AGM notice.

**CARRIED**  
**(No Dissent Noted)**

## ADMIN FUND CONTRIBUTION

---

**MOTION 8:** It was **resolved** that the contribution be determined to the administration fund equal to the sum of \$193,379.00 plus GST, to be contributed by owners in accordance with their Units of Entitlement and payable by two (2) instalments due on, 15<sup>th</sup> May 2024 and 15<sup>th</sup> October 2024.

**CARRIED**

**(No Dissent Noted)**

### **SINKING FUND PLAN (Adoption)**

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**MOTION 9:** It was **resolved** that the Owners Corporation adopt the Sinking Fund Plan and make contributions to the Sinking Fund as recommended in the report. A copy of the report can be found in BuildingLink.

#### **Sinking Fund Plan Held**

Dated: 20<sup>th</sup> January 2024

Prepared By: QIA Group Pty Ltd

Date to be Reviewed: 20<sup>th</sup> January 2028

**CARRIED  
(No Dissent Noted)**

### **SINKING FUND EXPENDITURE BUDGET**

---

**MOTION 10:** It was **resolved** that the Sinking Fund expenditure budget of \$3,784.00 plus GST for the period of 20<sup>th</sup> January 2024 to 19<sup>th</sup> January 2025 as prepared in consultation with and at the direction of the Executive Committee be adopted.

**CARRIED  
(No Dissent Noted)**

### **SINKING FUND CONTRIBUTION**

---

**MOTION 11:** It was **resolved** that a contribution of \$56,168.00 plus GST for the period 10<sup>th</sup> of January 2024 to 20<sup>th</sup> of January 2025 to be contributed by owners in accordance with their Units of Entitlement and payable by two (2) instalments due on 15<sup>th</sup> May 2024 and 15<sup>th</sup> October 2024.

#### **Sinking Fund Report**

Dated: 20<sup>th</sup> January 2024

Prepared By: QIA Group Pty Ltd

Date to be Reviewed: 20<sup>th</sup> January 2028

**CARRIED  
(No Dissent Noted)**

## FIRE SAFETY REVIEW

---

**MOTION 12:** Meeting was noted that due to installer unresponsive to request for an Annual Fire Safety Statement. Until Fire Services Contractor is appointed, there will not be an Annual Fire Safety Statement provided.

**CARRIED  
(No Dissent Noted)**

## MAINTENANCE PLAN (Obtain)

---

**MOTION 13:** It was **resolved** that the Owners Corporation authorised the Managing Agent to appoint QIA Group Pty Ltd to prepare a maintenance plan at the cost of \$1,869.00 plus GST.

**CARRIED  
(No Dissent Noted)**

## CONTRACTS AND SERVICE AGREEMENTS

---

**MOTION 14:** It was **resolved** that the Owners Corporation authorised the incoming Executive Committee to review any management or other contracts/ service agreements that become due for renewal before the next Annual General Meeting and execute contracts/agreements as required.

**CARRIED  
(No Dissent Noted)**

## EXECUTIVE COMMITTEE (Election)

---

**MOTION 15:** *It was **resolved** that the Owners Corporation elects an Executive Committee of between 3-7 members from nominations of eligible members.*

The Strata Manager informed that he received one nomination from Emily (unit 70) and explained that the committee can be nominated during this meeting.

The meeting received another 3 nominations as below:

Adam	unit 46
Ruth	Unit 36
Matthew	Unit 14

It was agreed that all 4 nominations will be elected as Executive Committee Members.

**CARRIED  
(No Dissent Noted)**

## STRATA MANAGEMENT AGENCY AGREEMENT

---

**MOTION 16 (Amended):** It was **resolved** that Owners Corporation authorise Executive Committee to enter a written management agreement, on expiry of the current agreement, appointing Vantage Strata as follows:

- That Vantage Strata be appointed as Manager, for a period of 1 year.
- Vantage Strata to assume all functions of the Owners Corporation other than any functions prohibited by the Unit Title (Management) Act.
- Vantage Strata and the Owners Corporation to operate under the terms and conditions specified in Management Agreement.

**Carried  
(No Dissent Noted)**

## DELEGATIONS AND APPOINTMENTS

---

**MOTION 17:** It was **resolved** that the Strata Manager has been delegated to undertake certain administration, financial and secretarial functions on behalf of the Owners Corporation. The Strata Manager will send the updated copy of the Agreement to the Executive Committee.

**CARRIED  
(No Dissent Noted)**

## DEFECTS

---

**MOTION 18:** The meeting **discussed** regarding defect reports send to Core. It was informed that there were certain items has been rejected by the builder because they claim as maintenance issues and citing a reason such as work being completed by contractors not engaged by the Core.

The Strata Manager suggested to have a discussion with Tony (builder representative) to seek clarification and possibly reach an agreement.

Concerns were raised about the unresolved 90-day defects promised by the builder for internal individual units and lack of response from the builder. The Strata Manager and Natalie (POD Representative) has offered to assist in facilitate communication with the builder regarding unresolve defects.

**(No Dissent Noted)**

## CONTRACTS

---

**MOTION 19:** Meeting was **noted** that there is no contract coming up at the moment and it was **resolved** that the Owners Corporation authorise the incoming Executive Committee to review any management or other contracts/service agreements that become due for renewal before the next Annual General Meeting and execute contracts/agreements required.

*Secretarial Note: Strata Manager will forward any quotes related to maintenance to the Executive Committee for further consideration and approval.*

**CARRIED  
(No Dissent Noted)**

## GENERAL BUSINESS

---

**MOTION 20:** The meeting discussed the following matters:

Smoking Policy – It was suggested to include no smoking policy at common area in the Owners Corporation Rules.

*Secretarial note: For any changes to be made towards the Owner Corporation Rules, motion (special resolution) should be included in the agenda and the amended agenda needs to be sent at least 14 days prior to the meeting.*

Dead Plants – It was discussed about the job scope of Fairy Gardening Services. It was agreed for Strata Manager to arrange meeting between Fairy and Executive Committee to discussed further about their job scope as mentioned in their contract.

Fairy Cleaning – It was discussed about the schedule for the Fairy Cleaning to execute works few concerns raised regarding the cleaning of the complex such as spider web and the rubbish left in bin room. The Strata Manager will check with Fairy Cleaning if cleaning of spider web and rubbish removal fall under their scope.

*Secretarial note: Fairy Cleaning met strata manager on site and assured that all spider webs would be removed from the complex.*

Irrigation System – Owners Inquired the status of the repair for irrigation system. The Stara Manager informed owners that the repair has not been done yet as they are waiting approval from the majority of the Executive Committee. It was agreed to raise work order to the plumber to proceed with the repair immediately.

## MEETING CLOSURE

---

There being no further business the meeting formally closed at 7:00PM.

# Unit Titles (Management) Act 2011 – Form 1

## NOTICE OF REDUCED QUORUM DECISIONS

### Part A Details of reduced quorum decisions<sup>†</sup>

**A1 The Owners—Units Plan No 15724**

**A2 General meeting**

Date (or dates) of general meeting  
at which the reduced quorum  
decision or decisions were made— 14 October 2024

*Tick applicable box, or both boxes if applicable:*

**Regularly convened**

The general meeting was  
regularly convened (not  
following any adjournment  
under UTMA s 3.9(3) or  
(6)(a), part 3.1, schedule 3).

**Convened after  
adjournment**

The general meeting was convened  
following an adjournment or  
adjournments (under UTMA  
s 3.9(3) or (6)(a), part 3.1,  
schedule 3).

**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
14 October 2024	See attached minutes

**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.



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

<sup>†</sup> 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 GENERAL MEETING**  
**OF THE OWNERS OF UP 15724**

**'LIMITED EDITION'**

**2 Bamblett Rise, DENMAN PROSPECT, ACT, 2611.**

Venue:	Video Link via 'Teams'	
Date:	Monday, 14 October 2024	
Time:	5:30PM	
Present:	C Grosso	(Unit 15)
	N Yin	(Unit 27)
	D Haub	(Unit 35)
	R Davies	(Unit 36)
	F Karim	(Unit 66)
	E Lasslett	(Unit 70)
	H Osborne	(Unit 82)
	D Li	(Unit 83)
Apologies:	Nil	
Absentee Votes:	NIL	
Proxies:	Nil	
In Attendance:	H Syed	Strata Manager, Vantage Strata
Quorum:	A quorum was not present. However, the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).	
Secretarial Note:	Owners are advised that under the Schedule 3.11 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only overturned if, within 28 days after the decision was made, the Owners Corporation is given a petition requiring that the decision be overturned, signed by a majority of people entitled to vote.	

### CHAIRPERSON, PROXIES AND APOLOGIES

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**MOTION 1:** It was **resolved** that R Davies (Unit 36) undertook the role of Chairperson and officially opened the Meeting at 6:00PM noting the reduced quorum. It was requested that H Syed of Vantage Strata facilitate the meeting.

No apologies and proxies were received for this meeting.

### ADOPTION OF MINUTES

---

**MOTION 2:** It was **resolved** that the meeting confirm and adopt the minutes of the previous Annual General Meeting. No concerns were raised.

**Carried**

### INSURANCE (NEW OR OUTSTANDING)

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**Motion 3:** There was no discussion on new or outstanding insurance related matter in this meeting.

### MAINTENANCE ISSUE (NEW OR OUTSTANDING)

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**MOTION 4:** The meeting noted that the owners are happy with the recent mulching of the gardens. The Strata Manager provided an update that a quote has been approved to replace the wobbly tiles at the entrance, install new door closers for the tower entrance doors, and oil the furniture in the barbecue area, all of which will be addressed soon.

One owner inquired about the streetlights in the car park that remain on during both day and night. It was also mentioned that the lights near the mailbox on Bamblett Rise are not working.

Another owner expressed concern about the emergency exit sign hanging loosely at the ground floor entrance of Bamblett side tower.

### INFORMATION FOR OWNERS – LEVY CONTRIBUTION SCHEDULE AMENDMENT

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The Manager explained the error as outlined in the agenda and the cancellation of the levies originally struck.

### MOTION TO REVOKE MOTION PREVIOUSLY CARRIED

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**MOTION 6 (Amended):** It was **resolved** that the Owners Corporation revoke Motion 7 and 8 of the Annual General Meeting held on 17<sup>th</sup> April 2024 and by doing so cancel levies struck in this regard and give consideration to Motions 7,8,9 and 10 below.

*Note: In the agenda, in Motion 6 it was incorrectly stated as "... give consideration to Motions 6, 7, 8, and 9" instead of "...give consideration to Motions 7, 8, 9, and 10." This has been corrected above.*

**Carried**

### ADMINISTRATION FUND EXPENDITURE BUDGET (GENERAL SCHEDULE) LOTS 1-84

---

**MOTION 7:** It was **resolved** that the administration Fund (General Schedule) expenditure budget equal to the sum of \$149,379.00 plus GST for the period of 20<sup>th</sup> January 2024 to 19<sup>th</sup> January 2025 as prepared in consultation with and at the direction of the Executive Committee be adopted.

**Carried**

### ADMINISTRATION FUND EXPENDITURE CONTRIBUTION (GENERAL SCHEDULE) LOTS 1-84

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**MOTION 8:** It was **resolved** that a contribution be determined to the administration Fund (General Schedule) equal to the sum of \$149,379.00 plus GST for the period 20<sup>th</sup> January 2024 to 19 January 2025 to be contributed by owners in terms of their units of entitlement and payable in two instalments due on 21<sup>st</sup> October 2024 and 1 December 2024.

**Carried**

### ADMINISTRATION FUND EXPENDITURE BUDGET (APARTMENTS SCHEDULE) LOTS 1-6 & 21-84

---

**MOTION 9:** It was **resolved** that the Administration Fund (Apartments Schedule) expenditure budget equal to the sum of \$44,000.00 plus GST for the period 20<sup>th</sup> January 2024 to 19 January 2025 as prepared in consultation with and at the direction of the Executive Committee be adopted.

**Carried**

### ADMINISTRATION FUND CONTRIBUTION (APARTMENT SCHEDULE) LOTS 1-6 & 21-84

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**MOTION 10:** It was **resolved** that a contribution be determined to the administration Fund (Apartment Schedule) equal to the sum of \$44,000.00 plus GST for the period 20<sup>th</sup> January 2024 to 19 January 2025, to be contributed by owners in terms of their units of entitlement and payable in two instalments due on 21<sup>st</sup> October 2024 and 1 December 2024.

**Carried**

## CONTRACTS

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**MOTION 11:** There was no discussion on contracts up for renewal, as there are currently none.

**Carried**

## GENERAL BUSINESS

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**MOTION 12:** The meeting discussed as follows:

Vibration and Noise in the Building – Owners expressed concerns about the ongoing vibrations and the severity of movement in the building after the installation of expansion joint covers by the builders in Basement 1. The builder stated that the covers were installed in accordance with Australian standards and the BCA. However, the owners were dissatisfied with this response and requested that the builder come to address the issue. The Strata Manager will inform the builder accordingly.

Document Holder – Owners suggested installing document holders in the lift and near the gym to display notices and reminders about upcoming events in the building.

## MEETING CLOSURE

---

There being no further business the meeting formally closed at 6:27PM.



**MINUTES OF THE ANNUAL GENERAL MEETING  
OF THE OWNERS OF 15724  
Limited Edition  
Bamblett Rise 2, DENMAN PROSPECT, ACT, 2611**

**VENUE:** Microsoft Teams

**DATE:** 17th April 2025

**TIME:** 05:30 PM (Canberra time)

**PRESENT:**

Lot Number	Owner Name
11	H Osborne
14	R Davis
24	A Ray
65	N Yin
72	E Lasslett
75	L Mcloughlin

**QUORUM:** A quorum was not present. However, the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).

**SECRETARIAL NOTE:**

Owners are advised that under the Schedule 3.11 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only overturned if, within 28 days after the decision was made, the Owners Corporation is given a petition requiring that the decision be overturned, signed by a majority of people entitled to vote.

# 1. CHAIRPERSON, PROXIES AND APOLOGIES

Ordinary resolution

*It was **resolved** that E Lasslett (Lot 72) be appointed as the chairperson of the meeting.*

**MOTION CARRIED**

# 2. ADOPTION OF MINUTES

Ordinary resolution

*It was **resolved** that the minutes of the previous General Meeting be confirmed.*

**MOTION CARRIED**

# 3. INSURANCE

Special resolution

*It was **resolved** that the Owners Corporation authorise the Executive Committee by Special Resolution, upon renewal of the existing insurance policy, to act on its behalf to:*

- a) obtain quotations,*
- b) give consideration to premium funding the policy if necessary,*
- c) to place and/or renew the insurance policy on terms that the Committee considers appropriate,*
- d) obtain an Insurance Valuation Report from a qualified contractor if necessary.*

**MOTION CARRIED**

# 4. AUDITED FINANCIALS

Ordinary resolution

*It was **resolved** that upon conclusion of the current financial year, the Owners Corporation authorise the Manager to have the financial statements audited and then have the audited financials together with the audit report presented at the next Annual General Meeting for adoption.*

**MOTION CARRIED**

## 5. AUDITED FINANCIALS (Adoption)

Ordinary resolution

It was **resolved** that the Owners Corporaiton adopt the audited financials and audit report for the financial period ended 19/01/2025.

**MOTION CARRIED**

## 6. ADMIN FUND EXPENDITURE BUDGET

Ordinary resolution

It was **resolved** that the Administration Fund expenditure budget of \$162,680.00 plus GST for the period 20/01/2025 to 19/01/2026 be adopted.

**MOTION CARRIED**

## 7. ADMIN FUND CONTRIBUTION

Ordinary resolution

It was **resolved** that a contribution be determined to the Administration Fund equal to the sum of \$162,680.00 plus GST, to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2025 and 15/11/2025.

**MOTION CARRIED**

## 8. ADMIN FUND EXPENDITURE BUDGET (Apartments Schedule)

Ordinary resolution

It was **resolved** that the Administration Fund expenditure budget of \$55,850.00 plus GST for the period 20/01/2025 to 19/01/2026 be adopted.

**MOTION CARRIED**

## 9. ADMIN FUND CONTRIBUTION (Apartments Schedule)

Ordinary resolution

It was **resolved** that a contribution be determined to the Administration Fund equal to the sum of \$55,850.00 plus GST, to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2025 and 15/11/2025.

**MOTION CARRIED**

## 10. SINKING FUND EXPENDITURE BUDGET

Ordinary resolution

*It was **resolved** that the Sinking Fund expenditure budget of \$3,612.00 plus GST, for the period 20/01/2025 to 19/01/2026 be adopted.*

**MOTION CARRIED**

## 11. SINKING FUND CONTRIBUTION

Ordinary resolution

*It was **resolved** that a contribution of \$68,976.00 plus GST, as per the Sinking Fund Forecast Report be determined to the sinking fund for the period 20/01/2025 to 19/01/2026 to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2025 and 15/11/2025.*

**MOTION CARRIED**

## 12. INVESTMENT OF FUNDS - ACT

Submitted by Committee | Special resolution

*It was **resolved** that the Owners Corporation by special resolution authorise the Executive Committee, to invest surplus funds in interest bearing investments as considered appropriate.*

**MOTION CARRIED**

## 13. MAINTENANCE PLAN (Adoption)

Ordinary resolution

*It was **resolved** that the Owners Corporation adopt the maintenance plan.*

**MOTION CARRIED**

## 14. COMMON PROPERTY SAFETY REPORT - (Obtain)

Ordinary resolution

*It was **resolved** that the Owners Corporation authorise the Executive Committee to: -*

- a) Source a quote/s for a Common Property Safety Report for the common property from a suitably qualified provider.*
- b) Give consideration to the quote/s provided and appoint a provider to undertake the formal Common Property Safety Report.*
- c) Review the Common Property Safety Report and action any items requiring urgent and immediate attention.*

**MOTION CARRIED**

## **15. FIRE SAFETY REVIEW**

Ordinary resolution

Fire safety review for the complex was completed by the Fire contractor and is compliance with the National Construction Code fire safety requirements. The Annual Fire Certificate provided by the contractor is attached in the agenda and in Building Link.

**MOTION CARRIED**

## **16. DEFECTS**

Ordinary resolution

The Strata Manager to obtain the outsourcing defects from the builder Core and check the status of its completion.

**MOTION CARRIED**

## **17. CONTRACTS**

Ordinary resolution

It was resolved that any maintenance contracts coming up for renewal will be disclosed and discussed with incoming Executive Committee.

**MOTION CARRIED**

## **18. CONTRACTS AND SERVICE AGREEMENTS**

Ordinary resolution

*It was **resolved** that the Owners Corporation authorise the incoming Executive Committee to review any management or other contracts/service agreements that become due for renewal before the next Annual General Meeting and execute contracts/agreements as required.*

**MOTION CARRIED**

## **19. DELEGATIONS AND APPOINTMENTS**

Ordinary resolution

It was noted that the Manager has been delegated to undertake certain administration, financial and secretarial functions on behalf of the Owners Corporation. These are outlined in the management agreement.

**MOTION CARRIED**

## 20. EXECUTIVE COMMITTEE (Election)

Ordinary resolution

*It was **resolved** that the Owners Corporation elects an Executive Committee of between three to seven members from nominations of eligible members.*

*N Yin (Lot 65), R Davis (Lot 14), E Lasslett (Lot 72) and H Osborne (Lot 11).*

**MOTION CARRIED**

## 21. GENERAL BUSINESS

Ordinary resolution

Although general discussion is encouraged, owners are required to submit their general business **at least forty-eight (48) hours prior to the meeting** by completing the attached General Business Form. No other business will be attended to during the meeting other than that provided in "General Business Form" received by the Strata Manager.

The meeting discussed the following matters:

Building Vibrations – It was discussed that the building vibrations still persist with a lower noise compared to before. The Strata Manager to get an Independent qualified party to evaluate the situation before taking it further to the Builder, Core.

Gardening and Cleaning in the Complex– The Strata Manager will check with the gardener on the current trees that are dead and need replacement and including leaves and shrubs.

Dumping of rubbish in bin room and basement– The Strata Manager will send a notice to all residents to manage domestic rubbish, recycling and hard waste in the complex in accordance to the Owners Corporation Rules of the building.

**MOTION CARRIED**

# Unit Titles (Management) Act 2011 – Form 1

## NOTICE OF REDUCED QUORUM DECISIONS

### Part A Details of reduced quorum decisions<sup>†</sup>

**A1 The Owners—Units Plan No 15724**

**A2 General meeting**

Date (or dates) of general meeting  
at which the reduced quorum  
decision or decisions were made— 17 April 2025

*Tick applicable box, or both boxes if applicable:*

**Regularly convened**

The general meeting was  
regularly convened (not  
following any adjournment  
under UTMA s 3.9(3) or  
(6)(a), part 3.1, schedule 3).

**Convened after  
adjournment**

The general meeting was convened  
following an adjournment or  
adjournments (under UTMA  
s 3.9(3) or (6)(a), part 3.1,  
schedule 3).

**A3 Reduced quorum decisions**

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

Date of decision	Full text of reduced quorum decision
17 April 2025	See attached minutes

**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.



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

<sup>†</sup> 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

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### ***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).

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by **Vantage Strata Pty Ltd (ABN 79602359482)**  
 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Contribution Schedule**

<b>Administrative Fund</b>	<b>Proposed Budget</b> <small>(20/01/2025-19/01/2026)</small>	<b>Current Actual</b> <small>(20/01/2024-19/01/2025)</small>	<b>Current Budget</b> <small>(20/01/2024-19/01/2025)</small>
<b>Income</b>			
Interest	\$0.00	\$12.11	\$0.00
Levy Income	\$162,680.00	\$149,379.02	\$149,379.00
<b>Total Admin Fund Income</b>	<b>\$162,680.00</b>	<b>\$149,391.13</b>	<b>\$149,379.00</b>
<b>Expense</b>			
Audit Fees	\$2,000.00	\$1,220.00	\$2,100.00
BAS & Tax Preparation (I)	\$600.00	\$700.00	\$700.00
Bank Fees & Charges	\$0.00	\$(0.54)	\$0.00
Banking, Software & Infrastructure	\$345.00	\$343.67	\$340.00
BuildingLink	\$2,100.00	\$2,016.00	\$2,020.00
CCTV Repairs & Maintenance	\$1,000.00	\$0.00	\$1,000.00
Cleaning - Contract	\$0.00	\$(2,520.84)	\$0.00
Cleaning - General	\$0.00	\$17,850.00	\$0.00
Contractor Compliance Fee	\$0.00	\$88.00	\$0.00
Electricity Usage	\$21,000.00	\$20,321.30	\$22,000.00
Fire - Maintenance Contract	\$3,600.00	\$665.84	\$3,500.00
Fire - Monitoring	\$2,300.00	\$2,000.00	\$2,000.00
Fire Services R&M and Replacement	\$3,000.00	\$2,700.00	\$0.00
Gardening - Contract	\$7,725.00	\$8,625.00	\$7,500.00
Gardening - Plants and Trees	\$1,000.00	\$0.00	\$1,000.00
Gym - R&M, Equipment and Servicing	\$500.00	\$0.00	\$500.00
Insurance Excess Payments	\$2,000.00	\$0.00	\$0.00
Insurance Premium	\$32,000.00	\$29,925.38	\$27,000.00
Keys, Fobs, Remotes & Swipes	\$500.00	\$0.00	\$500.00
Lifts - Maintenance Contract	\$0.00	\$9,000.00	\$0.00
Management Fees - Strata Management	\$35,000.00	\$35,605.33	\$34,370.00
Miscellaneous Expenses	\$1,200.00	\$0.00	\$1,000.00
Parcel Locker	\$2,200.00	\$1,964.00	\$2,000.00
R&M - Buildings	\$2,100.00	\$0.00	\$2,100.00
R&M - Electrical	\$600.00	\$1,700.00	\$1,000.00
R&M - Electrical Maintenance Contract (I)	\$1,530.00	\$1,660.00	\$2,000.00
R&M - General	\$1,000.00	\$14,784.90	\$1,000.00
R&M - HVAC Contract (I)	\$0.00	\$0.00	\$1,000.00
R&M - ICT Services & Infrastructure (inc Telephone)	\$2,880.00	\$0.00	\$2,880.00
R&M - Plumbing	\$500.00	\$2,626.72	\$500.00
R&M - Plumbing Maintenance Contract	\$3,000.00	\$2,600.00	\$3,000.00
R&M - Sumps & Pumps	\$800.00	\$0.00	\$800.00
Reports - Consultants	\$4,000.00	\$9,126.36	\$3,700.00
Reports - Maintenance Plan	\$1,900.00	\$1,699.09	\$1,869.00
Rubbish Removal	\$300.00	\$299.37	\$0.00

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Contribution Schedule**

<b>Administrative Fund</b>	<b>Proposed Budget</b> <small>(20/01/2025-19/01/2026)</small>	<b>Current Actual</b> <small>(20/01/2024-19/01/2025)</small>	<b>Current Budget</b> <small>(20/01/2024-19/01/2025)</small>
Security & Access System	\$1,000.00	\$0.00	\$1,000.00
Water Usage	\$25,000.00	\$28,372.67	\$21,000.00
<b>Total Admin Fund Expense</b>	<b>\$162,680.00</b>	<b>\$193,372.25</b>	<b>\$149,379.00</b>
<b>Total Contribution Schedule Levy Income</b>	<b>\$162,680.00</b>	<b>\$149,379.02</b>	<b>\$149,379.00</b>
<b>ADD: ADMIN GST</b>	<b>\$16,268.00</b>	<b>\$0.00</b>	<b>\$19,337.90</b>
<b>Total Contribution Schedule Budget</b>	<b>\$178,948.00</b>	<b>\$149,379.02</b>	<b>\$168,716.90</b>

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Apartments Schedule**

<b>Administrative Fund</b>	<b>Proposed Budget</b> <small>(20/01/2025-19/01/2026)</small>	<b>Current Actual</b> <small>(20/01/2024-19/01/2025)</small>	<b>Current Budget</b> <small>(20/01/2024-19/01/2025)</small>
<b>Income</b>			
Interest	\$0.00	\$8.05	\$0.00
Levy Income	\$55,850.00	\$44,000.00	\$44,000.00
<b>Total Admin Fund Income</b>	<b>\$55,850.00</b>	<b>\$44,008.05</b>	<b>\$44,000.00</b>
<b>Expense</b>			
Bank Fees & Charges	\$0.00	\$(1.78)	\$0.00
Cleaning - Basement	\$11,850.00	\$0.00	\$0.00
Cleaning - Carpark	\$600.00	\$0.00	\$600.00
Cleaning - Contract	\$31,200.00	\$30,385.08	\$31,200.00
Lifts - Maintenance Contract	\$9,000.00	\$0.00	\$9,000.00
Lifts - Repairs & Maintenance	\$1,200.00	\$0.00	\$1,200.00
R&M - Doors	\$2,000.00	\$0.00	\$2,000.00
<b>Total Admin Fund Expense</b>	<b>\$55,850.00</b>	<b>\$30,383.30</b>	<b>\$44,000.00</b>
<b>Total Apartments Schedule Levy Income</b>	<b>\$55,850.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>
<b>ADD: ADMIN GST</b>	<b>\$5,585.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Apartments Schedule Budget</b>	<b>\$61,435.00</b>	<b>\$44,000.00</b>	<b>\$44,000.00</b>
<b>TOTAL ADMIN LEVY INCOME</b>	<b>\$218,530.00</b>	<b>\$193,379.02</b>	<b>\$193,379.00</b>
<b>ADD: ADMIN GST</b>	<b>\$21,853.00</b>		<b>\$19,337.90</b>
<b>TOTAL ADMIN BUDGET</b>	<b>\$240,383.00</b>		<b>\$212,716.90</b>

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Contribution Schedule**

<b>Sinking Fund</b>	<b>Proposed Budget</b> <small>(20/01/2025-19/01/2026)</small>	<b>Current Actual</b> <small>(20/01/2024-19/01/2025)</small>	<b>Current Budget</b> <small>(20/01/2024-19/01/2025)</small>
<b>Income</b>			
Interest	\$0.00	\$4.56	\$0.00
Levy Income	\$68,976.00	\$56,167.86	\$56,168.00
<b>Total Sinking Fund Income</b>	<b>\$68,976.00</b>	<b>\$56,172.42</b>	<b>\$56,168.00</b>
<b>Expense</b>			
Bank Fees & Charges	\$0.00	\$(0.30)	\$0.00
Capital Works Contribution	\$3,612.00	\$0.00	\$3,784.00
<b>Total Sinking Fund Expense</b>	<b>\$3,612.00</b>	<b>\$(0.30)</b>	<b>\$3,784.00</b>
<b>Total Contribution Schedule Levy Income</b>	<b>\$68,976.00</b>	<b>\$56,167.86</b>	<b>\$56,168.00</b>
<b>ADD: SINKING GST</b>	<b>\$6,897.60</b>	<b>\$0.00</b>	<b>\$5,616.80</b>
<b>Total Contribution Schedule Budget</b>	<b>\$75,873.60</b>	<b>\$56,167.86</b>	<b>\$61,784.80</b>

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Apartments Schedule**

**Sinking Fund**

	Proposed Budget <small>(20/01/2025-19/01/2026)</small>	Current Actual <small>(20/01/2024-19/01/2025)</small>	Current Budget <small>(20/01/2024-19/01/2025)</small>
<b>Income</b>			
<b>Total Sinking Fund Income</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
<b>Expense</b>			
<b>Total Sinking Fund Expense</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
<b>Total Apartments Schedule Levy Income</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
<b>ADD: SINKING GST</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
<b>Total Apartments Schedule Budget</b>	<b>\$0.00</b>	<i>\$0.00</i>	<i>\$0.00</i>
<b>TOTAL SINKING LEVY INCOME</b>	<b>\$68,976.00</b>	<i>\$56,167.86</i>	<i>\$56,168.00</i>
<b>ADD: SINKING GST</b>	<b>\$6,897.60</b>		<i>\$5,616.80</i>
<b>TOTAL SINKING BUDGET</b>	<b>\$75,873.60</b>		<i>\$61,784.80</i>

**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Budget Summary (20/01/2025-19/01/2026)**

	Proposed	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
Administrative Fund	\$178,948.00	\$89,474.09	\$89,474.09	\$178,948.18
Sinking Fund	\$75,873.60	\$37,936.86	\$37,936.86	\$75,873.72
Contribution Schedule Total	\$254,821.60	\$127,410.95	\$127,410.95	\$254,821.90
Administrative Fund	\$61,435.00	\$30,717.45	\$30,717.45	\$61,434.90
Sinking Fund	\$0.00	\$0.00	\$0.00	\$0.00
Apartments Schedule Total	\$61,435.00	\$30,717.45	\$30,717.45	\$61,434.90
<b>Amount to Collect</b>	<b>\$316,256.60</b>	<b>\$158,128.40</b>	<b>\$158,128.40</b>	<b>\$316,256.80</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Levy Adjustment Summary (20/01/2025-19/01/2026)**

Contribution Schedule				Aggregate Units of Entitlement (UOE) - 10000	
Due Date	Levy Period	Admin	Sinking	Total	
15/05/2025	20/01/2025 - 19/07/2025	\$8.95	\$3.79	\$12.74	
15/11/2025	20/07/2025 - 19/01/2026	\$8.95	\$3.79	\$12.74	
<b>Financial Year Total per Units of Entitlement</b>				<b>\$7.59</b>	<b>\$25.48</b>
<b>Financial Year Aggregate</b>				<b>\$178,948.18</b>	<b>\$254,821.90</b>
<b>Proposed Budget Amount</b>				<b>\$75,873.72</b>	<b>\$254,821.60</b>
<b>Next Year Pre Issue Aggregate</b>				<b>\$0.00</b>	<b>\$0.00</b>

Apartments Schedule				Aggregate Units of Entitlement (UOE) - 7394	
Due Date	Levy Period	Admin	Sinking	Total	
15/05/2025	20/01/2025 - 19/07/2025	\$4.15	\$0.00	\$4.15	
15/11/2025	20/07/2025 - 19/01/2026	\$4.15	\$0.00	\$4.15	
<b>Financial Year Total per Units of Entitlement</b>				<b>\$8.31</b>	<b>\$8.31</b>
<b>Financial Year Aggregate</b>				<b>\$61,434.90</b>	<b>\$61,434.90</b>
<b>Proposed Budget Amount</b>				<b>\$0.00</b>	<b>\$61,435.00</b>
<b>Next Year Pre Issue Aggregate</b>				<b>\$0.00</b>	<b>\$0.00</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
104	1, 2, 76, 78, 80, 83 Admin Sinking <b>Owner Total</b>	\$930.51 \$394.54 <b>\$1,325.05</b>	\$930.51 \$394.54 <b>\$1,325.05</b>	\$1,861.02 \$789.08 <b>\$2,650.10</b>
83	3, 26 Admin Sinking <b>Owner Total</b>	\$742.62 \$314.88 <b>\$1,057.50</b>	\$742.62 \$314.88 <b>\$1,057.50</b>	\$1,485.24 \$629.76 <b>\$2,115.00</b>
102	4, 5, 56 Admin Sinking <b>Owner Total</b>	\$912.64 \$386.96 <b>\$1,299.60</b>	\$912.64 \$386.96 <b>\$1,299.60</b>	\$1,825.28 \$773.92 <b>\$2,599.20</b>
100	6, 44 Admin Sinking <b>Owner Total</b>	\$894.73 \$379.37 <b>\$1,274.10</b>	\$894.73 \$379.37 <b>\$1,274.10</b>	\$1,789.46 \$758.74 <b>\$2,548.20</b>
181	7 Admin Sinking <b>Owner Total</b>	\$1,619.49 \$686.66 <b>\$2,306.15</b>	\$1,619.49 \$686.66 <b>\$2,306.15</b>	\$3,238.98 \$1,373.32 <b>\$4,612.30</b>
178	8, 9, 10, 11, 12 Admin Sinking <b>Owner Total</b>	\$1,592.62 \$675.28 <b>\$2,267.90</b>	\$1,592.62 \$675.28 <b>\$2,267.90</b>	\$3,185.24 \$1,350.56 <b>\$4,535.80</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
179	13			
		Admin	\$1,601.58	\$3,203.16
		Sinking	\$679.07	\$1,358.14
		<b>Owner Total</b>	<b>\$2,280.65</b>	<b>\$4,561.30</b>
195	14			
		Admin	\$1,744.73	\$3,489.46
		Sinking	\$739.77	\$1,479.54
		<b>Owner Total</b>	<b>\$2,484.50</b>	<b>\$4,969.00</b>
193	15, 16, 17, 18, 19			
		Admin	\$1,726.87	\$3,453.74
		Sinking	\$732.18	\$1,464.36
		<b>Owner Total</b>	<b>\$2,459.05</b>	<b>\$4,918.10</b>
196	20			
		Admin	\$1,753.69	\$3,507.38
		Sinking	\$743.56	\$1,487.12
		<b>Owner Total</b>	<b>\$2,497.25</b>	<b>\$4,994.50</b>
106	21, 22			
		Admin	\$948.42	\$1,896.84
		Sinking	\$402.13	\$804.26
		<b>Owner Total</b>	<b>\$1,350.55</b>	<b>\$2,701.10</b>
112	23, 59			
		Admin	\$1,002.11	\$2,004.22
		Sinking	\$424.89	\$849.78
		<b>Owner Total</b>	<b>\$1,427.00</b>	<b>\$2,854.00</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
108	24	Admin Sinking <b>Owner Total</b>	\$966.33 \$409.72 <b>\$1,376.05</b>	\$1,932.66 \$819.44 <b>\$2,752.10</b>
107	25	Admin Sinking <b>Owner Total</b>	\$957.38 \$405.92 <b>\$1,363.30</b>	\$1,914.76 \$811.84 <b>\$2,726.60</b>
113	27, 31, 34, 36, 71	Admin Sinking <b>Owner Total</b>	\$1,011.06 \$428.69 <b>\$1,439.75</b>	\$2,022.12 \$857.38 <b>\$2,879.50</b>
96	28, 30, 33, 37	Admin Sinking <b>Owner Total</b>	\$858.96 \$364.19 <b>\$1,223.15</b>	\$1,717.92 \$728.38 <b>\$2,446.30</b>
92	29, 38	Admin Sinking <b>Owner Total</b>	\$823.18 \$349.02 <b>\$1,172.20</b>	\$1,646.36 \$698.04 <b>\$2,344.40</b>
99	32, 64, 66, 69	Admin Sinking <b>Owner Total</b>	\$885.78 \$375.57 <b>\$1,261.35</b>	\$1,771.56 \$751.14 <b>\$2,522.70</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
109	35	Admin Sinking <b>Owner Total</b>	\$975.29 \$413.51 <b>\$1,388.80</b>	\$1,950.58 \$827.02 <b>\$2,777.60</b>
114	39, 43, 46, 48	Admin Sinking <b>Owner Total</b>	\$1,020.02 \$432.48 <b>\$1,452.50</b>	\$2,040.04 \$864.96 <b>\$2,905.00</b>
97	40, 42, 45, 49, 77, 84	Admin Sinking <b>Owner Total</b>	\$867.91 \$367.99 <b>\$1,235.90</b>	\$1,735.82 \$735.98 <b>\$2,471.80</b>
93	41, 50	Admin Sinking <b>Owner Total</b>	\$832.09 \$352.81 <b>\$1,184.90</b>	\$1,664.18 \$705.62 <b>\$2,369.80</b>
111	47	Admin Sinking <b>Owner Total</b>	\$993.15 \$421.10 <b>\$1,414.25</b>	\$1,986.30 \$842.20 <b>\$2,828.50</b>
116	51, 55, 58, 60	Admin Sinking <b>Owner Total</b>	\$1,037.88 \$440.07 <b>\$1,477.95</b>	\$2,075.76 \$880.14 <b>\$2,955.90</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
98	52, 54, 57, 61	Admin Sinking <b>Owner Total</b>	\$876.87 \$371.78 <b>\$1,248.65</b>	\$1,753.74 \$743.56 <b>\$2,497.30</b>
94	53, 62	Admin Sinking <b>Owner Total</b>	\$841.04 \$356.61 <b>\$1,197.65</b>	\$1,682.08 \$713.22 <b>\$2,395.30</b>
117	63, 67, 70, 72	Admin Sinking <b>Owner Total</b>	\$1,046.84 \$443.86 <b>\$1,490.70</b>	\$2,093.68 \$887.72 <b>\$2,981.40</b>
95	65, 74	Admin Sinking <b>Owner Total</b>	\$850.00 \$360.40 <b>\$1,210.40</b>	\$1,700.00 \$720.80 <b>\$2,420.80</b>
103	68, 73	Admin Sinking <b>Owner Total</b>	\$921.60 \$390.75 <b>\$1,312.35</b>	\$1,843.20 \$781.50 <b>\$2,624.70</b>
153	75, 82	Admin Sinking <b>Owner Total</b>	\$1,368.97 \$580.43 <b>\$1,949.40</b>	\$2,737.94 \$1,160.86 <b>\$3,898.80</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
130	79, 81			
	Admin	\$1,163.17	\$1,163.17	\$2,326.34
	Sinking	\$493.18	\$493.18	\$986.36
	<b>Owner Total</b>	<b>\$1,656.35</b>	<b>\$1,656.35</b>	<b>\$3,312.70</b>

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**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2025-19/01/2026) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
104	1, 2, 76, 78, 80, 83	Admin Sinking <b>Owner Total</b>	\$432.05 \$0.00 <b>\$432.05</b>	\$864.10 \$0.00 <b>\$864.10</b>
83	3, 26	Admin Sinking <b>Owner Total</b>	\$344.80 \$0.00 <b>\$344.80</b>	\$689.60 \$0.00 <b>\$689.60</b>
102	4, 5, 56	Admin Sinking <b>Owner Total</b>	\$423.75 \$0.00 <b>\$423.75</b>	\$847.50 \$0.00 <b>\$847.50</b>
100	6, 44	Admin Sinking <b>Owner Total</b>	\$415.45 \$0.00 <b>\$415.45</b>	\$830.90 \$0.00 <b>\$830.90</b>
106	21, 22	Admin Sinking <b>Owner Total</b>	\$440.35 \$0.00 <b>\$440.35</b>	\$880.70 \$0.00 <b>\$880.70</b>
112	23, 59	Admin Sinking <b>Owner Total</b>	\$465.30 \$0.00 <b>\$465.30</b>	\$930.60 \$0.00 <b>\$930.60</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

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**Owner Summary (20/01/2025-19/01/2026) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
108	24	Admin Sinking <b>Owner Total</b>	\$448.65 \$0.00 <b>\$448.65</b>	\$897.30 \$0.00 <b>\$897.30</b>
107	25	Admin Sinking <b>Owner Total</b>	\$444.50 \$0.00 <b>\$444.50</b>	\$889.00 \$0.00 <b>\$889.00</b>
113	27, 31, 34, 36, 71	Admin Sinking <b>Owner Total</b>	\$469.45 \$0.00 <b>\$469.45</b>	\$938.90 \$0.00 <b>\$938.90</b>
96	28, 30, 33, 37	Admin Sinking <b>Owner Total</b>	\$398.80 \$0.00 <b>\$398.80</b>	\$797.60 \$0.00 <b>\$797.60</b>
92	29, 38	Admin Sinking <b>Owner Total</b>	\$382.20 \$0.00 <b>\$382.20</b>	\$764.40 \$0.00 <b>\$764.40</b>
99	32, 64, 66, 69	Admin Sinking <b>Owner Total</b>	\$411.30 \$0.00 <b>\$411.30</b>	\$822.60 \$0.00 <b>\$822.60</b>

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**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Owner Summary (20/01/2025-19/01/2026) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
109	35			
	Admin	\$452.85	\$452.85	\$905.70
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$452.85</b>	<b>\$452.85</b>	<b>\$905.70</b>
114	39, 43, 46, 48			
	Admin	\$473.60	\$473.60	\$947.20
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$473.60</b>	<b>\$473.60</b>	<b>\$947.20</b>
97	40, 42, 45, 49, 77, 84			
	Admin	\$403.00	\$403.00	\$806.00
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$403.00</b>	<b>\$403.00</b>	<b>\$806.00</b>
93	41, 50			
	Admin	\$386.35	\$386.35	\$772.70
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$386.35</b>	<b>\$386.35</b>	<b>\$772.70</b>
111	47			
	Admin	\$461.15	\$461.15	\$922.30
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$461.15</b>	<b>\$461.15</b>	<b>\$922.30</b>
116	51, 55, 58, 60			
	Admin	\$481.90	\$481.90	\$963.80
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$481.90</b>	<b>\$481.90</b>	<b>\$963.80</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2025-19/01/2026) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
98	52, 54, 57, 61	Admin Sinking <b>Owner Total</b>	\$407.15 \$0.00 <b>\$407.15</b>	\$814.30 \$0.00 <b>\$814.30</b>
94	53, 62	Admin Sinking <b>Owner Total</b>	\$390.50 \$0.00 <b>\$390.50</b>	\$781.00 \$0.00 <b>\$781.00</b>
117	63, 67, 70, 72	Admin Sinking <b>Owner Total</b>	\$486.05 \$0.00 <b>\$486.05</b>	\$972.10 \$0.00 <b>\$972.10</b>
95	65, 74	Admin Sinking <b>Owner Total</b>	\$394.65 \$0.00 <b>\$394.65</b>	\$789.30 \$0.00 <b>\$789.30</b>
103	68, 73	Admin Sinking <b>Owner Total</b>	\$427.90 \$0.00 <b>\$427.90</b>	\$855.80 \$0.00 <b>\$855.80</b>
153	75, 82	Admin Sinking <b>Owner Total</b>	\$635.60 \$0.00 <b>\$635.60</b>	\$1,271.20 \$0.00 <b>\$1,271.20</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Owner Summary (20/01/2025-19/01/2026) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2025	2nd Instalment 15/11/2025	TOTAL (20/01/2025-19/01/2026)
130	79, 81			
	Admin	\$540.05	\$540.05	\$1,080.10
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$540.05</b>	<b>\$540.05</b>	<b>\$1,080.10</b>

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**Vantage Strata Pty Ltd**  
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Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
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**Contribution Summary (20/01/2025-19/01/2026)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
1, 2, 76, 78, 80, 83	Contribution Schedule	104	\$1,861.02	\$789.08	\$0.00
	Apartments Schedule	104	\$864.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,725.12</b>	<b>\$789.08</b>	<b>\$3,514.20</b>
3, 26	Contribution Schedule	83	\$1,485.24	\$629.76	\$0.00
	Apartments Schedule	83	\$689.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,174.84</b>	<b>\$629.76</b>	<b>\$2,804.60</b>
4, 5, 56	Contribution Schedule	102	\$1,825.28	\$773.92	\$0.00
	Apartments Schedule	102	\$847.50	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,672.78</b>	<b>\$773.92</b>	<b>\$3,446.70</b>
6, 44	Contribution Schedule	100	\$1,789.46	\$758.74	\$0.00
	Apartments Schedule	100	\$830.90	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,620.36</b>	<b>\$758.74</b>	<b>\$3,379.10</b>
7	Contribution Schedule	181	\$3,238.98	\$1,373.32	\$0.00
	<b>Owner Total</b>		<b>\$3,238.98</b>	<b>\$1,373.32</b>	<b>\$4,612.30</b>
	Contribution Schedule	178	\$3,185.24	\$1,350.56	\$0.00
8, 9, 10, 11, 12	<b>Owner Total</b>		<b>\$3,185.24</b>	<b>\$1,350.56</b>	<b>\$4,535.80</b>
	Contribution Schedule	179	\$3,203.16	\$1,358.14	\$0.00
	<b>Owner Total</b>		<b>\$3,203.16</b>	<b>\$1,358.14</b>	<b>\$4,561.30</b>
14	Contribution Schedule	195	\$3,489.46	\$1,479.54	\$0.00
	<b>Owner Total</b>		<b>\$3,489.46</b>	<b>\$1,479.54</b>	<b>\$4,969.00</b>
	Contribution Schedule	193	\$3,453.74	\$1,464.36	\$0.00
15, 16, 17, 18, 19	<b>Owner Total</b>		<b>\$3,453.74</b>	<b>\$1,464.36</b>	<b>\$4,918.10</b>
	Contribution Schedule	196	\$3,507.38	\$1,487.12	\$0.00
	<b>Owner Total</b>		<b>\$3,507.38</b>	<b>\$1,487.12</b>	<b>\$4,994.50</b>

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**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Contribution Summary (20/01/2025-19/01/2026)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
21, 22	Contribution Schedule	106	\$1,896.84	\$804.26	\$0.00
	Apartments Schedule	106	\$880.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,777.54</b>	<b>\$804.26</b>	<b>\$3,581.80</b>
23, 59	Contribution Schedule	112	\$2,004.22	\$849.78	\$0.00
	Apartments Schedule	112	\$930.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,934.82</b>	<b>\$849.78</b>	<b>\$3,784.60</b>
24	Contribution Schedule	108	\$1,932.66	\$819.44	\$0.00
	Apartments Schedule	108	\$897.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,829.96</b>	<b>\$819.44</b>	<b>\$3,649.40</b>
25	Contribution Schedule	107	\$1,914.76	\$811.84	\$0.00
	Apartments Schedule	107	\$889.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,803.76</b>	<b>\$811.84</b>	<b>\$3,615.60</b>
27, 31, 34, 36, 71	Contribution Schedule	113	\$2,022.12	\$857.38	\$0.00
	Apartments Schedule	113	\$938.90	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,961.02</b>	<b>\$857.38</b>	<b>\$3,818.40</b>
28, 30, 33, 37	Contribution Schedule	96	\$1,717.92	\$728.38	\$0.00
	Apartments Schedule	96	\$797.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,515.52</b>	<b>\$728.38</b>	<b>\$3,243.90</b>
29, 38	Contribution Schedule	92	\$1,646.36	\$698.04	\$0.00
	Apartments Schedule	92	\$764.40	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,410.76</b>	<b>\$698.04</b>	<b>\$3,108.80</b>
32, 64, 66, 69	Contribution Schedule	99	\$1,771.56	\$751.14	\$0.00
	Apartments Schedule	99	\$822.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,594.16</b>	<b>\$751.14</b>	<b>\$3,345.30</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Summary (20/01/2025-19/01/2026)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
35	Contribution Schedule	109	\$1,950.58	\$827.02	\$0.00
	Apartments Schedule	109	\$905.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,856.28</b>	<b>\$827.02</b>	<b>\$3,683.30</b>
39, 43, 46, 48	Contribution Schedule	114	\$2,040.04	\$864.96	\$0.00
	Apartments Schedule	114	\$947.20	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,987.24</b>	<b>\$864.96</b>	<b>\$3,852.20</b>
40, 42, 45, 49, 77, 84	Contribution Schedule	97	\$1,735.82	\$735.98	\$0.00
	Apartments Schedule	97	\$806.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,541.82</b>	<b>\$735.98</b>	<b>\$3,277.80</b>
41, 50	Contribution Schedule	93	\$1,664.18	\$705.62	\$0.00
	Apartments Schedule	93	\$772.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,436.88</b>	<b>\$705.62</b>	<b>\$3,142.50</b>
47	Contribution Schedule	111	\$1,986.30	\$842.20	\$0.00
	Apartments Schedule	111	\$922.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,908.60</b>	<b>\$842.20</b>	<b>\$3,750.80</b>
51, 55, 58, 60	Contribution Schedule	116	\$2,075.76	\$880.14	\$0.00
	Apartments Schedule	116	\$963.80	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,039.56</b>	<b>\$880.14</b>	<b>\$3,919.70</b>
52, 54, 57, 61	Contribution Schedule	98	\$1,753.74	\$743.56	\$0.00
	Apartments Schedule	98	\$814.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,568.04</b>	<b>\$743.56</b>	<b>\$3,311.60</b>
53, 62	Contribution Schedule	94	\$1,682.08	\$713.22	\$0.00
	Apartments Schedule	94	\$781.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,463.08</b>	<b>\$713.22</b>	<b>\$3,176.30</b>

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**Vantage Strata Pty Ltd  
Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)

Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

**Contribution Summary (20/01/2025-19/01/2026)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
63, 67, 70, 72	Contribution Schedule	117	\$2,093.68	\$887.72	\$0.00
	Apartments Schedule	117	\$972.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,065.78</b>	<b>\$887.72</b>	<b>\$3,953.50</b>
65, 74	Contribution Schedule	95	\$1,700.00	\$720.80	\$0.00
	Apartments Schedule	95	\$789.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,489.30</b>	<b>\$720.80</b>	<b>\$3,210.10</b>
68, 73	Contribution Schedule	103	\$1,843.20	\$781.50	\$0.00
	Apartments Schedule	103	\$855.80	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,699.00</b>	<b>\$781.50</b>	<b>\$3,480.50</b>
75, 82	Contribution Schedule	153	\$2,737.94	\$1,160.86	\$0.00
	Apartments Schedule	153	\$1,271.20	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$4,009.14</b>	<b>\$1,160.86</b>	<b>\$5,170.00</b>
79, 81	Contribution Schedule	130	\$2,326.34	\$986.36	\$0.00
	Apartments Schedule	130	\$1,080.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,406.44</b>	<b>\$986.36</b>	<b>\$4,392.80</b>
	<b>Overall Total</b>		<b>\$240,383.08</b>	<b>\$75,873.72</b>	<b>\$316,256.80</b>

Schedule	UOE
Contribution Schedule	10000
Apartments Schedule	7394

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05



**MINUTES OF THE ANNUAL GENERAL MEETING  
OF THE OWNERS OF 15724**

**Limited Edition**

**Bamblett Rise 2, DENMAN PROSPECT, ACT, 2611**

**VENUE:** Microsoft Teams

**DATE:** 1st April 2026

**TIME:** 05:30 PM (Canberra time)

**PRESENT:**

Lot Number	Attendee	Owner Name
11	Owner - Henry Osborne	Henry R Osborne
14	Owner - Ruth Davis	Ruth Veronica Davis
24	Owner - Adam Ray	Adam Michel Ray
26	Owner - Abhilash Bajpai	Abhilash Bajpai
65	Owner - Nathan Yin	Nathan Yin
72	Owner - Emily Lasslett	Emily Sian Lasslett

**APOLOGIES:**

Nil

**PROXIES:**

Nil

**ABSENTEE VOTES:**

Nil

**ADDITIONAL ATTENDEES:**

Kirrilly Gregerson - Vantage Strata

Nil

**QUORUM:** A quorum was not present. However, the meeting proceeded with a Reduced Quorum (Schedule 3.9 of the Unit Titles (Management) Act 2011).

**SECRETARIAL NOTE:**

Owners are advised that under the Schedule 3.11 of the Unit Titles (Management) Act 2011, Reduced Quorum Decisions take effect 28 days after the date of this meeting. A reduced quorum decision is only overturned if, within 28 days after the decision was made, the Owners Corporation is given a petition requiring that the decision be overturned, signed by a majority of people entitled to vote.

## 1. CHAIRPERSON, PROXIES AND APOLOGIES

Ordinary resolution

*It was **resolved** that Emily Lasslett of lot 72 be appointed as the chairperson of the meeting.*

The following absentee votes and proxies were accepted: Nil

**MOTION CARRIED**

## 2. ADOPTION OF MINUTES

Ordinary resolution

*It was **resolved** that the minutes of the previous General Meeting be confirmed.*

**MOTION CARRIED**

## 3. INSURANCE

Special resolution

*It was **resolved** that the Owners Corporation authorise the Executive Committee by Special Resolution, upon renewal of the existing insurance policy, to act on its behalf to:*

- a) obtain quotations,*
- b) give consideration to premium funding the policy if necessary,*
- c) to place and/or renew the insurance policy on terms that the Committee considers appropriate,*
- d) obtain an Insurance Valuation Report from a qualified contractor if necessary.*

**NO DISSENT NOTED**

**MOTION CARRIED**

#### 4. INSURANCE CLAIMS (New or Outstanding)

There were no any outstanding or new insurance claims.

#### 5. AUDITED FINANCIALS (Adoption)

Ordinary resolution

*It was **resolved** that the Owners Corporation adopt the audited financials and audit report for the financial period ended 19/01/2026.*

**MOTION CARRIED**

#### 6. AUDITED FINANCIALS

Ordinary resolution

*It was **resolved** that upon conclusion of the current financial year, the Owners Corporation authorise the Manager to have the financial statements audited and then have the audited financials together with the audit report presented at the next Annual General Meeting for adoption.*

**MOTION CARRIED**

#### 7. ADMINISTRATIVE FUND EXPENDITURE BUDGET

Ordinary resolution

*It was **resolved** that the Administrative Fund expenditure budget of \$222,032.80 including GST for the period 20/01/2026 to 19/01/2027 be adopted.*

**MOTION CARRIED**

#### 8. ADMINISTRATIVE FUND CONTRIBUTION

Ordinary resolution

*It was **resolved** that a contribution be determined to the Administrative Fund equal to the sum of \$222,032.80 including GST, to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2026 and 15/11/2026.*

**MOTION CARRIED**

#### 9. ADMINISTRATIVE FUND EXPENDITURE BUDGET (Apartments Schedule)

Ordinary resolution

*It was **resolved** that the Administrative Fund expenditure budget of \$31,350.00 including GST for the period 20/01/2026 to 19/01/2027 be adopted.*

**MOTION CARRIED**

#### 10. ADMINISTRATIVE FUND CONTRIBUTION (Apartments Schedule)

Ordinary resolution

It was **resolved** that a contribution be determined to the Administrative Fund equal to the sum of \$31,350.00 including GST to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2026 and 15/11/2026.

**MOTION CARRIED**

## 11. SINKING FUND EXPENDITURE BUDGET

Ordinary resolution

It was **resolved** that the Sinking Fund expenditure budget of \$9,265.00 including GST for the period 20/01/2026 to 19/01/2027 be adopted.

**MOTION CARRIED**

## 12. SINKING FUND CONTRIBUTION

Ordinary resolution

It was **resolved** that a contribution of \$90,667.50 including GST, as per the Sinking Fund Forecast Report be determined to the sinking fund for the period 20/01/2026 to 19/01/2027 to be contributed by owners in accordance with their Units of Entitlement and payable by 2 instalments due on 15/05/2026 and 15/11/2026.

**MOTION CARRIED**

## 13. INVESTMENT OF FUNDS - ACT

Special resolution

It was **resolved** that the Owners Corporation by special resolution authorise the Executive Committee to invest surplus funds from the administrative fund and sinking fund into interest bearing investments; specifically, term deposits and at-call accounts, as considered appropriate.

NO DISSENT NOTED

**MOTION CARRIED**

## 14. COMMON PROPERTY SAFETY REPORT (EC to Review)

Ordinary resolution

It was **resolved** that the Owners Corporation authorise the Executive Committee to review the Common Property Safety Report prepared by QIA Group Pty Ltd dated 22/05/2025 and to take all necessary steps to ensure that the recommendations contained in the report are actioned in compliance with applicable legislative and regulatory requirements.

**MOTION CARRIED**

## 15. MAINTENANCE PLAN (Review)

Ordinary resolution

It was **resolved** that the Owners Corporation review the maintenance plan held as required under the Unit Titles (Management) Act 2011 and give consideration as to whether the requirements are adequate for the Owners Corporation's needs at this time.

## MOTION CARRIED

### 16. MAINTENANCE ISSUES

- In the main garden bed near the garage entrance door there is an irrigation sprinkler head which seems to be pointing in the wrong direction, as water is noted as running down the driveway when the system turns on. It was noted that Ruth Davis will look at this to see if it is something simple which can be adjusted. No trade to be engaged by the Managing Agent for the time being.
- There has been a recent fault with the door to the garbage area. The locksmith who attended noted the fault was with the electronic access system and not the locking mechanism or the door itself. Managing Agent is to arrange attendance by Supatech for repair.
- It has been noted that a 'squeaking' noise has developed on both B1 and B2 garage doors - those present agreed it is necessary to obtain quotations for an ongoing service/maintenance contract. The Managing Agent is to obtain quotes and provide to the Executive Committee for consideration and decision. Of important note - on the first service undertaken, the trade appointed is to be informed of a power cord potentially requiring replacement due to damage sustained when it was knocked by a vehicle. The power cord to the motor in Basement 2 is bent and the Owners would like it replaced to prevent potential failures in future.

### 17. DEFECTS

- The managing Agent is asked to follow up actions previously agreed upon by Core Developments to install a drip tray in the car park above unit 50. The work has not been completed to date despite prior agreement to do so. An update on anticipated installation date is to be provided to the Executive Committee.
- Those present discussed the matters of vibrations from the garage and concrete spalling, both of which have been points of discussion with Core Developments. The following update was shared at the meeting which has been the response provided to the Managing Agent from Tony at Core Developments:
  - Item - Cut all PT cable free ends flush with the concrete face on both sides of the construction joints and seal them with an approved epoxy coating (e.g., Epirez 133).  
Core's Response - **Accepted. This work will be scheduled.**
  - Item - Conduct scanning (including in private garages) prior to cutting to confirm PT cable locations.  
Core's Response - **Not required as part of point 1**
  - Item - Repair all concrete spalling at the joints using the specified materials (MasterEmaco P 5000AP and S 5300ci)  
Core's Response - **Concrete will be repaired as required.**
  - Item - Install appropriate fire-rated joint sealant with backing rod (minimum 30mm depth), as the previously installed cover plates did not provide adequate fire protection.  
Core's Response - **Not required.**  
\*Managing Agent is to seek clarity regarding why this is not required, and provide feedback to the Executive Committee.
  - Item - Facilitate further invasive investigation to determine the underlying cause of spalling at the slab soffit and complete any required repairs.  
Core's Response **Not required.**  
\*Managing Agent is to seek clarity regarding why this is not required, and provide feedback to the Executive Committee.
- It was noted that Core Developments had previously agreed to undertake required works to the Townhouse roof tops. It is currently believed that some works had been completed but potentially not the full extent has been done. Managing Agent is requested to pursue Core Development for an update and scheduling of any unfinished work.

- The Managing Agent was asked to issue a reminder to all Owners that any internal defects not forming part of common property need to be followed up with Core Developments, and note that there are time limits to pursue repairs. Owners are encouraged to ensure they have reported concerns through the proper channels and follow up in need.

## 18. FIRE SAFETY REVIEW

The Fire Safety Review was conducted by the Fire Contractor, O Neil & Brown Fire Services and the Annual Fire Safety Certificate dated 14th January 2026.

## 19. DELEGATIONS AND APPOINTMENTS

It was **resolved** that the Strata Manager has been delegated to undertake certain administration, financial and secretarial functions on behalf of the Owners Corporation.

## 20. CONTRACTS AND SERVICE AGREEMENTS

Ordinary resolution

*It was **resolved** that the Owners Corporation authorise the incoming Executive Committee to review any management or other contracts/service agreements that become due for renewal before the next Annual General Meeting and execute contracts/agreements as required.*

### MOTION CARRIED

## 21. STRATA MANAGEMENT AGENCY AGREEMENT (Ratify)

Ordinary resolution

*It was **resolved** that the Owners Corporation ratify the appointment of Vantage Strata as per the written management agreement dated 20th January 2026 to 19th January 2029, entered into by the Executive Committee, appointing Vantage Strata as follows:*

- *That Vantage Strata be appointed as Manager, for a period of 3 years.*
- *Vantage Strata to assume all functions of the Owners Corporation other than any functions prohibited by the Unit Titles (Management) Act.*
- *Vantage Strata and the Owners Corporation to operate under the terms and conditions specified in the aforementioned Management Agreement.*

### MOTION CARRIED

## 22. EXECUTIVE COMMITTEE (Election)

Ordinary resolution

*It was **resolved** that the Owners Corporation elects an Executive Committee of between three to seven members from nominations of eligible members.*

H Osborne (Lot 11), R Davis (Lot 14), A Bajpai (Lot 26), N Yin (Lot 65) and E Lasslett (Lot 72)

### MOTION CARRIED

## 23. GENERAL BUSINESS

The meeting discussed the following matters:

Audio for the Fire Alarm

It was raised in the meeting that the alarm noises were not audible in the recent fire alarm testing in front of Unit 48. The Strata Manager will inform the PPM for the Fire to take note and check the speakers around that area and also the whole complex during their next schedule.

## 24. MEETING CLOSURE

There being no further business the meeting formally closed at 6.41 PM.

# Unit Titles (Management) Act 2011 – Form 1

## NOTICE OF REDUCED QUORUM DECISIONS

### Part A Details of reduced quorum decisions<sup>†</sup>

**A1 The Owners—Units Plan No 15724**

**A2 General meeting**

Date (or dates) of general meeting  
at which the reduced quorum  
decision or decisions were made— 1 April 2026

*Tick applicable box, or both boxes if applicable:*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Regularly convened</b><br>The general meeting was<br>regularly convened (not<br>following any adjournment<br>under UTMA s 3.9(3) or<br>(6)(a), part 3.1, schedule 3). | <input type="checkbox"/> <b>Convened after<br/>adjournment</b><br>The general meeting was convened<br>following an adjournment or<br>adjournments (under UTMA<br>s 3.9(3) or (6)(a), part 3.1,<br>schedule 3). |
|--|--|

**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
1 April 2026	See attached minutes

**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.



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

<sup>†</sup> 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).

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
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**Contribution Schedule**

**Administrative Fund**

	Proposed Budget (20/01/2026-19/01/2027)	Current Actual (20/01/2025-19/01/2026)	Current Budget (20/01/2025-19/01/2026)
<b>Income</b>			
Interest	\$0.00	\$483.26	\$0.00
Levy Income	\$201,848.00	\$162,680.20	\$162,680.00
<b>Total Admin Fund Income</b>	<b>\$201,848.00</b>	<b>\$163,163.46</b>	<b>\$162,680.00</b>
<b>Expense</b>			
Accounting Fees	\$800.00	\$760.00	\$600.00
Audit Fees	\$1,500.00	\$1,310.00	\$2,000.00
Bank Fees & Charges	\$0.00	\$0.25	\$0.00
Banking, Software & Infrastructure	\$0.00	\$387.56	\$345.00
BuildingLink	\$0.00	\$2,016.00	\$2,100.00
CCTV Repairs & Maintenance	\$1,000.00	\$0.00	\$1,000.00
Cleaning - Contract	\$15,200.00	\$2,590.84	\$0.00
Cleaning - Gutters	\$2,100.00	\$0.00	\$0.00
Cleaning - Windows	\$5,500.00	\$0.00	\$0.00
Contractor Compliance Fee	\$0.00	\$89.00	\$0.00
Electricity Usage	\$22,000.00	\$21,283.76	\$21,000.00
Fire - False Alarm Fees	\$5,000.00	\$10,395.00	\$0.00
Fire - Maintenance Contract	\$4,280.00	\$4,008.29	\$3,600.00
Fire - Monitoring	\$2,100.00	\$2,090.04	\$2,300.00
Fire Services R&M and Replacement	\$10,000.00	\$6,832.00	\$3,000.00
Gardening - Contract	\$10,350.00	\$10,350.00	\$7,725.00
Gardening - Plants and Trees	\$1,000.00	\$0.00	\$1,000.00
Government Permits, Fees & Charges	\$0.00	\$30.91	\$0.00
Gym - R&M, Equipment and Servicing	\$500.00	\$0.00	\$500.00
Height Safety Certification	\$700.00	\$650.00	\$0.00
Insurance Excess Payments	\$0.00	\$0.00	\$2,000.00
Insurance Premium	\$29,000.00	\$30,221.32	\$32,000.00
Keys, Fobs, Remotes & Swipes	\$0.00	\$0.00	\$500.00
Lifts - Maintenance Contract	\$0.00	\$9,000.00	\$0.00
Lifts - Repairs & Maintenance	\$0.00	\$1,430.00	\$0.00
Management Fees - Strata Management	\$42,000.00	\$36,302.34	\$35,000.00
Miscellaneous Expenses	\$1,000.00	\$67.58	\$1,200.00
Parcel Locker	\$2,558.00	\$2,436.00	\$2,200.00
R&M - Buildings	\$1,500.00	\$454.55	\$2,100.00
R&M - Doors	\$0.00	\$281.82	\$0.00
R&M - Electrical	\$2,000.00	\$834.72	\$600.00
R&M - Electrical Maintenance Contract (I)	\$0.00	\$1,380.00	\$1,530.00
R&M - General	\$10,000.00	\$10,444.27	\$1,000.00
R&M - ICT Services & Infrastructure (inc Telephone)	\$1,000.00	\$2,120.00	\$2,880.00
R&M - Plumbing	\$2,000.00	\$2,316.51	\$500.00

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Schedule**

**Administrative Fund**

	<b>Proposed Budget</b> <i>(20/01/2026-19/01/2027)</i>	<b>Current Actual</b> <i>(20/01/2025-19/01/2026)</i>	<b>Current Budget</b> <i>(20/01/2025-19/01/2026)</i>
R&M - Plumbing Maintenance Contract	\$2,760.00	\$2,678.00	\$3,000.00
R&M - Sumps & Pumps	\$0.00	\$0.00	\$800.00
Reports - Consultants	\$0.00	\$6,470.11	\$4,000.00
Reports - Maintenance Plan	\$0.00	\$0.00	\$1,900.00
Rubbish Removal	\$500.00	\$0.00	\$300.00
Security & Access System	\$500.00	\$0.00	\$1,000.00
Water Usage	\$25,000.00	\$24,960.78	\$25,000.00
<b>Total Admin Fund Expense</b>	<b>\$201,848.00</b>	<b>\$194,191.65</b>	<b>\$162,680.00</b>
<b>Total Contribution Schedule Levy Income</b>	<b>\$201,848.00</b>	<b>\$162,680.20</b>	<b>\$162,680.00</b>
<b>ADD: ADMIN GST</b>	<b>\$20,184.80</b>	<b>\$0.00</b>	<b>\$16,268.00</b>
<b>Total Contribution Schedule Budget</b>	<b>\$222,032.80</b>	<b>\$162,680.20</b>	<b>\$178,948.00</b>

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Apartments Schedule**

**Administrative Fund**

	Proposed Budget <small>(20/01/2026-19/01/2027)</small>	Current Actual <small>(20/01/2025-19/01/2026)</small>	Current Budget <small>(20/01/2025-19/01/2026)</small>
<b>Income</b>			
Interest	\$0.00	\$246.68	\$0.00
Levy Income	\$28,500.00	\$55,849.84	\$55,850.00
<b>Total Admin Fund Income</b>	<b>\$28,500.00</b>	\$56,096.52	\$55,850.00
<b>Expense</b>			
Bank Fees & Charges	\$0.00	\$(2.12)	\$0.00
Cleaning - Basement	\$0.00	\$0.00	\$11,850.00
Cleaning - Carpark	\$0.00	\$0.00	\$600.00
Cleaning - Contract	\$15,500.00	\$28,359.24	\$31,200.00
Lifts - Maintenance Contract	\$9,300.00	\$0.00	\$9,000.00
Lifts - Repairs & Maintenance	\$1,700.00	\$0.00	\$1,200.00
R&M - Doors	\$2,000.00	\$0.00	\$2,000.00
<b>Total Admin Fund Expense</b>	<b>\$28,500.00</b>	\$28,357.12	\$55,850.00
<b>Total Apartments Schedule Levy Income</b>	<b>\$28,500.00</b>	\$55,849.84	\$55,850.00
<b>ADD: ADMIN GST</b>	<b>\$2,850.00</b>	\$0.00	\$5,585.00
<b>Total Apartments Schedule Budget</b>	<b>\$31,350.00</b>	\$55,849.84	\$61,435.00
<b>TOTAL ADMIN LEVY INCOME</b>	<b>\$230,348.00</b>	\$218,530.04	\$218,530.00
<b>ADD: ADMIN GST</b>	<b>\$23,034.80</b>		\$21,853.00
<b>TOTAL ADMIN BUDGET</b>	<b>\$253,382.80</b>		\$240,383.00

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Schedule**

**Sinking Fund**

	Proposed Budget <small>(20/01/2026-19/01/2027)</small>	Current Actual <small>(20/01/2025-19/01/2026)</small>	Current Budget <small>(20/01/2025-19/01/2026)</small>
<b>Income</b>			
Interest	\$0.00	\$227.94	\$0.00
Levy Income	\$82,425.00	\$68,976.08	\$68,976.00
<b>Total Sinking Fund Income</b>	<b>\$82,425.00</b>	\$69,204.02	\$68,976.00
<b>Expense</b>			
Capital Works Contribution	\$3,793.00	\$0.00	\$3,612.00
Gym - R&M, Equipment and Servicing	\$4,631.00	\$0.00	\$0.00
R&M - Superstructure	\$0.00	\$10,035.00	\$0.00
<b>Total Sinking Fund Expense</b>	<b>\$8,424.00</b>	\$10,035.00	\$3,612.00
<b>Total Contribution Schedule Levy Income</b>	<b>\$82,425.00</b>	\$68,976.08	\$68,976.00
<b>ADD: SINKING GST</b>	<b>\$8,242.50</b>	\$0.00	\$6,897.60
<b>Total Contribution Schedule Budget</b>	<b>\$90,667.50</b>	\$68,976.08	\$75,873.60

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Apartments Schedule**

**Sinking Fund**

	Proposed Budget (20/01/2026-19/01/2027)	Current Actual (20/01/2025-19/01/2026)	Current Budget (20/01/2025-19/01/2026)
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**Income**

<b>Total Sinking Fund Income</b>	<b>\$0.00</b>	\$0.00	\$0.00
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**Expense**

<b>Total Sinking Fund Expense</b>	<b>\$0.00</b>	\$0.00	\$0.00
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<b>Total Apartments Schedule Levy Income</b>	<b>\$0.00</b>	\$0.00	\$0.00
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ADD: SINKING GST	<b>\$0.00</b>	\$0.00	\$0.00
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<b>Total Apartments Schedule Budget</b>	<b>\$0.00</b>	\$0.00	\$0.00
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<b>TOTAL SINKING LEVY INCOME</b>	<b>\$82,425.00</b>	\$68,976.08	\$68,976.00
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ADD: SINKING GST	<b>\$8,242.50</b>		\$6,897.60
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<b>TOTAL SINKING BUDGET</b>	<b>\$90,667.50</b>		\$75,873.60
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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Budget Summary (20/01/2026-19/01/2027)**

	Proposed	1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
Administrative Fund	\$222,032.80	\$111,016.39	\$111,016.39	\$222,032.78
Sinking Fund	\$90,667.50	\$45,333.66	\$45,333.66	\$90,667.32
Contribution Schedule Total	\$312,700.30	\$156,350.05	\$156,350.05	\$312,700.10
Administrative Fund	\$31,350.00	\$15,675.40	\$15,675.40	\$31,350.80
Sinking Fund	\$0.00	\$0.00	\$0.00	\$0.00
Apartments Schedule Total	\$31,350.00	\$15,675.40	\$15,675.40	\$31,350.80
<b>Amount to Collect</b>	<b>\$344,050.30</b>	<b>\$172,025.45</b>	<b>\$172,025.45</b>	<b>\$344,050.90</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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## Levy Adjustment Summary (20/01/2026-19/01/2027)

### Contribution Schedule

Aggregate Units of Entitlement (UOE) - 10000

Due Date	Levy Period	Admin	Sinking	Total
15/05/2026	20/01/2026 - 19/07/2026	\$11.10	\$4.53	\$15.64
15/11/2026	20/07/2026 - 19/01/2027	\$11.10	\$4.53	\$15.64
<b>Financial Year Total per Units of Entitlement</b>		<b>\$22.20</b>	<b>\$9.07</b>	<b>\$31.27</b>
<b>Financial Year Aggregate</b>		<b>\$222,032.78</b>	<b>\$90,667.32</b>	<b>\$312,700.10</b>
<b>Proposed Budget Amount</b>		<b>\$222,032.80</b>	<b>\$90,667.50</b>	<b>\$312,700.30</b>
<b>Next Year Pre Issue Aggregate</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Apartments Schedule

Aggregate Units of Entitlement (UOE) - 7394

Due Date	Levy Period	Admin	Sinking	Total
15/05/2026	20/01/2026 - 19/07/2026	\$2.12	\$0.00	\$2.12
15/11/2026	20/07/2026 - 19/01/2027	\$2.12	\$0.00	\$2.12
<b>Financial Year Total per Units of Entitlement</b>		<b>\$4.24</b>	<b>\$0.00</b>	<b>\$4.24</b>
<b>Financial Year Aggregate</b>		<b>\$31,350.80</b>	<b>\$0.00</b>	<b>\$31,350.80</b>
<b>Proposed Budget Amount</b>		<b>\$31,350.00</b>	<b>\$0.00</b>	<b>\$31,350.00</b>
<b>Next Year Pre Issue Aggregate</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
104	1, 2, 76, 78, 80, 83	Admin	\$1,154.58	\$1,154.58	\$2,309.16
		Sinking	\$471.47	\$471.47	\$942.94
		<b>Owner Total</b>	<b>\$1,626.05</b>	<b>\$1,626.05</b>	<b>\$3,252.10</b>
83	3, 26	Admin	\$921.43	\$921.43	\$1,842.86
		Sinking	\$376.27	\$376.27	\$752.54
		<b>Owner Total</b>	<b>\$1,297.70</b>	<b>\$1,297.70</b>	<b>\$2,595.40</b>
102	4, 5, 56	Admin	\$1,132.35	\$1,132.35	\$2,264.70
		Sinking	\$462.40	\$462.40	\$924.80
		<b>Owner Total</b>	<b>\$1,594.75</b>	<b>\$1,594.75</b>	<b>\$3,189.50</b>
100	6, 44	Admin	\$1,110.16	\$1,110.16	\$2,220.32
		Sinking	\$453.34	\$453.34	\$906.68
		<b>Owner Total</b>	<b>\$1,563.50</b>	<b>\$1,563.50</b>	<b>\$3,127.00</b>
181	7	Admin	\$2,009.41	\$2,009.41	\$4,018.82
		Sinking	\$820.54	\$820.54	\$1,641.08
		<b>Owner Total</b>	<b>\$2,829.95</b>	<b>\$2,829.95</b>	<b>\$5,659.90</b>
178	8, 9, 10, 11, 12	Admin	\$1,976.11	\$1,976.11	\$3,952.22
		Sinking	\$806.94	\$806.94	\$1,613.88
		<b>Owner Total</b>	<b>\$2,783.05</b>	<b>\$2,783.05</b>	<b>\$5,566.10</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
179	13	Admin	\$1,987.18	\$1,987.18	\$3,974.36
		Sinking	\$811.47	\$811.47	\$1,622.94
		<b>Owner Total</b>	<b>\$2,798.65</b>	<b>\$2,798.65</b>	<b>\$5,597.30</b>
195	14	Admin	\$2,164.84	\$2,164.84	\$4,329.68
		Sinking	\$884.01	\$884.01	\$1,768.02
		<b>Owner Total</b>	<b>\$3,048.85</b>	<b>\$3,048.85</b>	<b>\$6,097.70</b>
193	15, 16, 17, 18, 19	Admin	\$2,142.61	\$2,142.61	\$4,285.22
		Sinking	\$874.94	\$874.94	\$1,749.88
		<b>Owner Total</b>	<b>\$3,017.55</b>	<b>\$3,017.55</b>	<b>\$6,035.10</b>
196	20	Admin	\$2,175.91	\$2,175.91	\$4,351.82
		Sinking	\$888.54	\$888.54	\$1,777.08
		<b>Owner Total</b>	<b>\$3,064.45</b>	<b>\$3,064.45</b>	<b>\$6,128.90</b>
106	21, 22	Admin	\$1,176.76	\$1,176.76	\$2,353.52
		Sinking	\$480.54	\$480.54	\$961.08
		<b>Owner Total</b>	<b>\$1,657.30</b>	<b>\$1,657.30</b>	<b>\$3,314.60</b>
112	23, 59	Admin	\$1,243.36	\$1,243.36	\$2,486.72
		Sinking	\$507.74	\$507.74	\$1,015.48
		<b>Owner Total</b>	<b>\$1,751.10</b>	<b>\$1,751.10</b>	<b>\$3,502.20</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
108	24	Admin	\$1,199.00	\$1,199.00	\$2,398.00
		Sinking	\$489.60	\$489.60	\$979.20
		<b>Owner Total</b>	<b>\$1,688.60</b>	<b>\$1,688.60</b>	<b>\$3,377.20</b>
107	25	Admin	\$1,187.88	\$1,187.88	\$2,375.76
		Sinking	\$485.07	\$485.07	\$970.14
		<b>Owner Total</b>	<b>\$1,672.95</b>	<b>\$1,672.95</b>	<b>\$3,345.90</b>
113	27, 31, 34, 36, 71	Admin	\$1,254.48	\$1,254.48	\$2,508.96
		Sinking	\$512.27	\$512.27	\$1,024.54
		<b>Owner Total</b>	<b>\$1,766.75</b>	<b>\$1,766.75</b>	<b>\$3,533.50</b>
96	28, 30, 33, 37	Admin	\$1,065.75	\$1,065.75	\$2,131.50
		Sinking	\$435.20	\$435.20	\$870.40
		<b>Owner Total</b>	<b>\$1,500.95</b>	<b>\$1,500.95</b>	<b>\$3,001.90</b>
92	29, 38	Admin	\$1,021.33	\$1,021.33	\$2,042.66
		Sinking	\$417.07	\$417.07	\$834.14
		<b>Owner Total</b>	<b>\$1,438.40</b>	<b>\$1,438.40</b>	<b>\$2,876.80</b>
99	32, 64, 66, 69	Admin	\$1,099.05	\$1,099.05	\$2,198.10
		Sinking	\$448.80	\$448.80	\$897.60
		<b>Owner Total</b>	<b>\$1,547.85</b>	<b>\$1,547.85</b>	<b>\$3,095.70</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
 Level 4, DKSN No 2, 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
109	35	Admin	\$1,210.06	\$1,210.06	\$2,420.12
		Sinking	\$494.14	\$494.14	\$988.28
		<b>Owner Total</b>	<b>\$1,704.20</b>	<b>\$1,704.20</b>	<b>\$3,408.40</b>
114	39, 43, 46, 48	Admin	\$1,265.60	\$1,265.60	\$2,531.20
		Sinking	\$516.80	\$516.80	\$1,033.60
		<b>Owner Total</b>	<b>\$1,782.40</b>	<b>\$1,782.40</b>	<b>\$3,564.80</b>
97	40, 42, 45, 49, 77, 84	Admin	\$1,076.86	\$1,076.86	\$2,153.72
		Sinking	\$439.74	\$439.74	\$879.48
		<b>Owner Total</b>	<b>\$1,516.60</b>	<b>\$1,516.60</b>	<b>\$3,033.20</b>
93	41, 50	Admin	\$1,032.45	\$1,032.45	\$2,064.90
		Sinking	\$421.60	\$421.60	\$843.20
		<b>Owner Total</b>	<b>\$1,454.05</b>	<b>\$1,454.05</b>	<b>\$2,908.10</b>
111	47	Admin	\$1,232.30	\$1,232.30	\$2,464.60
		Sinking	\$503.20	\$503.20	\$1,006.40
		<b>Owner Total</b>	<b>\$1,735.50</b>	<b>\$1,735.50</b>	<b>\$3,471.00</b>
116	51, 55, 58, 60	Admin	\$1,287.78	\$1,287.78	\$2,575.56
		Sinking	\$525.87	\$525.87	\$1,051.74
		<b>Owner Total</b>	<b>\$1,813.65</b>	<b>\$1,813.65</b>	<b>\$3,627.30</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
98	52, 54, 57, 61				
		Admin	\$1,087.98	\$1,087.98	\$2,175.96
		Sinking	\$444.27	\$444.27	\$888.54
		<b>Owner Total</b>	<b>\$1,532.25</b>	<b>\$1,532.25</b>	<b>\$3,064.50</b>
94	53, 62				
		Admin	\$1,043.56	\$1,043.56	\$2,087.12
		Sinking	\$426.14	\$426.14	\$852.28
		<b>Owner Total</b>	<b>\$1,469.70</b>	<b>\$1,469.70</b>	<b>\$2,939.40</b>
117	63, 67, 70, 72				
		Admin	\$1,298.90	\$1,298.90	\$2,597.80
		Sinking	\$530.40	\$530.40	\$1,060.80
		<b>Owner Total</b>	<b>\$1,829.30</b>	<b>\$1,829.30</b>	<b>\$3,658.60</b>
95	65, 74				
		Admin	\$1,054.68	\$1,054.68	\$2,109.36
		Sinking	\$430.67	\$430.67	\$861.34
		<b>Owner Total</b>	<b>\$1,485.35</b>	<b>\$1,485.35</b>	<b>\$2,970.70</b>
103	68, 73				
		Admin	\$1,143.46	\$1,143.46	\$2,286.92
		Sinking	\$466.94	\$466.94	\$933.88
		<b>Owner Total</b>	<b>\$1,610.40</b>	<b>\$1,610.40</b>	<b>\$3,220.80</b>
153	75, 82				
		Admin	\$1,698.54	\$1,698.54	\$3,397.08
		Sinking	\$693.61	\$693.61	\$1,387.22
		<b>Owner Total</b>	<b>\$2,392.15</b>	<b>\$2,392.15</b>	<b>\$4,784.30</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Contribution Schedule**

UOE	Lot(s)	1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
130	79, 81			
	Admin	\$1,443.21	\$1,443.21	\$2,886.42
	Sinking	\$589.34	\$589.34	\$1,178.68
	<b>Owner Total</b>	<b>\$2,032.55</b>	<b>\$2,032.55</b>	<b>\$4,065.10</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Apartments Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
104	1, 2, 76, 78, 80, 83	Admin	\$220.50	\$220.50	\$441.00
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$220.50</b>	<b>\$220.50</b>	<b>\$441.00</b>
83	3, 26	Admin	\$175.95	\$175.95	\$351.90
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$175.95</b>	<b>\$175.95</b>	<b>\$351.90</b>
102	4, 5, 56	Admin	\$216.25	\$216.25	\$432.50
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$216.25</b>	<b>\$216.25</b>	<b>\$432.50</b>
100	6, 44	Admin	\$212.00	\$212.00	\$424.00
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$212.00</b>	<b>\$212.00</b>	<b>\$424.00</b>
106	21, 22	Admin	\$224.70	\$224.70	\$449.40
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$224.70</b>	<b>\$224.70</b>	<b>\$449.40</b>
112	23, 59	Admin	\$237.45	\$237.45	\$474.90
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$237.45</b>	<b>\$237.45</b>	<b>\$474.90</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Apartments Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
108	24	Admin	\$228.95	\$228.95	\$457.90
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$228.95</b>	<b>\$228.95</b>	<b>\$457.90</b>
107	25	Admin	\$226.85	\$226.85	\$453.70
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$226.85</b>	<b>\$226.85</b>	<b>\$453.70</b>
113	27, 31, 34, 36, 71	Admin	\$239.55	\$239.55	\$479.10
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$239.55</b>	<b>\$239.55</b>	<b>\$479.10</b>
96	28, 30, 33, 37	Admin	\$203.50	\$203.50	\$407.00
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$203.50</b>	<b>\$203.50</b>	<b>\$407.00</b>
92	29, 38	Admin	\$195.05	\$195.05	\$390.10
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$195.05</b>	<b>\$195.05</b>	<b>\$390.10</b>
99	32, 64, 66, 69	Admin	\$209.90	\$209.90	\$419.80
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$209.90</b>	<b>\$209.90</b>	<b>\$419.80</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Apartments Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
109	35	Admin	\$231.10	\$231.10	\$462.20
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$231.10</b>	<b>\$231.10</b>	<b>\$462.20</b>
114	39, 43, 46, 48	Admin	\$241.70	\$241.70	\$483.40
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$241.70</b>	<b>\$241.70</b>	<b>\$483.40</b>
97	40, 42, 45, 49, 77, 84	Admin	\$205.65	\$205.65	\$411.30
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$205.65</b>	<b>\$205.65</b>	<b>\$411.30</b>
93	41, 50	Admin	\$197.15	\$197.15	\$394.30
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$197.15</b>	<b>\$197.15</b>	<b>\$394.30</b>
111	47	Admin	\$235.30	\$235.30	\$470.60
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$235.30</b>	<b>\$235.30</b>	<b>\$470.60</b>
116	51, 55, 58, 60	Admin	\$245.90	\$245.90	\$491.80
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$245.90</b>	<b>\$245.90</b>	<b>\$491.80</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Owner Summary (20/01/2026-19/01/2027) - Apartments Schedule**

UOE	Lot(s)		1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
98	52, 54, 57, 61	Admin	\$207.75	\$207.75	\$415.50
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$207.75</b>	<b>\$207.75</b>	<b>\$415.50</b>
94	53, 62	Admin	\$199.30	\$199.30	\$398.60
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$199.30</b>	<b>\$199.30</b>	<b>\$398.60</b>
117	63, 67, 70, 72	Admin	\$248.05	\$248.05	\$496.10
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$248.05</b>	<b>\$248.05</b>	<b>\$496.10</b>
95	65, 74	Admin	\$201.40	\$201.40	\$402.80
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$201.40</b>	<b>\$201.40</b>	<b>\$402.80</b>
103	68, 73	Admin	\$218.35	\$218.35	\$436.70
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$218.35</b>	<b>\$218.35</b>	<b>\$436.70</b>
153	75, 82	Admin	\$324.35	\$324.35	\$648.70
		Sinking	\$0.00	\$0.00	\$0.00
		<b>Owner Total</b>	<b>\$324.35</b>	<b>\$324.35</b>	<b>\$648.70</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

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**Owner Summary (20/01/2026-19/01/2027) - Apartments Schedule**

UOE	Lot(s)	1st Instalment 15/05/2026	2nd Instalment 15/11/2026	TOTAL (20/01/2026-19/01/2027)
130	79, 81			
	Admin	\$275.60	\$275.60	\$551.20
	Sinking	\$0.00	\$0.00	\$0.00
	<b>Owner Total</b>	<b>\$275.60</b>	<b>\$275.60</b>	<b>\$551.20</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Summary (20/01/2026-19/01/2027)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
1, 2, 76, 78, 80, 83	Contribution Schedule	104	\$2,309.16	\$942.94	\$0.00
	Apartments Schedule	104	\$441.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,750.16</b>	<b>\$942.94</b>	<b>\$3,693.10</b>
3, 26	Contribution Schedule	83	\$1,842.86	\$752.54	\$0.00
	Apartments Schedule	83	\$351.90	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,194.76</b>	<b>\$752.54</b>	<b>\$2,947.30</b>
4, 5, 56	Contribution Schedule	102	\$2,264.70	\$924.80	\$0.00
	Apartments Schedule	102	\$432.50	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,697.20</b>	<b>\$924.80</b>	<b>\$3,622.00</b>
6, 44	Contribution Schedule	100	\$2,220.32	\$906.68	\$0.00
	Apartments Schedule	100	\$424.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,644.32</b>	<b>\$906.68</b>	<b>\$3,551.00</b>
7	Contribution Schedule	181	\$4,018.82	\$1,641.08	\$0.00
	<b>Owner Total</b>		<b>\$4,018.82</b>	<b>\$1,641.08</b>	<b>\$5,659.90</b>
8, 9, 10, 11, 12	Contribution Schedule	178	\$3,952.22	\$1,613.88	\$0.00
	<b>Owner Total</b>		<b>\$3,952.22</b>	<b>\$1,613.88</b>	<b>\$5,566.10</b>
13	Contribution Schedule	179	\$3,974.36	\$1,622.94	\$0.00
	<b>Owner Total</b>		<b>\$3,974.36</b>	<b>\$1,622.94</b>	<b>\$5,597.30</b>
14	Contribution Schedule	195	\$4,329.68	\$1,768.02	\$0.00
	<b>Owner Total</b>		<b>\$4,329.68</b>	<b>\$1,768.02</b>	<b>\$6,097.70</b>
15, 16, 17, 18, 19	Contribution Schedule	193	\$4,285.22	\$1,749.88	\$0.00
	<b>Owner Total</b>		<b>\$4,285.22</b>	<b>\$1,749.88</b>	<b>\$6,035.10</b>
20	Contribution Schedule	196	\$4,351.82	\$1,777.08	\$0.00
	<b>Owner Total</b>		<b>\$4,351.82</b>	<b>\$1,777.08</b>	<b>\$6,128.90</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Summary (20/01/2026-19/01/2027)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
21, 22	Contribution Schedule	106	\$2,353.52	\$961.08	\$0.00
	Apartments Schedule	106	\$449.40	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,802.92</b>	<b>\$961.08</b>	<b>\$3,764.00</b>
23, 59	Contribution Schedule	112	\$2,486.72	\$1,015.48	\$0.00
	Apartments Schedule	112	\$474.90	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,961.62</b>	<b>\$1,015.48</b>	<b>\$3,977.10</b>
24	Contribution Schedule	108	\$2,398.00	\$979.20	\$0.00
	Apartments Schedule	108	\$457.90	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,855.90</b>	<b>\$979.20</b>	<b>\$3,835.10</b>
25	Contribution Schedule	107	\$2,375.76	\$970.14	\$0.00
	Apartments Schedule	107	\$453.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,829.46</b>	<b>\$970.14</b>	<b>\$3,799.60</b>
27, 31, 34, 36, 71	Contribution Schedule	113	\$2,508.96	\$1,024.54	\$0.00
	Apartments Schedule	113	\$479.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,988.06</b>	<b>\$1,024.54</b>	<b>\$4,012.60</b>
28, 30, 33, 37	Contribution Schedule	96	\$2,131.50	\$870.40	\$0.00
	Apartments Schedule	96	\$407.00	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,538.50</b>	<b>\$870.40</b>	<b>\$3,408.90</b>
29, 38	Contribution Schedule	92	\$2,042.66	\$834.14	\$0.00
	Apartments Schedule	92	\$390.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,432.76</b>	<b>\$834.14</b>	<b>\$3,266.90</b>
32, 64, 66, 69	Contribution Schedule	99	\$2,198.10	\$897.60	\$0.00
	Apartments Schedule	99	\$419.80	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,617.90</b>	<b>\$897.60</b>	<b>\$3,515.50</b>

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**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

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**Contribution Summary (20/01/2026-19/01/2027)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
35	Contribution Schedule	109	\$2,420.12	\$988.28	\$0.00
	Apartments Schedule	109	\$462.20	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,882.32</b>	<b>\$988.28</b>	<b>\$3,870.60</b>
39, 43, 46, 48	Contribution Schedule	114	\$2,531.20	\$1,033.60	\$0.00
	Apartments Schedule	114	\$483.40	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,014.60</b>	<b>\$1,033.60</b>	<b>\$4,048.20</b>
40, 42, 45, 49, 77, 84	Contribution Schedule	97	\$2,153.72	\$879.48	\$0.00
	Apartments Schedule	97	\$411.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,565.02</b>	<b>\$879.48</b>	<b>\$3,444.50</b>
41, 50	Contribution Schedule	93	\$2,064.90	\$843.20	\$0.00
	Apartments Schedule	93	\$394.30	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,459.20</b>	<b>\$843.20</b>	<b>\$3,302.40</b>
47	Contribution Schedule	111	\$2,464.60	\$1,006.40	\$0.00
	Apartments Schedule	111	\$470.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,935.20</b>	<b>\$1,006.40</b>	<b>\$3,941.60</b>
51, 55, 58, 60	Contribution Schedule	116	\$2,575.56	\$1,051.74	\$0.00
	Apartments Schedule	116	\$491.80	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,067.36</b>	<b>\$1,051.74</b>	<b>\$4,119.10</b>
52, 54, 57, 61	Contribution Schedule	98	\$2,175.96	\$888.54	\$0.00
	Apartments Schedule	98	\$415.50	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,591.46</b>	<b>\$888.54</b>	<b>\$3,480.00</b>
53, 62	Contribution Schedule	94	\$2,087.12	\$852.28	\$0.00
	Apartments Schedule	94	\$398.60	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,485.72</b>	<b>\$852.28</b>	<b>\$3,338.00</b>

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

**Vantage Strata Pty Ltd**  
**Proposed Budget for Unit Title 15724**

**LIMITED EDITION, 2 Bamblett Rise DENMAN PROSPECT**

Prepared by Vantage Strata Pty Ltd (ABN 79602359482)  
 Level 4, DKSJ No 2. 23 Challis Street DICKSON ACT 2602 Ph 02 6171 9700 Fax

Printed 09/03/2026 at 14:12:38 User= Hemal Ratilal

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**Contribution Summary (20/01/2026-19/01/2027)**

Lot(s)	Schedule	UOE	Admin Fund	Sinking	Annual Levy
63, 67, 70, 72	Contribution Schedule	117	\$2,597.80	\$1,060.80	\$0.00
	Apartments Schedule	117	\$496.10	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,093.90</b>	<b>\$1,060.80</b>	<b>\$4,154.70</b>
65, 74	Contribution Schedule	95	\$2,109.36	\$861.34	\$0.00
	Apartments Schedule	95	\$402.80	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,512.16</b>	<b>\$861.34</b>	<b>\$3,373.50</b>
68, 73	Contribution Schedule	103	\$2,286.92	\$933.88	\$0.00
	Apartments Schedule	103	\$436.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$2,723.62</b>	<b>\$933.88</b>	<b>\$3,657.50</b>
75, 82	Contribution Schedule	153	\$3,397.08	\$1,387.22	\$0.00
	Apartments Schedule	153	\$648.70	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$4,045.78</b>	<b>\$1,387.22</b>	<b>\$5,433.00</b>
79, 81	Contribution Schedule	130	\$2,886.42	\$1,178.68	\$0.00
	Apartments Schedule	130	\$551.20	\$0.00	\$0.00
	<b>Owner Total</b>		<b>\$3,437.62</b>	<b>\$1,178.68</b>	<b>\$4,616.30</b>
	<b>Overall Total</b>		<b>\$253,383.58</b>	<b>\$90,667.32</b>	<b>\$344,050.90</b>

Schedule	UOE
Contribution Schedule	10000
Apartments Schedule	7394

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest \$0.05

# Energy Efficiency Report



# FirstRate Report



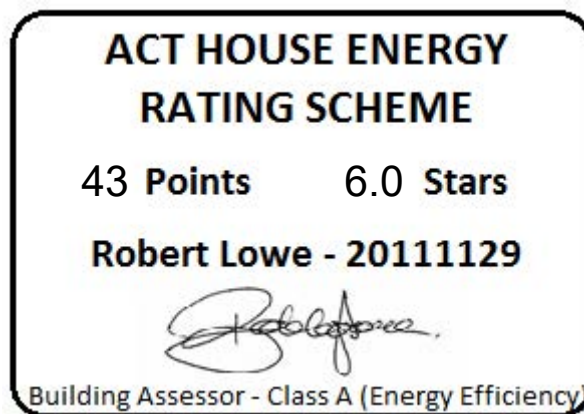
**YOUR HOUSE ENERGY RATING IS:** ★★☆☆☆☆ **6 STARS**  
**in Climate: 24** **SCORE: 43 POINTS**

**Name:** Jerez

**Ref No:** 70195

**House Title:** Unit 45 Block 5 Section 75 DENMAN PROSPECT **Date:** 02-06-2026

**Address:** 55/4 Hoolihan Street, Denman Prospect ACT 2611



This rating only applies to the floor plan, construction details, orientation and climate as submitted and included in the attached Rating Summary. Changes to any of these could affect the rating.

# IMPROVING YOUR RATING

The table below shows the current rating of your house and its potential for improvement.

Star Rating	POOR			AVERAGE				GOOD			V. GOOD	
	0 Star	★	★★	★★★	★★★★	★★★★★	★★★★★★	★★★★★★★	★★★★★★★★	★★★★★★★★★		
Point Score	-71	-70	-46	-45	-26	-25	-11	-10	4	5	16	17
<b>Current</b>	<b>43</b>											
<b>Potential</b>	<b>60</b>											

Incorporating these design options will add the additional points required to achieve the potential rating shown in the table. Each point represents about a 1% change in energy efficiency. This list is only a guide to the range of options that could be used.

Design options	Additional points
Change curtain to	Heavy Drapes & Pelmets 16

## ORIENTATION

Orientation is one of the key factors which influences energy efficiency. This dwelling will achieve different scores and star ratings for different orientations.

<b>Current Rating</b>	<b>43</b>	<b>★★★★★★</b>
-----------------------	-----------	---------------

Largest windows in the dwelling;

**Direction : West**

**Area : 10 m<sup>2</sup>**

The table below shows the total score for the dwelling when these windows face the direction indicated.

**Note that obstructions overshadowing windows have been removed from all windows in these ratings to allow better comparisons to be made between orientations.**

<b>ORIENTATION</b>	<b>POINT SCORE</b>	<b>STAR RATING</b>
<b>1. West</b>	<b>43</b>	<b>★★★★★★</b>
<b>2. North West</b>	<b>58</b>	<b>★★★★★★</b>
<b>3. North</b>	<b>56</b>	<b>★★★★★★</b>
<b>4. North East</b>	<b>46</b>	<b>★★★★★★</b>
<b>5. East</b>	<b>33</b>	<b>★★★★★★</b>
<b>6. South East</b>	<b>29</b>	<b>★★★★★★</b>
<b>7. South</b>	<b>28</b>	<b>★★★★★★</b>
<b>8. South West</b>	<b>31</b>	<b>★★★★★★</b>

FirstRate Mode
Climate: 24

**RATING SUMMARY for:** Unit 45 Block 5 Section 75 DENMAN PROSPECT, 55/4 Hoolihan Street, Denman Prospect ACT 2611

Assessor's Name:

Net Conditioned Floor Area: 49.4 m<sup>2</sup>

				Points		
Feature				Winter	Summer	Total
<b>CEILING</b>				<b>15</b>	<b>0</b>	<b>15</b>
Surface Area:	115	Insulation:	-101			
<b>WALL</b>				<b>3</b>	<b>-2</b>	<b>0</b>
Surface Area:	-1	Insulation:	5	Mass:	-4	
<b>FLOOR</b>				<b>21</b>	<b>-5</b>	<b>17</b>
Surface Area:	17	Insulation:	-4	Mass:	4	
<b>AIR LEAKAGE (Percentage of score shown for each element)</b>				<b>8</b>	<b>0</b>	<b>8</b>
Fire Place	0 %	Vented Skylights	0 %			
Fixed Vents	0 %	Windows	41 %			
Exhaust Fans	43 %	Doors	0 %			
Down Lights	0 %	Gaps (around frames)	16 %			
<b>DESIGN FEATURES</b>				<b>0</b>	<b>1</b>	<b>1</b>
Cross Ventilation	1					
<b>ROOF GLAZING</b>				<b>0</b>	<b>0</b>	<b>0</b>
Winter Gain	0	Winter Loss	0			
<b>WINDOWS</b>				<b>-7</b>	<b>-20</b>	<b>-27</b>
Window Direction	Area		Point Scores			
	m2	%NCFA	Winter* Loss	Winter Gain	Summer Gain	Total
<b>N</b>	9	18%	-24	25	-7	-6
<b>W</b>	10	21%	-30	22	-13	-21
<b>Total</b>	19	39%	-54	47	-20	-27

\* Air movement over glazing can significantly increase winter heat losses. SEAV recommends heating/cooling duct outlets be positioned to avoid air movement across glass or use deflectors to direct air away from glass.

The contribution of heavyweight materials to the window score is 14 points

				Winter	Summer	Total
<b>RATING</b>	★★★★★★			<b>40</b>	<b>-26</b>	<b>43*</b>
<b>SCORE</b>				<b>40</b>	<b>-26</b>	<b>43*</b>

\* includes 30 points from Area Adjustment

# Detailed House Data

## House Details

ClientName Jerez  
HouseTitle Unit 45 Block 5 Section 75 DENMAN PROSPECT  
StreetAddress 55/4 Hoolihan Street, Denman Prospect ACT  
Postcode 2611  
FileCreated 02-06-2026

## Climate Details

State  
Town  
Postcode 0  
Zone 24

## Floor Details

ID	Construction	Sub Floor	Upper	Shared	Foil	Carpet	Ins RValue	Area
1	Suspended Slab	Enclosed	No	Yes	No	Tiles	R0.0	4.3m <sup>2</sup>
2	Suspended Slab	Enclosed	No	Yes	No	Carp	R0.0	20.8m <sup>2</sup>
3	Suspended Slab	Enclosed	No	Yes	No	Float Timb	R0.0	26.9m <sup>2</sup>

## Wall Details

ID	Construction	Shared	Ins RValue	Length	Height
1	Framed: FC Sheet Clad	No	R2.0	16.1m	2.5m
2	Framed: FC Sheet Clad	Yes	R0.0	10.6m	2.5m
3	Framed: FC Sheet Clad	No	R2.5	1.0m	2.5m
4	Framed: FC Sheet Clad	No	R2.5	4.8m	2.4m

## Ceiling Details

ID	Construction	Shared	Foil	Ins RValue	Area
1	Flat - Suspended Slab	Yes	No	R0.0	52.0m <sup>2</sup>

## Window Details

ID	Dir	Height	Width	Utility	Glass	Frame	Curtain	Blind	Fixed & Adj Eave	Fixed Eave	Head to Eave
1	W	1.9m	2.8m	No	DG	ALIMPR	HB	No	0.4m	0.4m	0.2m
2	N	2.5m	2.0m	No	DG	ALIMPR	HB	No	3.3m	3.3m	0.2m
3	W	2.5m	2.0m	No	DG	ALIMPR	HB	No	2.7m	2.7m	0.2m
4	N	1.9m	2.0m	No	DG	ALIMPR	HB	No	0.0m	0.0m	0.0m

## Window Shading Details

ID	Dir	Height	Width	Obst Height	Obst Dist	Obst Width	Obst Offset	LShape Left Fin	LShape Left Off	LShape Right Fin	LShape Right Off
1	W	1.9m	2.8m	0.0m	0.0m	0.0m	0.0m	2.2m	0.2m	0.0m	0.0m
2	N	2.5m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	3.3m	0.1m
3	W	2.5m	2.0m	0.0m	0.0m	0.0m	0.0m	3.1m	0.1m	0.0m	0.0m
4	N	1.9m	2.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.0m	0.7m	0.7m

## Zoning Details

Is there Cross Flow Ventilation ? Good

## Air Leakage Details

Location Suburban  
Is there More than One Storey ? No  
Is the Entry open to the Living Area ? No  
Area of Heavyweight Mass 0m<sup>2</sup>  
Area of Lightweight Mass 0m<sup>2</sup>

	<u>Sealed</u>	<u>UnSealed</u>
Chimneys	0	0
Vents	0	0
Fans	2	0
Downlights	0	0
Skylights	0	0
Utility Doors	1	0
External Doors	0	0
Unflued Gas Heaters		0
Percentage of Windows Sealed		98%
Windows - Average Gap		Small
External Doors - Average Gap		Small
Gaps & Cracks Sealed		Yes

# Insurance Certificates & Tax Invoice



## **TO WHOM THIS MAY CONCERN**

9<sup>th</sup> March 2026

### **Certificate of Currency**

Dear Sir or Madam,

We, the undersigned Insurance Brokers acting on behalf of the Insured, hereby certify that the following described insurance is in force at this date.

**TYPE OF INSURANCE:** Professional Indemnity Insurance

**INSURED:** ACT Property Inspections Pty Ltd.

**ADDRESS OF INSURED:** Unit 1/33 Atree Court, Phillip ACT 2606, Australia.

**POLICY NUMBER:** B0507OE2600060

**PERIOD:** From: 30<sup>th</sup> March 2026 to: 30<sup>th</sup> March 2027  
At 4pm Local Standard Time at the Principal Address of the Insured.

**LIMIT OF LIABILITY:** AUD 5,000,000 in the annual aggregate inclusive of costs and expenses plus one reinstatement.

**INSURERS:** 100% Lloyd's of London

This letter is provided as a matter of information only and confers no rights on the holder. Our duties in relation to this insurance are to our client and we accept no duty of care or responsibility to you or any other third party and any liability to you or a third party is excluded. This letter does not amend, extend, or alter the coverage afforded by the policy, nor does it purport to set out all of the policy terms, conditions and exclusions. The policy terms, conditions, limits, and exclusions may alter after the date of this document or the insurance may terminate or be cancelled, and the limits shown may be reduced to pay claims. We have no obligation to advise you of any changes which may be made to the policy or to advise you of their cancellation or termination.

Issued on behalf of Price Forbes & Partners



Adam Power  
**Executive Director**



**ACT  
PROPERTY  
INSPECTIONS**

# TAX INVOICE

Loretta Jerez  
55/4 Hoolihan St  
DENMAN PROSPECT ACT 2611  
AUSTRALIA

**Invoice Date**  
18 May 2026

**Invoice Number**  
INV-70195

**Reference**  
55/4 Hoolihan St, Denman  
Prospect ACT 2611, Australia

ACT Property Inspections  
(02) 6232 4540  
Unit 1, 33 Altree Ct  
PHILLIP ACT 2606  
ABN: 33 600 397 466

**ABN**  
33 600 397 466

Description	Quantity	Unit Price	GST	Amount AUD
Energy Efficiency Report	1.00	348.26	10%	348.26
ACTPLA - EER ESDD Lodgement Fee (no GST)	1.00	41.91	GST Free	41.91
			Subtotal	390.17
			TOTAL GST 10%	34.83
			<b>TOTAL AUD</b>	<b>425.00</b>

**Due Date: 9 Jun 2026**

Payment Terms: 7 Day Account

Please pay within the payment terms to avoid an admin fee. Note: all bank/legal fees incurred in obtaining payment will be the customer's responsibility

Direct Deposit

BSB: 012084

Account Number: 194679655

Account Name: ACT Property Inspections Pty Ltd

Please reference your name and invoice number

Cheques - please make payable to ACT Property Inspections Pty Ltd

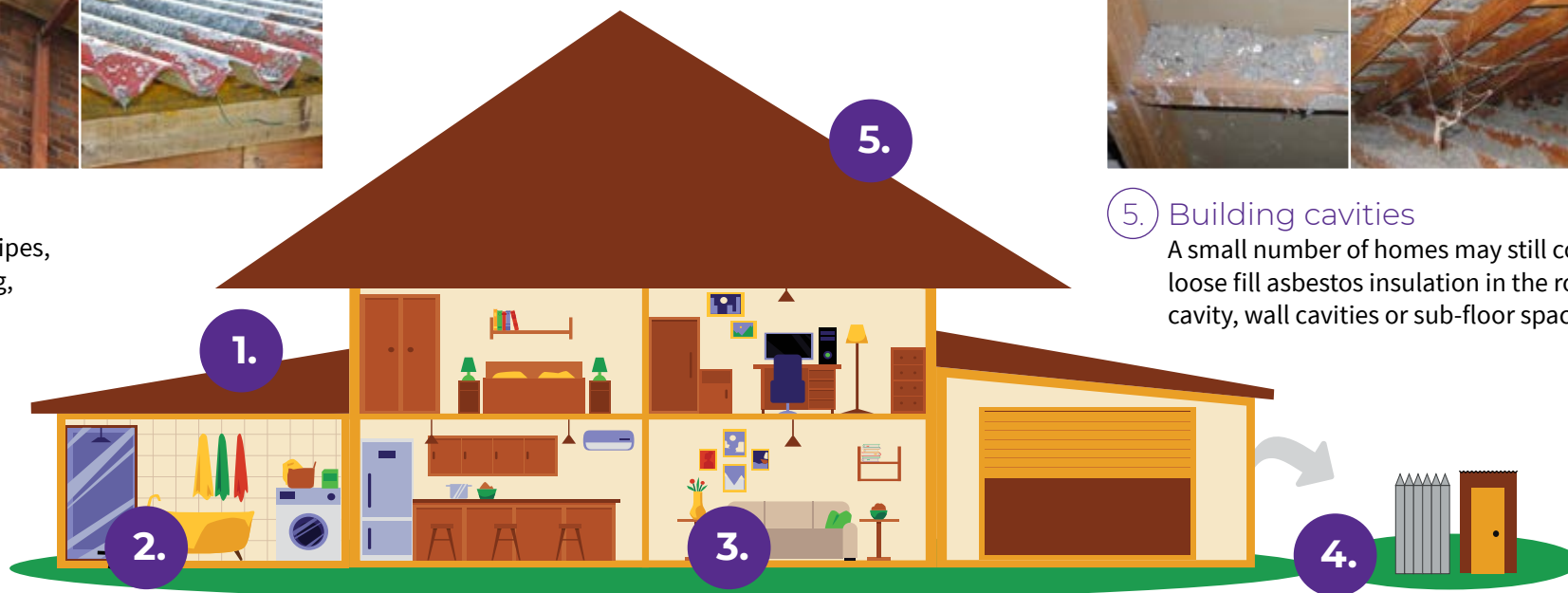
[View and pay online now](#)

# If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



1. Exterior  
roof sheeting, gutters, downpipes,  
ridge capping, eaves, cladding,  
electrical switchboards



5. Building cavities  
A small number of homes may still contain  
loose fill asbestos insulation in the roof  
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen  
wall and ceiling panels, vinyl floor tiles, backing for wall tiles  
and splashbacks, hot water pipe insulation



3. Internal areas  
wall and ceiling panels, carpet underlay,  
textured paints, insulation in domestic  
heaters



4. Backyard  
fences, sheds, garages, carports, dog kennels, buried or  
dumped waste, letterboxes, swimming pools

# If a home was built before 1990 it may contain dangerous asbestos material

## Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

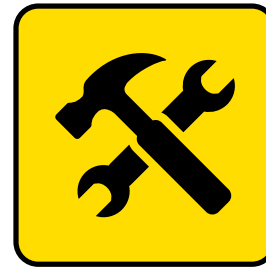
### Asbestos materials become dangerous when:



Broken or in poor  
condition



Damaged  
accidentally



Disturbed during  
renovation or repairs



Loose fill asbestos  
insulation



## Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.