

PROPERTY ADDRESS

LOT 13 | 3-9 STRATFORD PARADE, STRATFORD QLD 4870

SELLER DISCLOSURE & BODY CORPORATE REPORTS



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Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller RICHARD ALEXANDER GORDON & ELIZABETH MARIA GORDON

Property address 13/3-9 STRATFORD PARADE
(referred to as the
“property” in this
statement) STRATFORD QLD 4870

Lot on plan description LOT 13 ON SP144923 (TITLE REFERENCE: 50414409)

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:

Yes

*If **Yes**, refer to Part 6 of this statement for additional information*

No

*If **No**, please disregard Part 6 of this statement as it does not need to be completed*

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.

Yes

A copy of the plan of survey registered for the property.

Yes

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: <input type="text" value="Insert date range"/> » the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/> » whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Details of Statutory Encumbrances can be found in the attached extract of results and plans showing each encumbrance from the BYDA (Before You Dig Australia) report undertaken for this property. The BYDA report has returned results for: Cairns Regional Council, Ergon QLD, NBN Co Qld, Optus and or Uecomm Qld, Telstra QLD Regional.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> 08/07/2025</p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):		
	LOW-MEDIUM DENSITY RESIDENTIAL		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 6 – Community titles schemes and BUGTA schemes

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

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

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<input checked="" type="checkbox"/> Yes	
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Signatures – SELLER

Signed by:
Elizabeth Gordon
79CD80F5AA238A8C

Signature of seller

Signature of seller

RICHARD ALEXANDER GORDON

ELIZABETH MARIA GORDON

Name of seller

Name of seller

Date

06/02/2026

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50414409	Search Date: 29/01/2026 15:57
Date Title Created: 07/11/2002	Request No: 54866620
Previous Title: 21156205	

ESTATE AND LAND

Estate in Fee Simple

LOT 13 SURVEY PLAN 144923

Local Government: CAIRNS

COMMUNITY MANAGEMENT STATEMENT 30763

REGISTERED OWNER

Dealing No: 713545126 01/11/2010

RICHARD ALEXANDER GORDON

ELIZABETH MARIA GORDON

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10704124 (ALLOT 4 SEC 58)
2. MORTGAGE No 713545130 01/11/2010 at 10:18
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

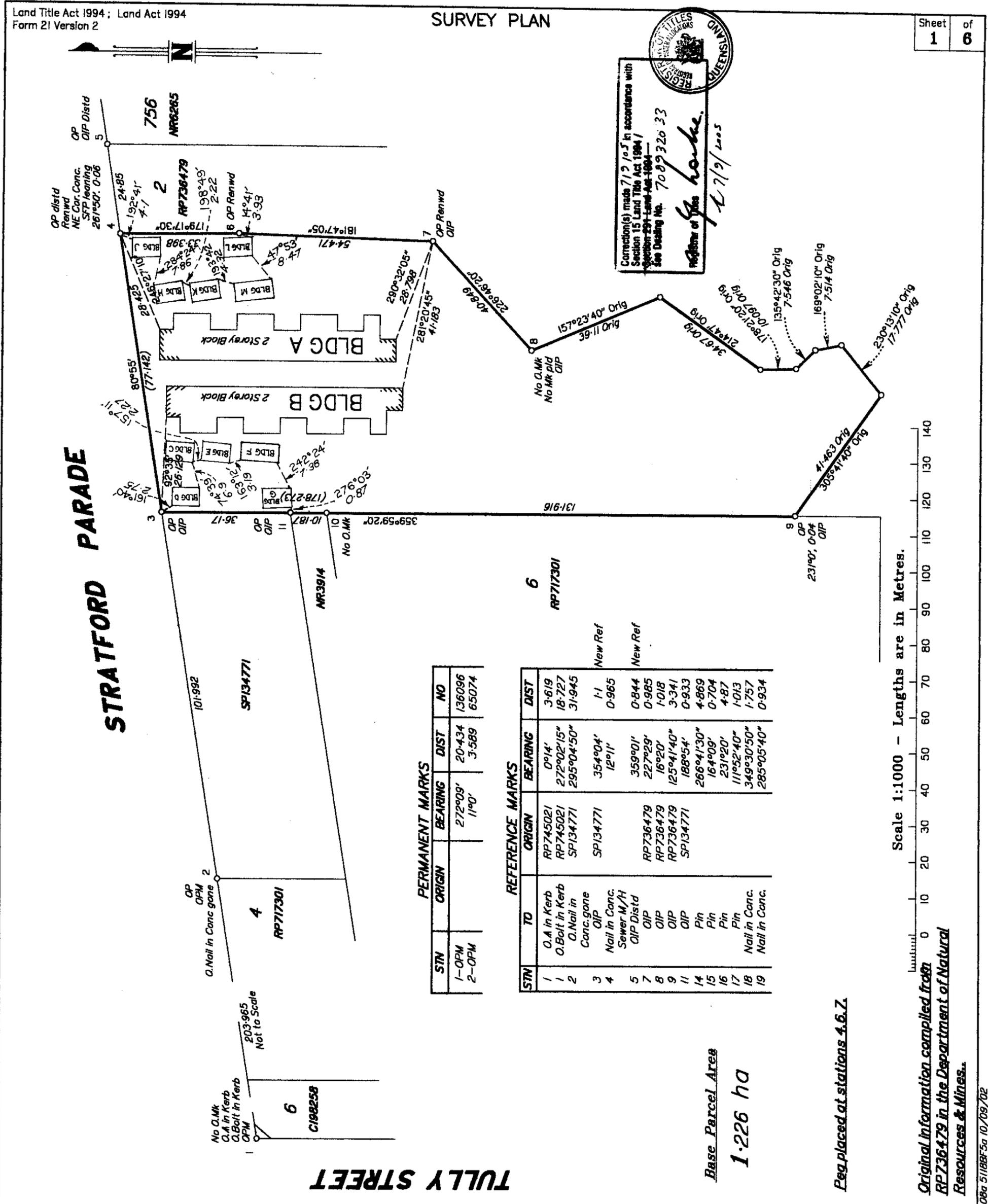
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Land Title Act 1994; Land Act 1994
Form 21 Version 2

SURVEY PLAN

Sheet 1 of 6



Correction(s) made 7/12/05 in accordance with Section 15 Land Title Act 1994 / Section 29 Land Act 1994 - See Dealing No. 708932633
 Registrar of Titles
 12/19/2005

STN	ORIGIN	BEARING	DIST	NO
1-OPM		272°09'	20.434	136096
2-OPM		11°0'	3.589	65074

STN	TO	ORIGIN	BEARING	DIST
1	O.A in Kerb	RP745021	0°14'	3.619
1	O.Bolt in Kerb	RP745021	272°02'15"	18.727
2	O.Nail in Conc.gone	SP134771	295°04'50"	31.945
3	O.P	SP134771	354°04'	1.1
4	Nail in Conc. Sewer M/H O.P Distd	SP134771	12°11'	0.965
5	O.P	RP736479	359°01'	0.844
7	O.P	RP736479	227°29'	0.985
8	O.P	RP736479	16°20'	1.018
9	O.P	RP736479	125°41'40"	3.341
11	O.P	SP134771	188°54'	0.933
14	Pin	SP134771	266°41'30"	4.869
15	Pin	SP134771	164°09'	0.704
16	Pin	SP134771	231°20'	4.87
17	Pin	SP134771	111°52'40"	1.013
18	Nail in Conc.	SP134771	349°30'50"	1.757
19	Nail in Conc.	SP134771	285°05'40"	0.934

Scale 1:1000 - Lengths are in Metres.

Peg placed at stations 4, 6, Z.

Original information compiled from RP736479 in the Department of Natural Resources & Mines.

CHARLES O'NEILL Pty.Ltd.
 ACN 010 329 174 hereby certifies that the Company has surveyed the land comprised in this plan by Stephen Ronald SESSIONS, Licensed Surveyor, and William Kille SNOWDEN, Licensed Surveyor, for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and the said survey was completed on 10/09/02.

THE COMMON SEAL OF
 CHARLES O'NEILL PTY. LTD.
 Charles Edward O'Neill, Director & Licensed Surveyor
 Julie Anne O'Neill, Director
 Date: 12/9/02

Plan of Lots 1-28 & Common Property

Cancelling Lot 1 on RP736479

PARISH: CAIRNS COUNTY: Nares
 Meridian: RP736479 F/N's: No

Scale: 1:1000
 Format: BUILDING

 SP144923
 Plan Status:

706081124

\$1870.75
31/10/2002 14:22

CS 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by

717

WILLIAMS GRAHAM + CARMAN
SOLICITORS
PO Box 947
CAIRNS QLD 4870
(07) 40461111

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We FAUSTO FORESTIERI, MARIA FORESTIERI,
JOINT TENANTS INTER SE,
GIUSEPPI CALCAGNO & CARMEN CALCAGNO,
JOINT TENANTS INTER SE
AS TENANTS IN COMMON

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Signature of *Registered Owners *Lessees-

F. Forestieri
M. Forestieri
G. Calcagno
C. Calcagno

* Rule out whichever is inapplicable

2. Local Government Approval.

* CAIRNS CITY COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Dated this TWENTY FOUR day of OCTOBER 2002



KEVIN MICHAEL BYRNE
MAYOR
DAVID BRIAN FARMER
CHIEF EXECUTIVE OFFICER
09/263

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or
Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 30763
Name : Stratford Gardens Apartments
CTS

4. References :

Dept File :
Local Govt :
Surveyor : 5118FOR

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
21156205	1	RP736479	1-28 & COMMON PROPERTY		

MORTGAGE ALLOCATIONS

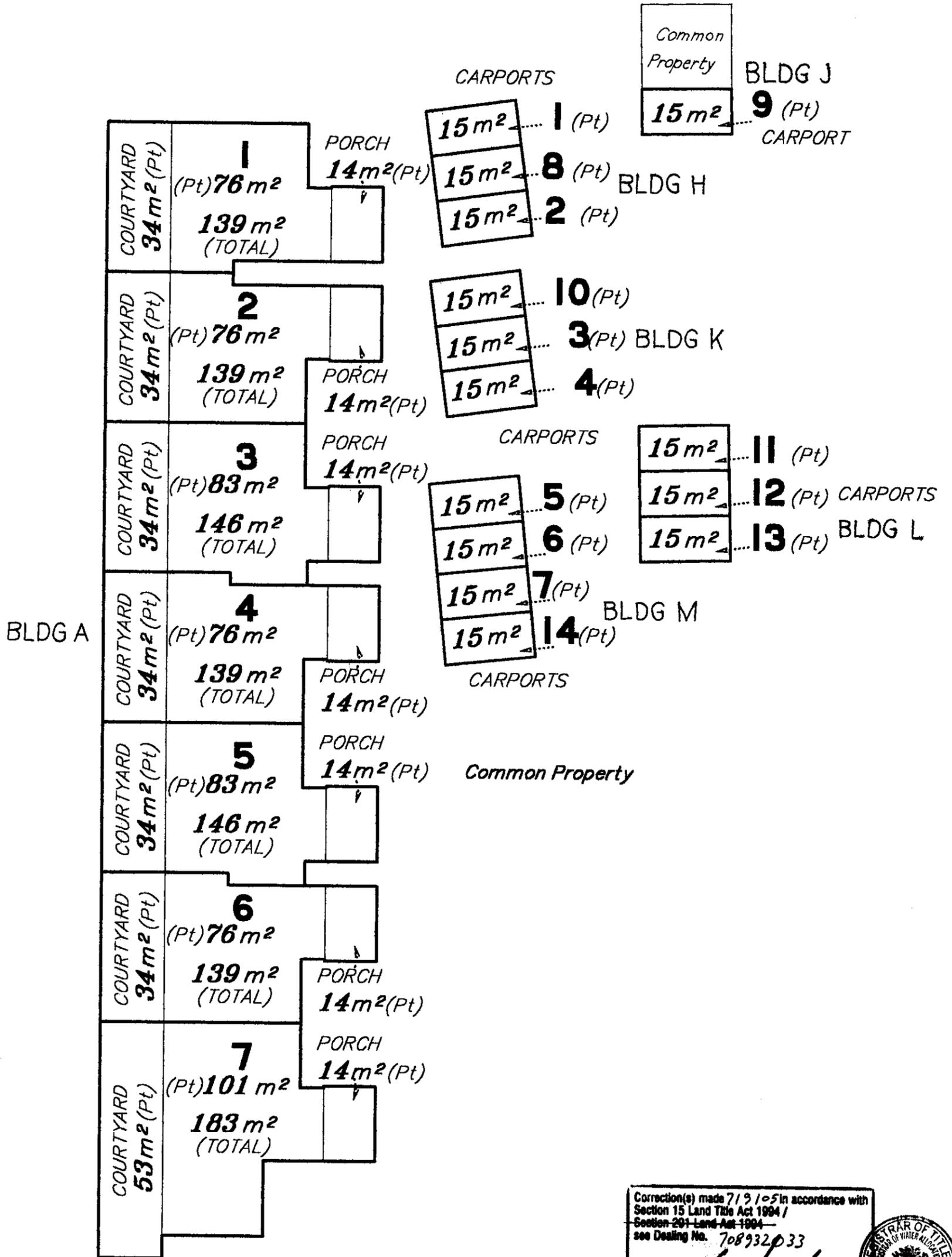
Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
705704389	1-28 & COMMON PROPERTY	

Allot 4 Sec.58	1-28 & Common Property	12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road
Orig	Lots	
7. Portion Allocation :		Licensed Surveyor/Director * 12/19/02 Date * delete words not required
8. Map Reference : 8064-32111		
9. Locality : STRATFORD		13. Lodgement Fees : Survey Deposit \$ Lodgement \$New Titles \$ Photocopy \$ Postage \$ TOTAL \$
10. Local Government : CAIRNS C. C.		
11. Passed & Endorsed : By : Charles O'Neill Pty Ltd Date : 12/19/02 Signed : <i>Charles O'Neill</i> Designation : Liaison Officer		
14. Insert Plan Number		SP144923

BUILDINGS A, H, J, K, L, M

Level A

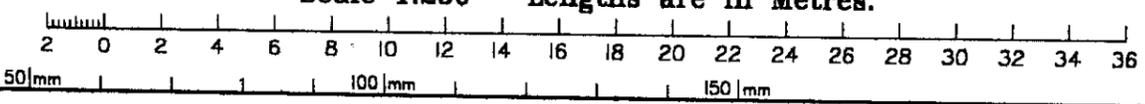
Scale 1:250



Correction(s) made 7/9/05 in accordance with
 Section 15 Land Title Act 1994 /
 Section 201 Land Act 1994
 see Dealing No. 708932033
m y harker
 Registrar of Titles
 7/9/2005



Scale 1:250 - Lengths are in Metres.



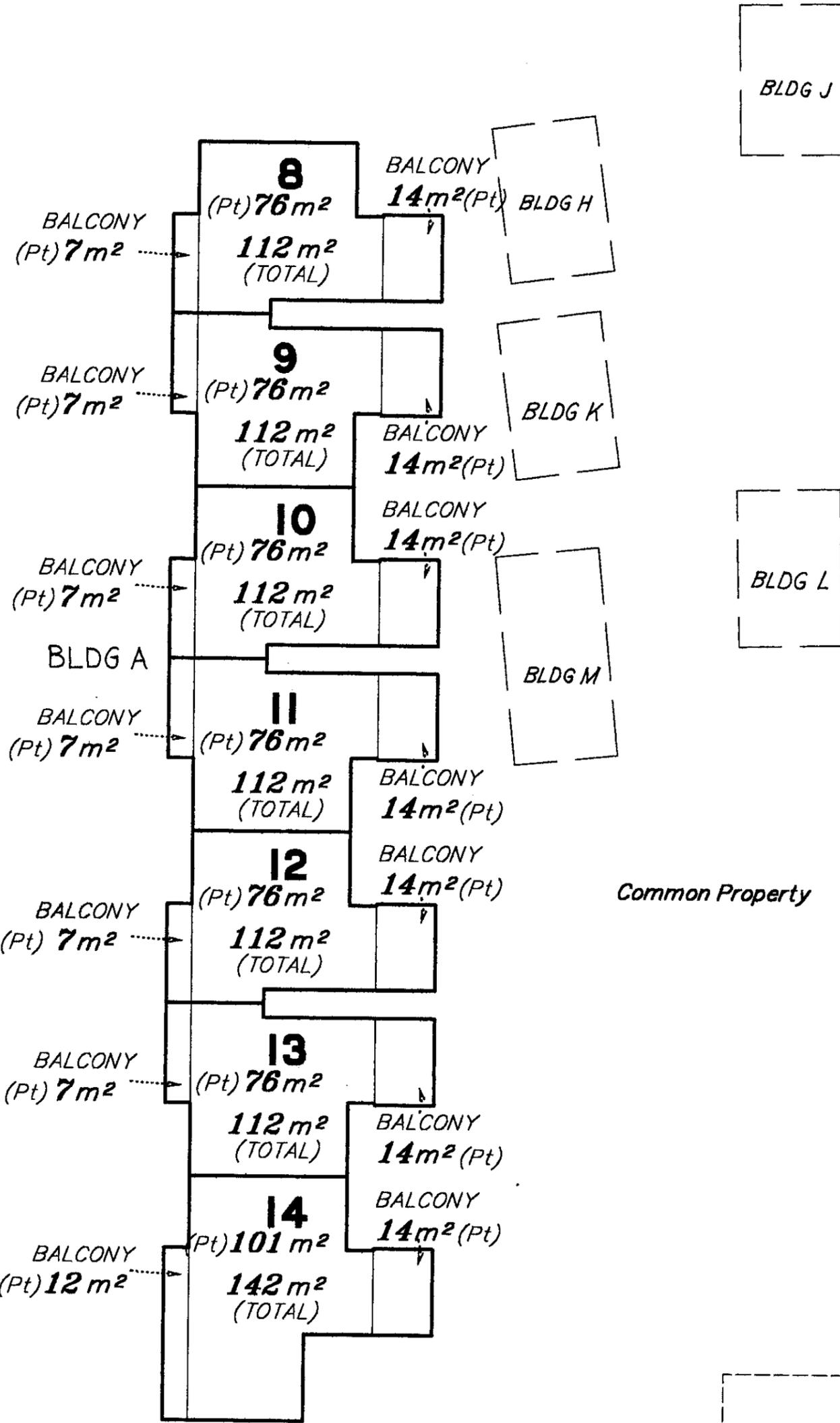
State copyright reserved.

Insert Plan Number **SP144923**

BUILDING A

Level B

Scale 1:250



Common Property

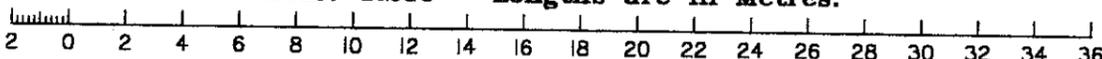
Correction(s) made 7/9/05 in accordance with
 Section 15 Land Title Act 1994 /
 Section 201 Land Act 1994
 see Dealing No. 708932033
m g harte
 Registrar of Titles



7/9/2005

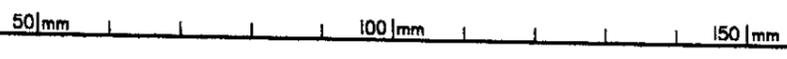
Denotes Level Below

Scale 1:250 - Lengths are in Metres.



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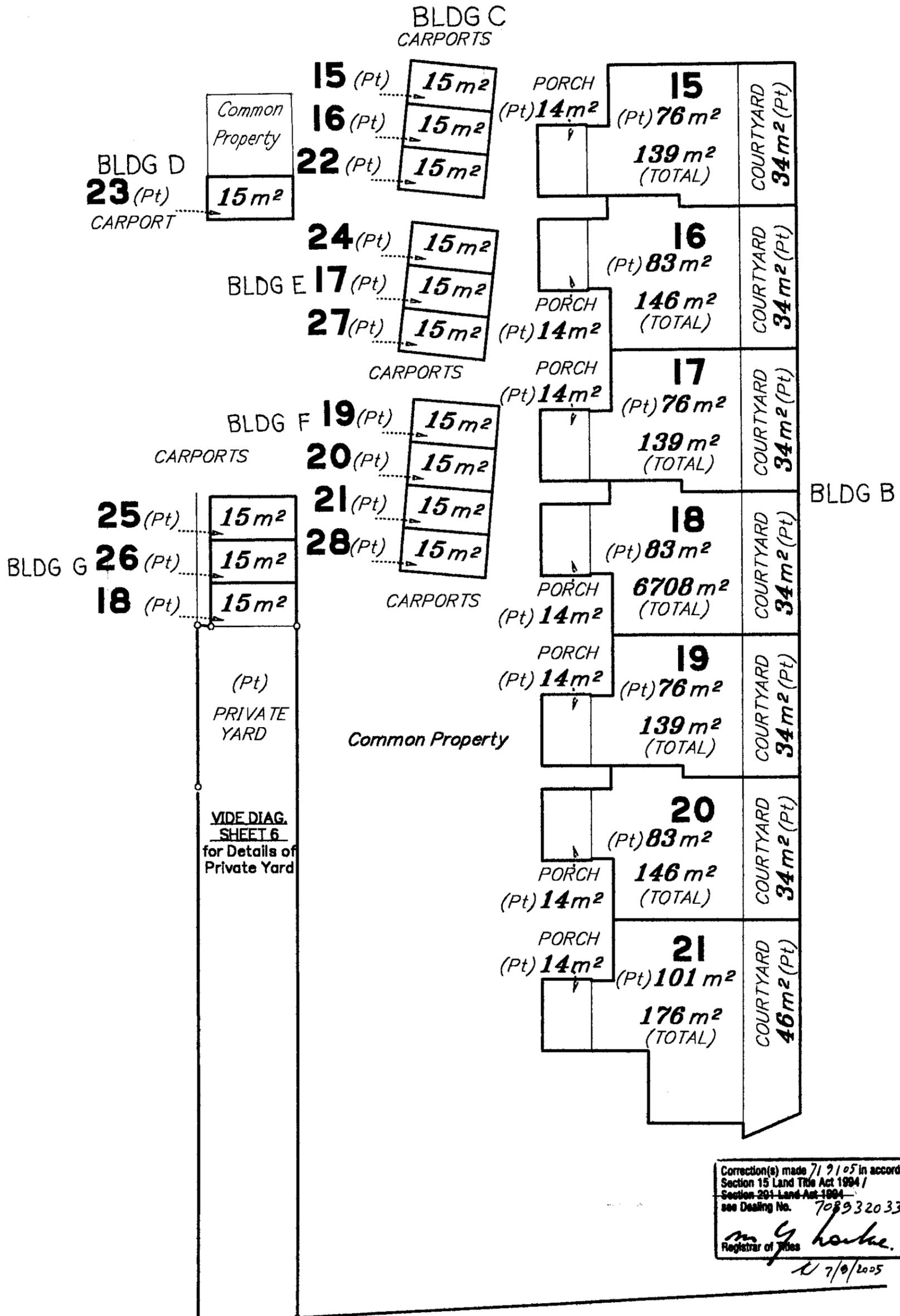
Insert Plan Number **SP144923**



BUILDINGS B,C,D,E,F,G

Level A

Scale 1:250

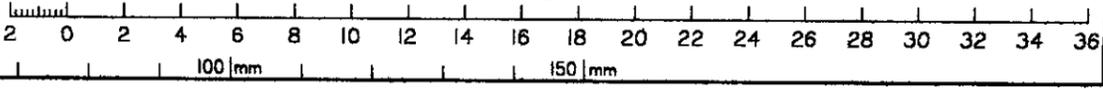


Correction(s) made 7/9/05 in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994
see Dealing No. 708932033
m y horker
Registrar of Titles
7/9/2005



Scale 1:250 - Lengths are in Metres.

State copyright reserved.

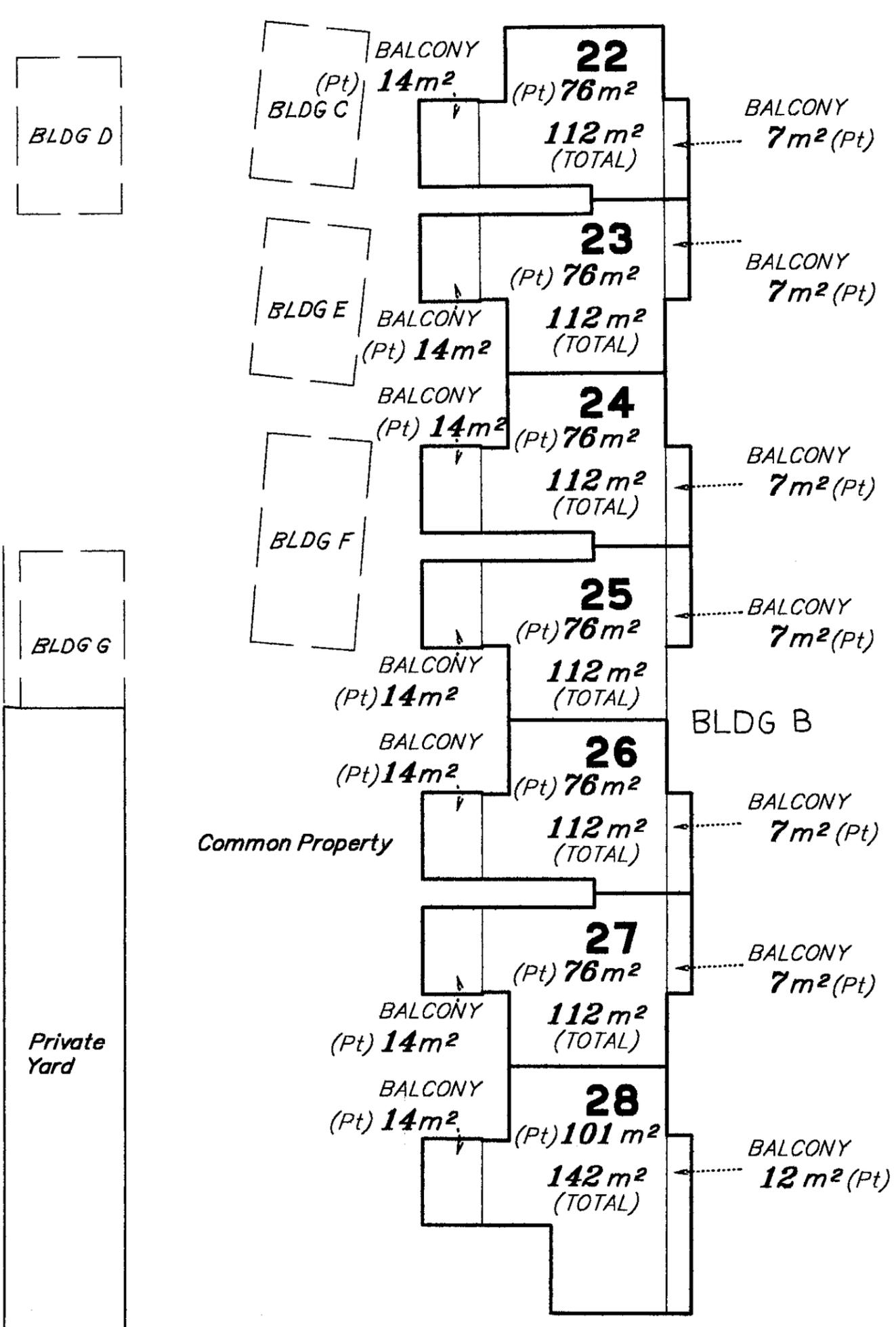


Insert Plan Number **SP144923**

BUILDING B

Level B

Scale 1:250



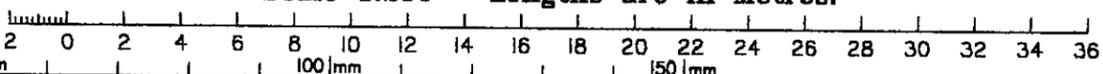
Denotes Level Below

Correction(s) made 7/9/05 in accordance with
 Section 15 Land Title Act 1994 /
 Section 201 Land Act 1994
 see Dealing No. 708932033
[Signature]
 Registrar of Titles
 11/7/05



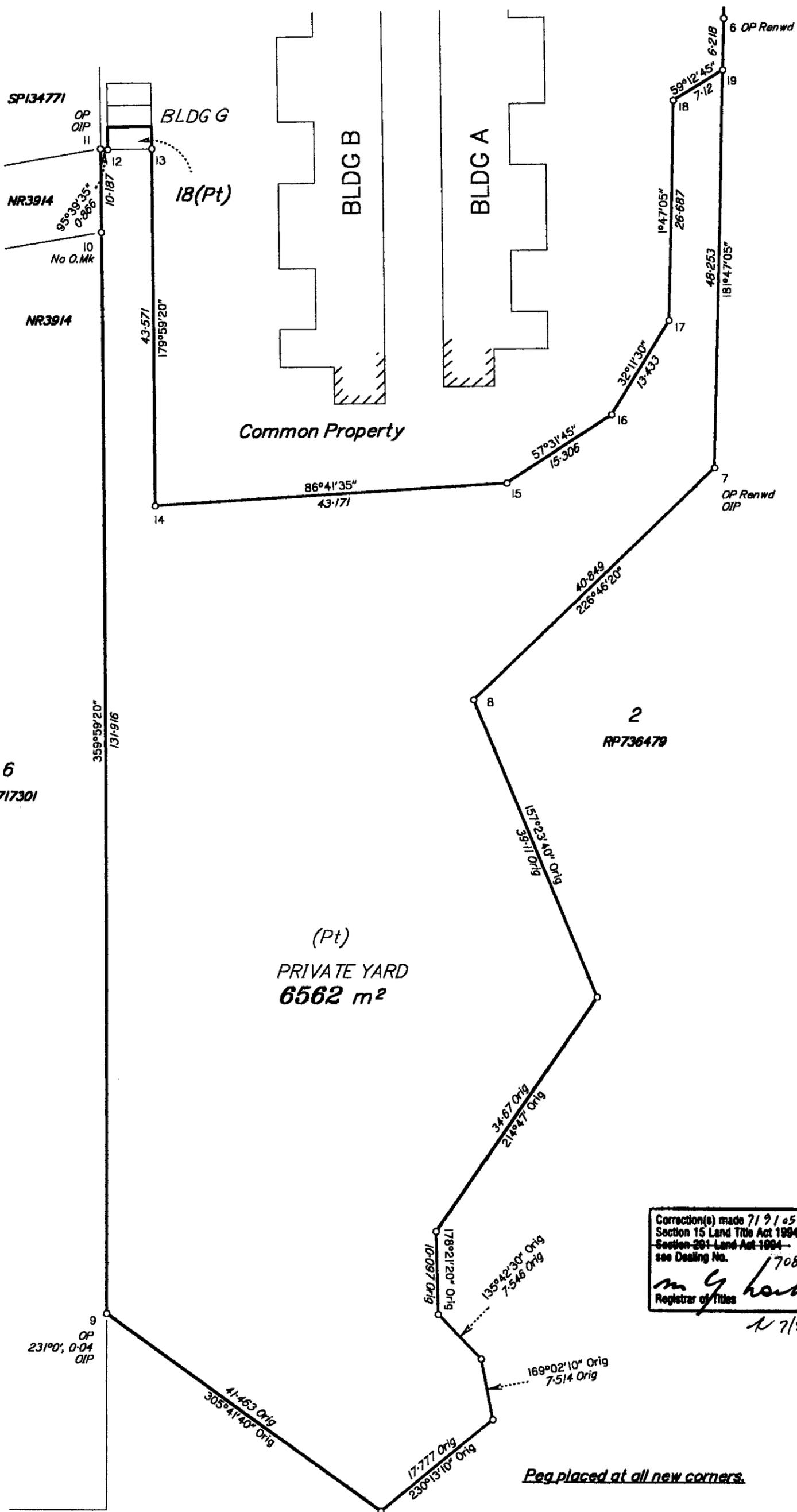
Scale 1:250 - Lengths are in Metres.

State copyright reserved.



Insert Plan Number **SP144923**

DIAGRAM
Scale 1:500
Level A
Ground Floor



6
RP717301

2
RP736479

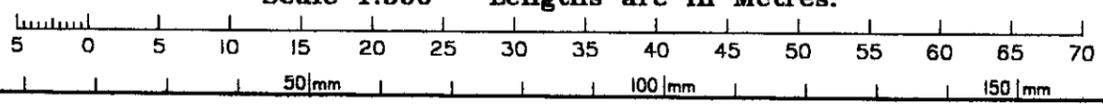
(Pt)
PRIVATE YARD
6562 m²

Correction(s) made 7/9/05 in accordance with
Section 15 Land Title Act 1994 /
Section 201 Land Act 1994
see Dealing No. 708932033
m g harker
Registrar of Titles
12/9/2005



Peg placed at all new corners.

Scale 1:500 - Lengths are in Metres.



State copyright reserved.

Insert Plan Number **SP144923**



166218/XE/017409 D-044
E M Gordon & Estate Of R A Gordon
27 Prior Street
MACHANS BEACH QLD 4878

Your Rates Account is Due 20 August 2025

Total Amount Due \$ 1,633.45

Summary of Rates and Charges

For period 01/07/2025 to 31/12/2025

Property Location: 13/3-9 Stratford Parade STRATFORD QLD 4870

Property Description: LOT 13 TYP SP PLN 144923

Improvements: Fhold-Unit
6072.0000SQUARE METRES

Land Use Code
0800

General Residential K	60,156.00	\$	560.60
Water Access Charge/s-Residential	1.00	\$	213.75
Sewerage Charge/s-Residential	1.00	\$	495.80
Cleansing Charge/s	1.00	\$	237.50
State Emergency Management Levy 2 A	1.00	\$	125.80

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au



Pay In Person At Any Post Office



Billor Code: 0212
Assessment No: 688283

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*212 688283

See over the page for more payment options.

SEE OVER THE PAGE FOR INFORMATION ON THE STATE WASTE LEVY

Balance Brought Forward	\$	0.00
Total new transactions	\$	1,633.45
Total Account Balance	\$	1,633.45



Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Rates Payment Slip

NAME

E M Gordon & Estate Of R A Gordon

PROPERTY

13/3-9 Stratford Parade STRATFORD QLD 4870

Assessment No.

688283

Due Date

20/08/2025

Total Amount Due

\$ 1,633.45

State Waste Levy

Council has received an annual payment of \$844,418 from the State Government to mitigate any direct impacts of the State Waste Levy on households.

The direct costs imposed by the State Waste Levy on Council are unknown. Council will use the annual payment received to mitigate any direct impacts of the State Waste Levy on households in accordance with the Waste Reduction and Recycling Act 2011, and will take any steps available to further mitigate costs to the greatest extent possible. Any net costs incurred by the imposed State Waste Levy after the annual payment and other mitigation strategies are applied are intended to be recovered by a separate charge in future years. For information please refer to the Council's Revenue Statement.

Information for Customers

1. Please Note

In accordance with the *Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.

2. Interest

Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.

3. Experiencing Financial Difficulties

If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.

4. Electronic Notices

Receive your rates and water notice by:

* Email - Go to www.cairns.qld.gov.au/paperless

* BPAY View - Register through your online banking facility

5. Change of Postal Address

If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website

www.cairns.qld.gov.au/change-address

6. Refunds

Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to

www.cairns.qld.gov.au/refund

7. Privacy Statement

Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.

More Payment Options



Payments at Council Offices

Spence Street Administration Centre
(Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.

Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash
(not accepted at libraries) & cheque payments
(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers **within Australia** dial **1300 276 468**
Biller Code: 49346
Assessment No: 688283



Payment by Bpay

Biller Code: 49346
Ref: 688283

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 688283

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



New

- Helpful reminders
- Card or bank payments
- See your balance

You can also pay online at pay.cairns.qld.gov.au

Powered By Payble



VISA



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to: Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques will not be accepted

Account Enquiries

E: rates@cairns.qld.gov.au
P: 1300 69 22 47
For more information, visit www.cairns.qld.gov.au

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 688283



167128/XE16/000289 D-044
E M Gordon & Estate Of R A Gordon
27 Prior Street
MACHANS BEACH QLD 4878

Your Water Usage **Account is Due 18 November 2025**

Total Amount Due

\$ 130.69

Property Location: 13/3-9 Stratford Parade STRATFORD QLD 4870
Property Description: LOT 13 TYP SP PLN 144923 Fhold-Unit

Summary of Water Usage Charges

Meter No.	Previous Reading	Current Reading	ADC*	Usage	Rate	Usage Charge		
TRB2400042	22/05/25	0	29/09/25	0	0.000	0	1.87	\$216.65
230200161	22/05/25	24351	29/09/25	27788	26.439	3437		

*ADC = Average Daily Consumption (kilolitres)

Total Usage	3437
Shared Meter Usage %	3.3708
Total Billable Usage	115
Balance Brought Forward	\$ Cr -85.96
Total new transactions	\$ 216.65
Total Account Balance	\$ 130.69

Your New Payment System

Payble allows you to pay rates and water with greater ease - providing flexible payment options, helpful reminders & support for all major bank accounts, credit and debit cards.



Scan the QR code to get started or visit:
pay.cairns.qld.gov.au



Pay In Person At Any Post Office



Billor Code: 0430
Assessment No: 688283

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16



*430 688283

See over the page for more payment options.



Scan to Pay

Pay in full or choose **smaller instalments** that suit your budget



New

- Helpful reminders
- Card or bank payments
- See your balance



Scan or visit pay.cairns.qld.gov.au

Powered By  Payble

Water Payment Slip

NAME

E M Gordon & Estate Of R A Gordon

PROPERTY

13/3-9 Stratford Parade
STRATFORD QLD 4870

Assessment No.

688283

Due Date Total

18/11/2025

Amount Due

\$ 130.69

Information for Customers

- 1. Please Note.** In accordance with *the Local Government Act 2009* and Council's adopted budget resolutions, all rates and charges are payable by close of business on the due date.
- 2. Interest.** Compound interest at the rate determined by Council is accrued on all rates and charges which remain unpaid after the due date. Please note interest still applies if a payment arrangement or direct debit is in place.
- 3. Experiencing Financial Difficulties.** If you are experiencing financial difficulties or hardship and cannot pay this account by the due date please email revenue@cairns.qld.gov.au and officers will work with you to arrange a suitable payment plan to avoid recovery action and associated costs.
- 4. Electronic Notices.** Receive your rates and water notice by:
 - Email - Go to www.cairns.qld.gov.au/paperless
 - Bpay View - Register through your online banking facility
- 5. Change of Postal Address.** If the postal address shown overleaf is incorrect please contact Customer Service or visit Council's website www.cairns.qld.gov.au/change-address
- 6. Refunds.** Refunds can only be facilitated where the account is in credit or the monies were not intended for payment to Council e.g. incorrect biller code. To request a refund go to www.cairns.qld.gov.au/refund
- 7. Privacy Statement.** Your personal information has been collected for the purpose of ensuring Council has your correct contact information. Your information will be disclosed to authorised Council Officers for business purposes only. Your information will also be disclosed to Department of Natural Resources and Mines and Australian Electoral Office for business purposes only.
- 8. Customer Service Standard.** For information on the Water & Waste Customer Service Standards please visit www.cairns.qld.gov.au

No water at your property?

Find out if there is a water outage in your area

Visit www.cairns.qld.gov.au/interruptions

OR



SCAN ME



More Payment Options



Payments at Council Offices

Spence Street Administration Centre
(Council Chambers), 119-145 Spence Street, Cairns
Open hours: 8:30am to 4:30pm Monday to Friday.
Closed on public holidays.

Accepts all Council payments.
EFTPOS (no cash withdrawals), credit card, cash
(not accepted at libraries) & cheque payments
(post dated cheques will not be accepted).



Payment by Phone

Credit Card Payment by Using BPOINT
Callers within Australia dial 1300 276 468
Biller Code: 51722
Assessment No: 688283



Payment by Bpay

Biller Code: 51722
Ref: 688283

BPAY® this payment via Internet or phone banking.

BPAY View® – View and pay this bill using internet banking.

BPAY View Registration No: 688283

Pay Online

Simply scan the QR code to pay in full or choose from flexible weekly, fortnightly and monthly instalments.



New

- Helpful reminders
- Card or bank payments
- See your balance

You can also pay online at pay.cairns.qld.gov.au

Powered By Payble



VISA



Payment By Mail

Tear off this payment slip and mail with a cheque or money order made payable to: Cairns Regional Council
PO Box 359, CAIRNS QLD 4870.
Cheque : Post dated cheques will not be accepted

Account Enquiries

E: waterbilling@cairns.qld.gov.au
P: 1300 69 22 47

For more information, visit www.cairns.qld.gov.au

Switch to paperless notices



Sign up to receive your rates and water notices by email
Assessment: 688283



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

GORDON
13/3-9 STRATFORD PARADE
STRATFORD QLD 4870

Transaction ID: 51109370 EMR Site Id: 30 January 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 13 Plan: SP144923
13/3 STRATFORD PDE
STRATFORD

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference: 986356

Date: 30/01/2026

Search Request reference: 147501530

Applicant Details

Applicant: Helen Brennan
nat@bcreports.com.au
Buyer: GORDON

Search Response:

Your request for a property search on Lot 13 on Plan SP144923 at 13/3-9 STRATFORD PARADE, STRATFORD 4870 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
<<https://planning.dsdmip.qld.gov.au/maps/sara-da>>
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
<<https://planning.dsdmip.qld.gov.au/maps/spp>>

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

[Review responses online](#) ↗

	<p>Received 5 of 5 responses All responses received</p> <p>Unit 13 3-9 Stratford Pde, Stratford QLD 4870</p> <p>Job dates 31/01/2026 → 27/02/2026</p> <p>These plans expire on 26 Feb 2026</p> <p>Lodged by Helen Brennan</p>
--	--

Authority	Status	Page
✉ BYDA Confirmation		2
🏢 Cairns Regional Council	Received	4
🏢 Ergon QLD	Received	7
🏢 NBN Co Qld	Received	51
🏢 Optus and or Uecomm Qld	Received	62
🏢 Telstra QLD Regional	Received	76

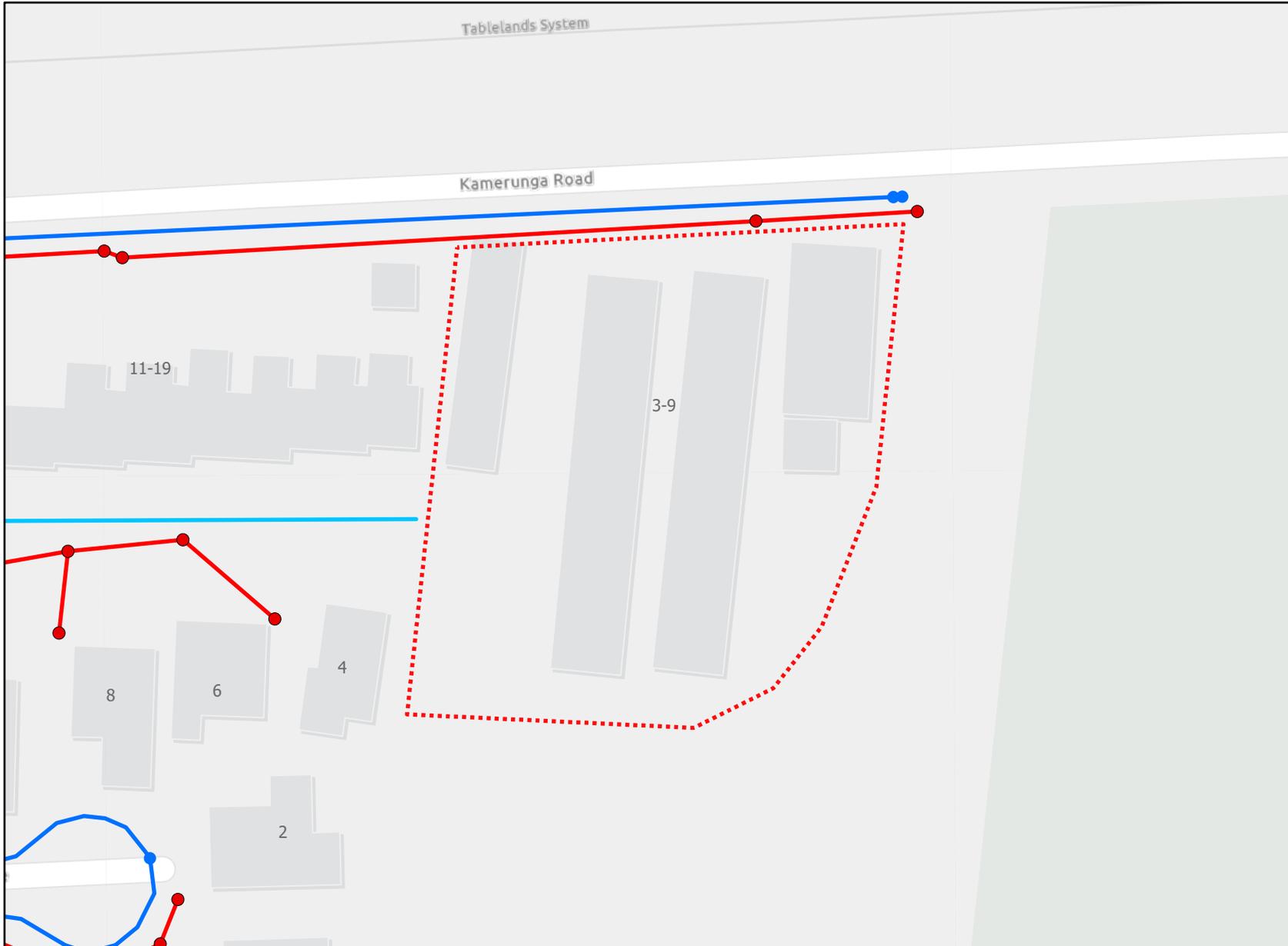
Referral
267421007

Member Phone
(07) 4044 3044

Responses from this member

Response received Fri 30 Jan 2026 8.53am

File name	Page
Response Body	5
ASSET 267421007.pdf	6



Legend

- BYDA Enquiry
- Water
 - Water Nodes
 - Water Pipes
- Drainage
 - Drainage Lines
- Sewer
 - Sewer Node
 - Sewer Gravity Pipe

Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, Cairns Regional Council shall not have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

In an emergency contact Cairns Regional Council on 1300 69 22 47

30/01/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Referral
267421008

Member Phone
13 10 46

Responses from this member

Response received Fri 30 Jan 2026 8.54am

File name	Page
Response Body	8
267421008 - Ergon Energy Plan.pdf	11
Ergon Energy BYDA Terms and Conditions.pdf	15
Working Near Overhead and Underground Electric Lines.pdf	20



BYDA

Sequence: 267421008
Date: 30/01/2026
Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ERGON ENERGY NETWORK BYDA map, then ERGON ENERGY NETWORK shall be contacted immediately.





BYDA

Sequence: 267421008
Date: 30/01/2026

Scale: 1:500
Tile No: **Tile No: 2**

CAUTION - HIGH VOLTAGE

LEGEND

-  Substation
-  Cable Marker
-  Pit
-  Pole
-  Pillar
-  LV Cable (up to 1kV)
-  HV Cable (1kV - <33kV)
-  HV Cable (33kV and over)
-  Pit Boundary
-  Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





BYDA

Sequence: 267421008
Date: 30/01/2026

Scale: 1:500
Tile No: **Tile No: 3**

CAUTION - HIGH VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Ergon Energy Network nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

Referral
267421005

Member Phone
1800 687 626

Responses from this member

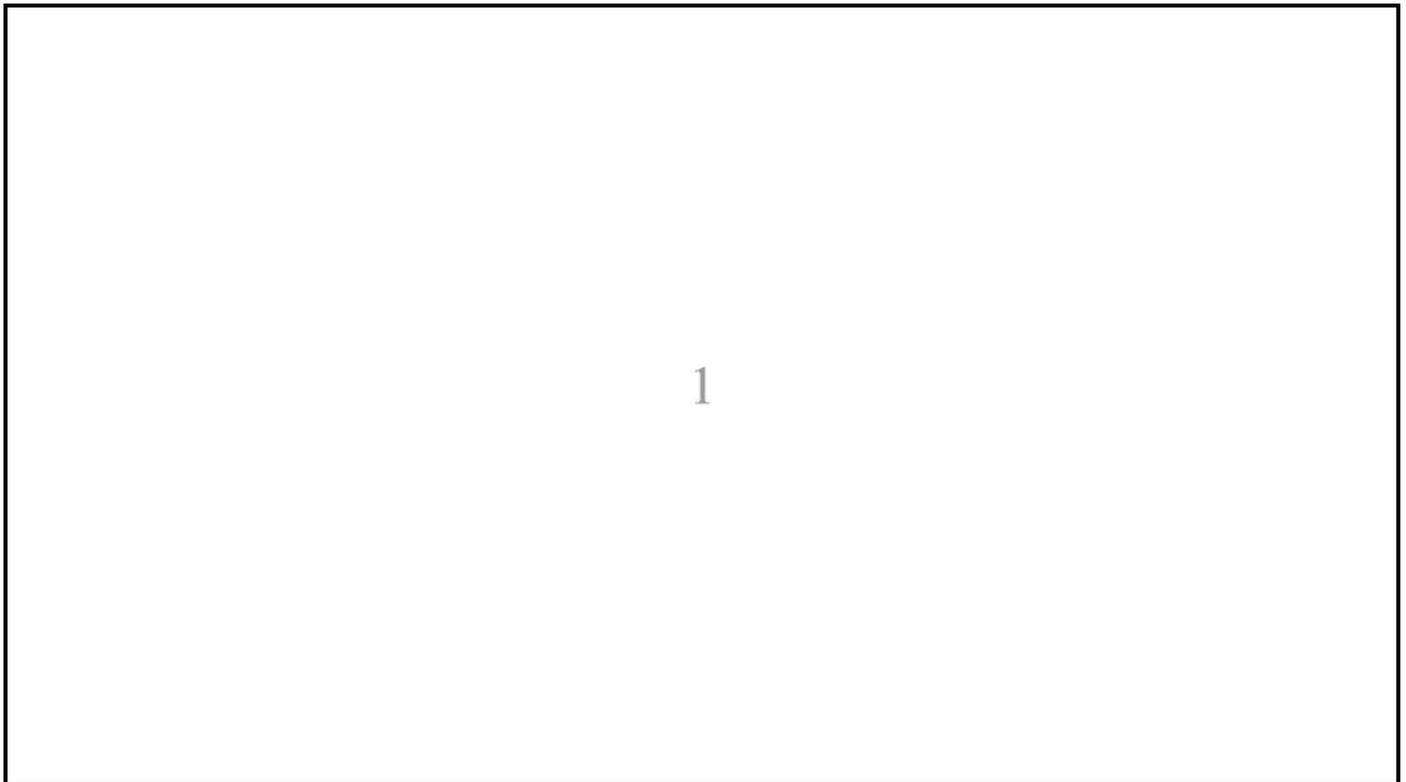
Response received Fri 30 Jan 2026 8.57am

File name	Page
Response Body	52
267421005_20260129_225639817505_1.pdf	53
4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf	56
Disclaimer_267421005_20260129_225639817505.pdf	58

To: Helen Brennan
Phone: Not Supplied
Fax: Not Supplied
Email: Bcreportsgroup@gmail.com

Dial before you dig Job #:	52235118	
Sequence #	267421005	
Issue Date:	29/01/2026	
Location:	Unit 13 3-9 Stratford Pde , Stratford , QLD , 4870	

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans





LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Optus and or Uecomm Qld

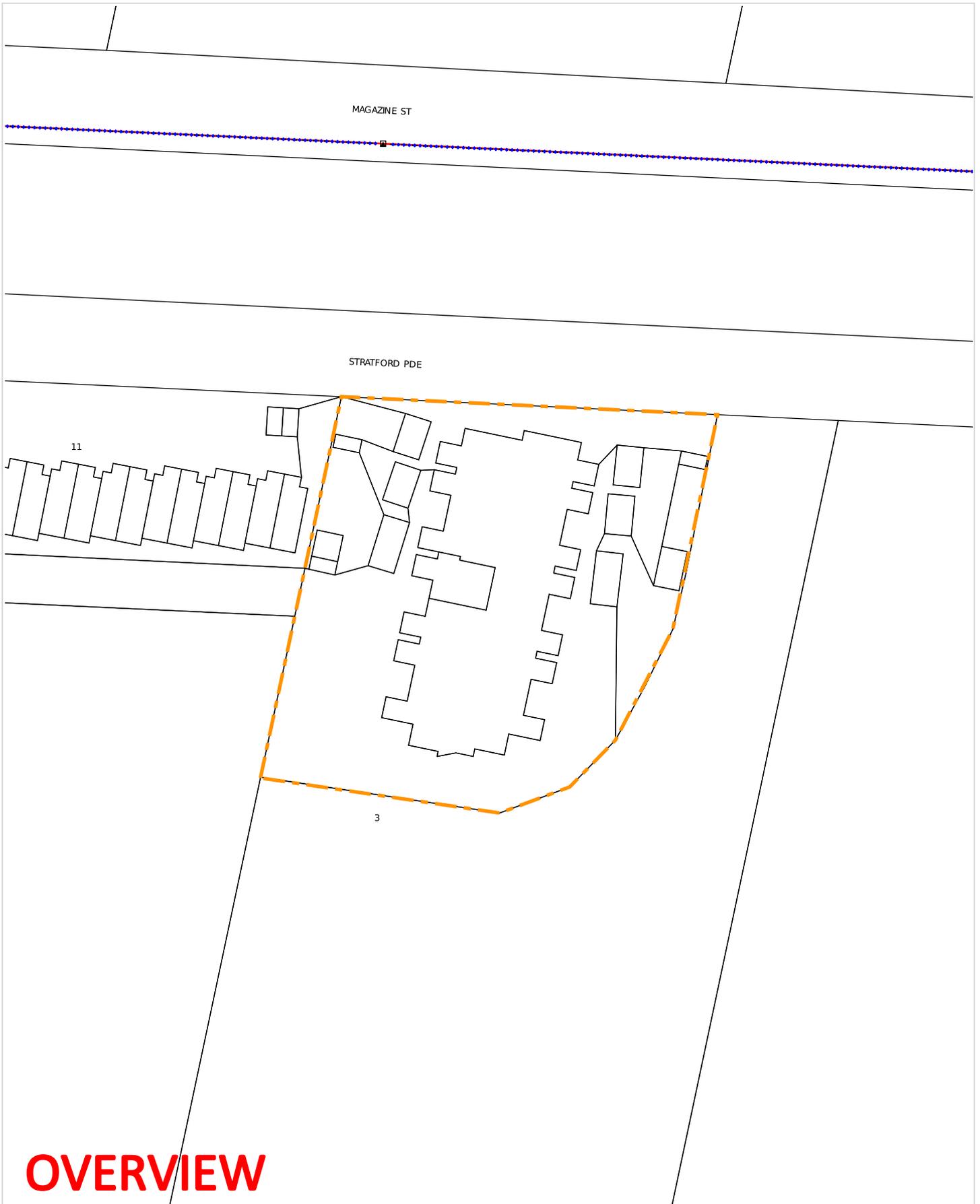
Referral
267421006

Member Phone
1800 505 777

Responses from this member

Response received Fri 30 Jan 2026 9.56am

File name	Page
Response Body	63
267421006 - Optus Plan.pdf	64
267421006 - Optus Response Letter.pdf	65



OVERVIEW

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 267421006

Date Generated: 30 Jan 2026



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



	Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1200mm.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

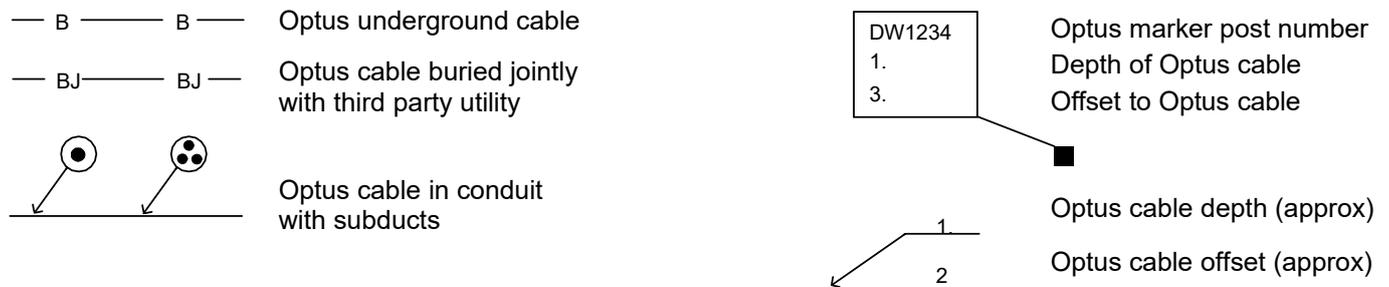
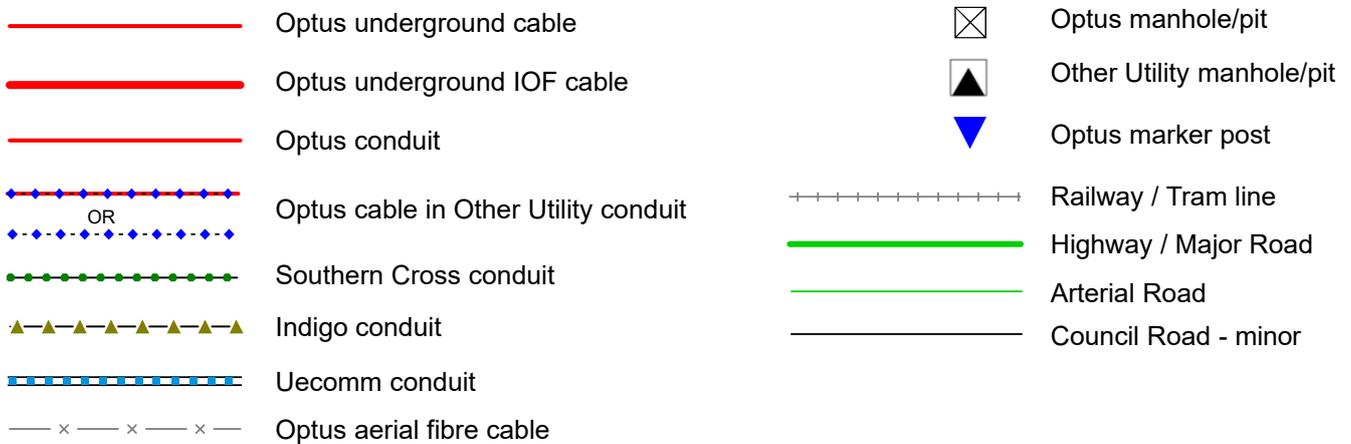
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS



Referral
267421009

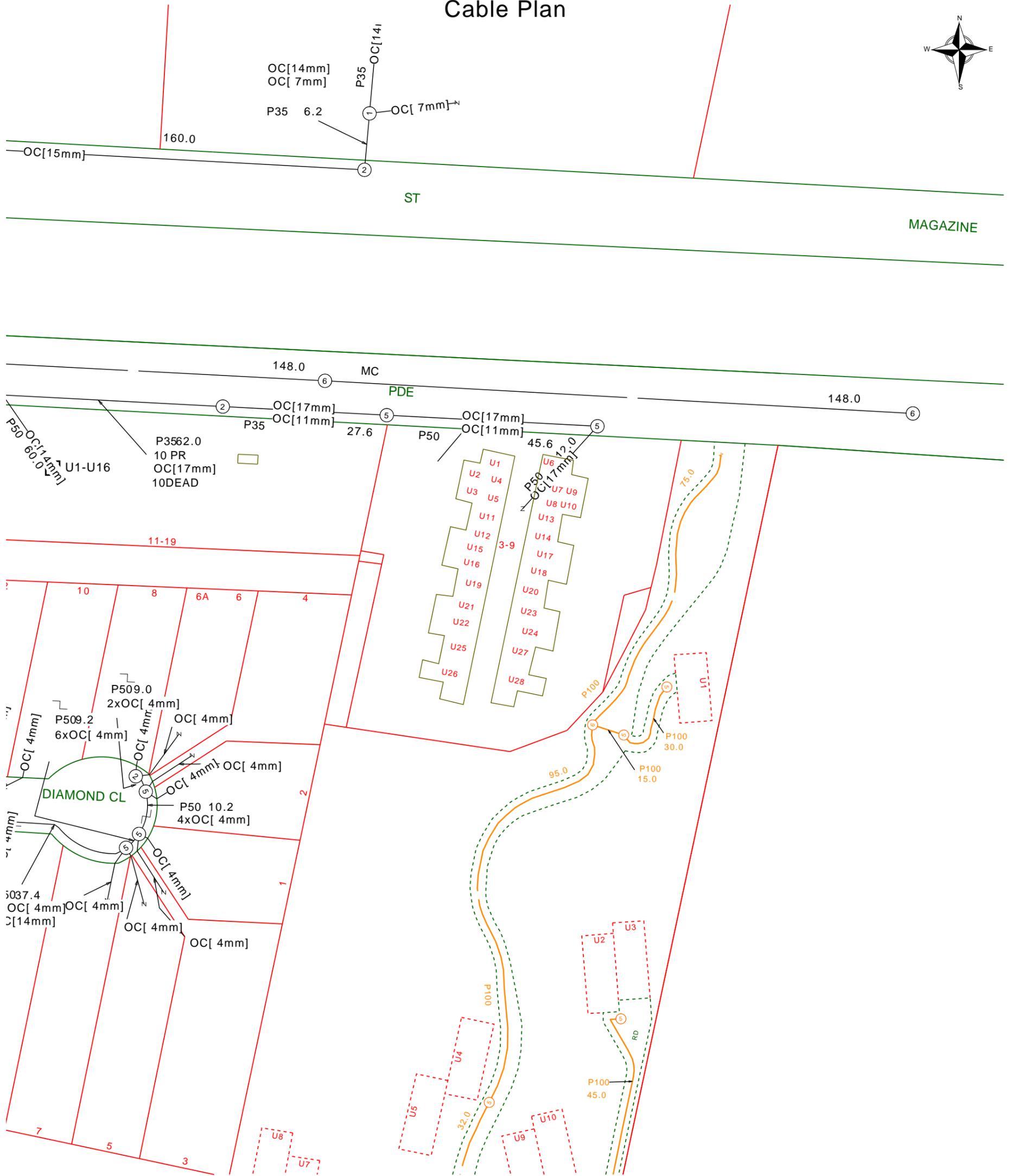
Member Phone
1800 653 935

Responses from this member

Response received Fri 30 Jan 2026 10.44am

File name	Page
Response Body	77
267421009.pdf	79
AccreditedPlantLocators 2025-12-17b.pdf	81
Telstra Duty of Care v33.0a.pdf	82
Telstra Map Legend v4_0c.pdf	84

Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 267421009

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 30/01/2026 09:56:30

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

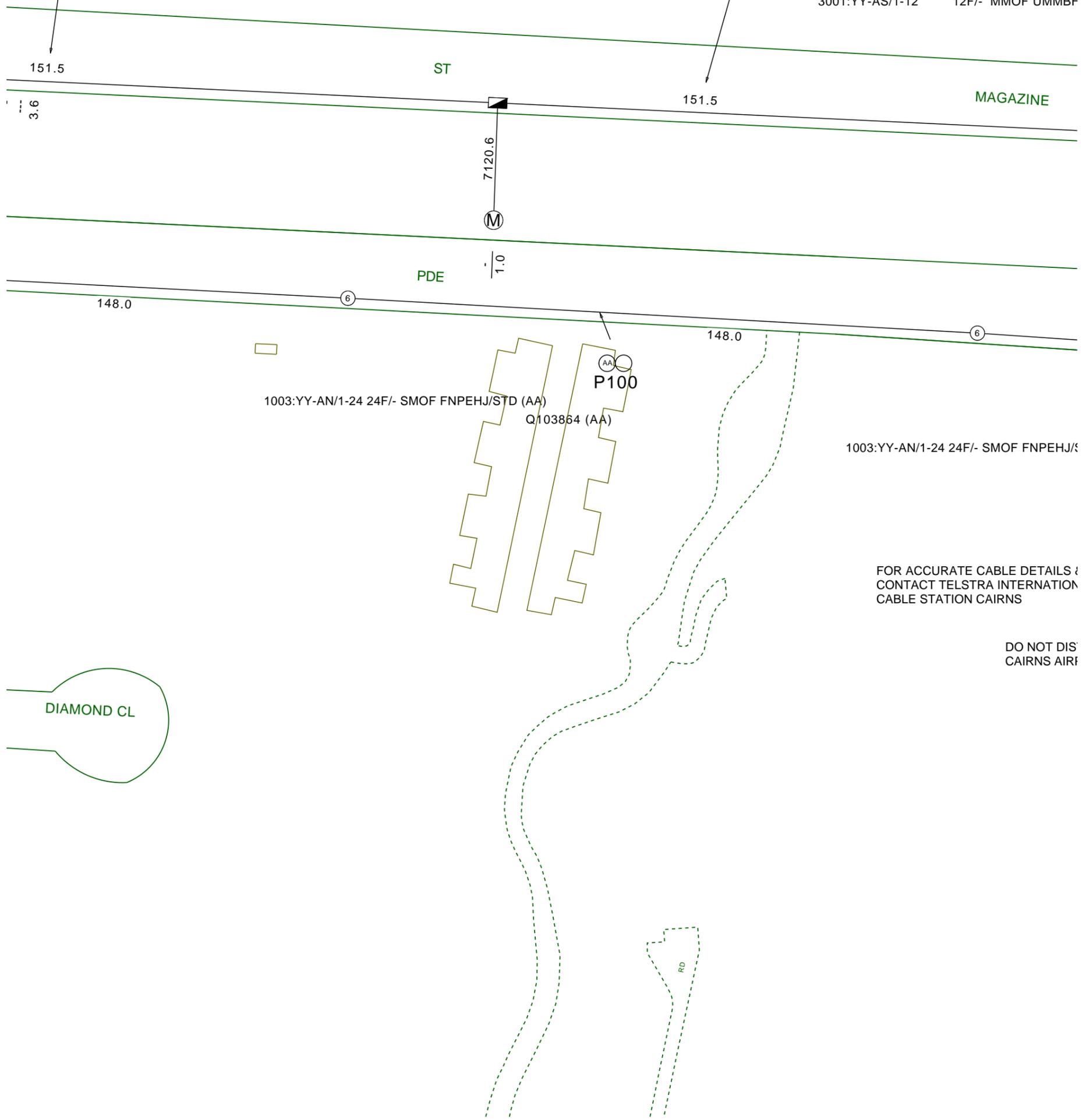
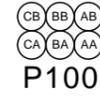
WARNING
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
 See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan

P100

c2:M401-560 200 CPIUT
 c2:M561-600 200 CPIUT (CA)
 c2:M101-300 20/0.90 CPFUT MBHJ (CB)
 c6:Z01/J1-20 20/0.90 CPFUT MBHJ (CB)
 c6:Z01/J21-40 20/0.90 CPFUT MBHJ (CB)
 3001:YY-AS/1-12 12F/- MMOF UMMBHJ (CB)

101:YY-RAB/1-16 16F/- SMOF FNPEHJ (BB1)
 QK500344
 c2:M401-560 200 CPIUT
 c2:M561-600 200 CPIUT
 c2:M101-300 200 CPIUT
 c6:Z01/J1-20 20/0.90 CPFUT MBHJ
 c6:Z01/J21-40 20/0.90 CPFUT MBHJ
 3001:YY-AS/1-12 12F/- MMOF UMMBHJ



FOR ACCURATE CABLE DETAILS & CONTACT TELSTRA INTERNATIONAL CABLE STATION CAIRNS

DO NOT DIS CAIRNS AIR



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 267421009

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 30/01/2026 09:56:30

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

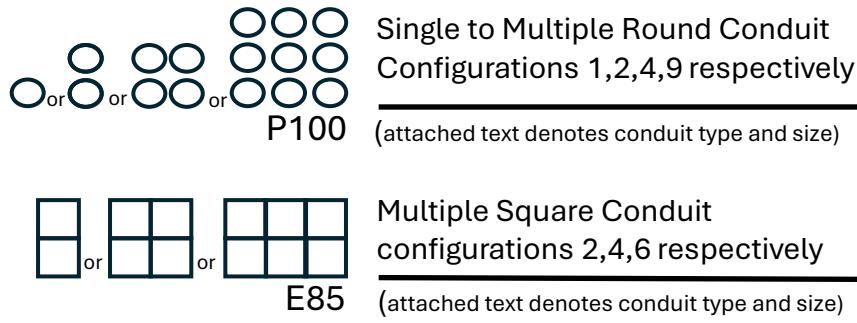
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See the Steps- Telstra Duty of Care that was provided in the email response.

LEGEND



	Lead-in terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



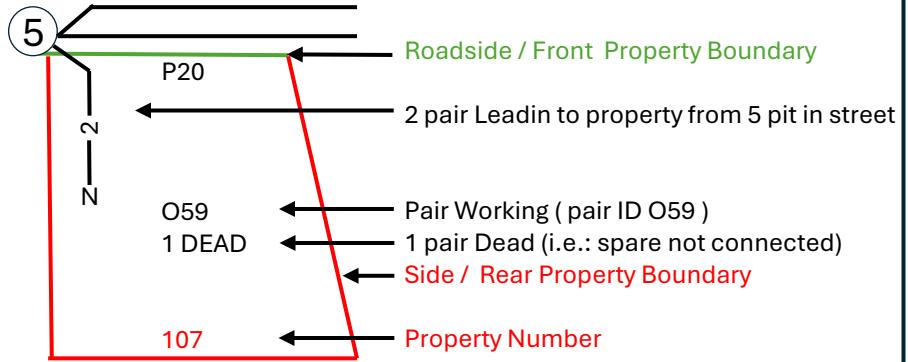
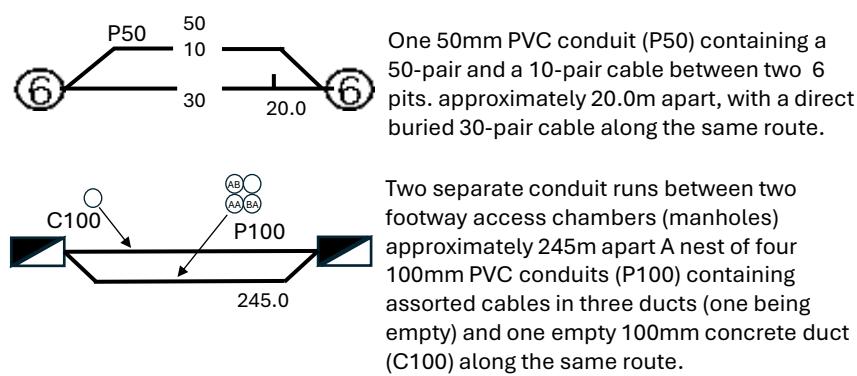
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

<h2>Plan</h2> <p>Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.</p>	<h2>Prepare</h2> <p>Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.</p>	<h2>Pothole</h2> <p>Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.</p>	<h2>Protect</h2> <p>Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.</p>	<h2>Proceed</h2> <p>Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.</p>
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This form may be used for the purposes of section 246AB of the *Building Act 1975*.

IMPORTANT: the pool owner is responsible for ensuring the barrier is compliant with the pool safety standard at all times, even after receiving this Form 26. Failing to do so can result in penalties.

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid - any amendment should be crossed out and initialed

1. POOL OWNER/S For a shared pool the owner is usually the body corporate.

OWNER 1

Title Mr Mrs Miss Ms Other

Surname T H E B O D Y C O R P O R A T E F O R

First Name S T R A T F O R D G A R D E N S

c / - T C M S T R A T A

OWNER 2

Title Mr Mrs Miss Ms Other

Surname

First Name

2. LOCATION OF THE SWIMMING POOL Lot on plan details are usually shown on title documents and rates notices.

Postal Address 3 S T R A T F O R D P D E

S T R A T F O R D

State Q L D Postcode 4 8 7 0

Lot/s on plan 9999/SP/144923

Local Government Area CAIRNS REGIONAL

3. SHARED POOL OR NON-SHARED POOL (please insert an X in the relevant box)

Shared pool Non-shared pool

PRIVACY NOTICE: The information on this form is collected as required under the *Building Act 1975*. This information may be stored in the local government database and will be used for compliance, statistical research, information provision and evaluation of the pool safety laws. Information collected may be requested by government agencies which have certain powers to request this information or disclosed by order of a court or tribunal of competent jurisdiction. All information held by the QBCC may be subject to application for access under the *Right to Information Act 2009*. Information may be released in accordance with the *Right to Information Act 2009* and QBCC's Right to Information Policy.

4. HOW IS THE POOL NOT A COMPLYING POOL

Provide a description of how the pool does not comply with the pool safety standard - use attachments if required.

Pool fencing on RHS pool was severely damaged after a nearby tree fell on it. Temporary fencing is currently in place to ensure the pool area is safe until further permanent works are complete.

5. ACTION REQUIRED TO MAKE THE POOL A COMPLYING POOL

Describe what must be done to make the pool comply with the pool safety standard - use attachments if required.

The temporary fencing will need to be replaced with permanent compliant pool fencing.

6. DATE OF POOL INSPECTION

Date

D	D	M	M	Y	Y	Y	Y		
1	8	/	1	1	/	2	0	2	5

7. STATEMENT

Having inspected the swimming pool, I am not satisfied the pool is a complying pool under the *Building Act 1975* for the reasons stated in section 4.

Name

B A I L E Y W I E D E N

Pool safety inspector licence number

PS15429679

Signature

Bailey Wieden

Date

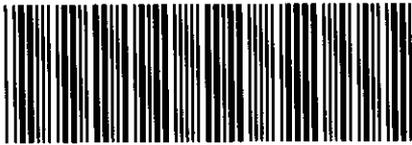
D	D	M	M	Y	Y	Y	Y		
1	8	/	1	1	/	2	0	2	5

IMPORTANT INFORMATION ABOUT THIS NOTICE

- To obtain a pool safety certificate:
 - the action(s) in section 5 must be completed and
 - a pool safety inspector must inspect the pool and be reasonably satisfied that the pool complies with the pool safety standard.
- The pool safety inspector may only perform minor repairs described in schedule 2B of the *Building Regulation 2006* (or visit www.qbcc.qld.gov.au). Work valued at more than \$3,300 can generally only be carried out by a person suitably licensed as a contractor by the Queensland Building and Construction Commission (QBCC).
- The pool safety inspector must notify the local government if the owner does not ask the pool safety inspector to reinspect the pool within three months after this notice is given. The local government may take enforcement action, impose penalties or take other action for noncompliance.
- It is an offence under the *Building Act 1975* for the owner to ask, within three months after this notice is given, a person other than the following to inspect the pool for the giving of a pool safety certificate:
 - if the owner initially asked that inspector to inspect the pool—the pool safety inspector named in this notice; or
 - if the owner initially asked the local government to inspect the pool—the local government.

Maximum fines of 50 penalty units apply for noncompliance. If the owner wishes to ask another person to inspect the pool within three months after this notice is given, they may make a written request to the QBCC. If the QBCC gives the owner a written notice agreeing to the request, the owner can then ask another person to reinspect the pool without committing an offence. Written requests can be made to the **Queensland Building and Construction Commission** at:
Post: GPO Box 5099, Brisbane QLD 4001
Email: poolsafety@qbcc.qld.gov.au

5. The owner may appeal the pool safety inspector's decision in this notice to a development tribunal under the *Planning Act 2016*. The appeal must be made 20 business days after this notice is given. For further information about how to appeal, please contact the **Development Tribunals, Department of Housing and Public Works**.
Website: www.hpw.qld.gov.au
Phone: 1 800 804 833
Fax: +61 7 3 237 1 248
Email: registrar@hpw.qld.gov.au
Post: GPO Box 2457, Brisbane QLD 4001
 A pool safety certificate must be in effect BEFORE entering into any lease in relation to a property with a non-shared pool. For sales and leases of properties with shared pools a pool safety certificate must be in effect within 90 days after the sale or lease. Penalties apply for non-compliance.



709303738

Duty Imprint

\$166.70
19/01/2006 15:28

CS 470

purpose of maintaining the publicly searchable registers in the land registry and the water register.

1. Nature of request	Lodger (Name, address & phone number)	Lodger Code
Request to record New Community Management Statement for Stratford Gardens Apartments Community Titles Scheme 30763 Susan Henson PO Box 1268 CAIRNS QLD 4870 PH: (07) 4031 3121	MacDonnells Solicitors Cnr Shields & Grafton Streets CAIRNS QLD 4870 PH: (07) 4030 0600 Ref: ROB:47331	754 1354

2. Lot on Plan Description	County	Parish	Title Reference
Common Property of Stratford Gardens Apartments Community Titles Scheme 30763	Nares	Cairns	50414396

3. Registered Proprietor/State Lessee
BODY CORPORATE FOR STRATFORD GARDENS APARTMENTS COMMUNITY TITLES SCHEME 30763

4. Interest
NOT APPLICABLE

5. Applicant
BODY CORPORATE FOR STRATFORD GARDENS APARTMENTS COMMUNITY TITLES SCHEME 30763

6. Request
I hereby request that: the new CMS deposited herewith which amends Item 4, Schedule A and Schedule B of the existing CMS be recorded as the CMS for Stratford Gardens Apartments Community Titles Scheme 30763

7. Execution by applicant

Execution Date	Applicant's or Solicitor's Signature
25/1	
	Secretary
Note: A Solicitor is required to print full name if signing on behalf of the Applicant	

Title Reference: 50414396

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of Stratford Gardens Apartments Community Titles Scheme 30763	Nares	Cairns	50414396
Lots 1 to 17 on SP 144923	Nares	Cairns	50414397 to 50414413
Lot 18 on SP 181101	Nares	Cairns	
Lots 19 to 28 on SP 144923	Nares	Cairns	50414415 to 50414424

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 144923	13	11
Lot 2 on SP 144923	13	11
Lot 3 on SP 144923	13	11
Lot 4 on SP 144923	13	11
Lot 5 on SP 144923	13	11
Lot 6 on SP 144923	13	11
Lot 7 on SP 144923	14	14
Lot 8 on SP 144923	12	11
Lot 9 on SP 144923	12	11
Lot 10 on SP 144923	12	11
Lot 11 on SP 144923	12	11
Lot 12 on SP 144923	12	11
Lot 13 on SP 144923	12	11
Lot 14 on SP 144923	14	14
Lot 15 on SP 144923	13	11
Lot 16 on SP 144923	13	11
Lot 17 on SP 144923	13	11
Lot 18 on SP 181101	13	11
Lot 19 on SP 144923	13	11
Lot 20 on SP 144923	13	11
Lot 21 on SP 144923	14	14
Lot 22 on SP 144923	12	11
Lot 23 on SP 144923	12	11
Lot 24 on SP 144923	12	11
Lot 25 on SP 144923	12	11
Lot 26 on SP 144923	12	11
Lot 27 on SP 144923	12	11
Lot 28 on SP 144923	14	14
TOTALS	356	320

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(i)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

SCHEDULE C BY-LAWS**1. DEFINITIONS**

1.1 Dictionary

Act means the *Body Corporate and Community Management Act 1997*

Regulations	means the Body Corporate and Community Management (Standard Module) Regulation 1997
Body Corporate	has the same meaning as the Act
Committee	has the same meaning as the Act
Caretaker	means the person engaged by the Body Corporate to perform caretaking and other services
Commissioner	has the same meaning as the Act
Common Property	has the same meaning as the Act
Invitee	any person on the Scheme Land with the permission of an Occupier
Lot	has the same meaning as the Act
Occupier	an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any other person resident in a Lot
Owner	has the same meaning as the Act
Scheme Land	has the same meaning as the Act

1.2 Rules for Interpretation

In these by-laws unless the context indicates a contrary intention:

- 1.2.1 Words denoting any gender include all genders
- 1.2.2 The singular number includes the plural and vice versa
- 1.2.3 A person includes their executors, administrators, successors, substitutes and assignors
- 1.2.4 Words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- 1.2.5 Any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of the severally
- 1.2.6 References to any legislation includes any legislation which amends or replaces that legislation
- 1.2.7 Headings are included for convenience only and will not affect the interpretation of these by-laws
- 1.2.8 A reference to any thing includes the whole or each part of it, and
- 1.2.9 In interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them

2. NOISE

- 2.1 An Owner or Occupier of a Lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.
- 2.2 Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.

3. VEHICLES

- 3.1 The Occupier of a Lot must not park a vehicle (whether operative or not), boat, caravan, trailer, plant or equipment, or allow a vehicle to stand, on the Common Property except:
 - 3.1.1 with the Body Corporate's written approval; or
 - 3.1.2 where authorised by an exclusive use by-law.
- 3.2 An approval under by-law 3.1 must state the period for which it is given.
- 3.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the Occupier.

4. OBSTRUCTION

- 4.1 An Owner or Occupier of a Lot shall not obstruct lawful use of Common Property by any person.
- 4.2 An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

5. DAMAGE TO VEGETATION ETC ON COMMON PROPERTY

An Owner or Occupier of a Lot shall not -

- 5.1 damage any lawn, garden tree, shrub or plant or flower being part of or situated upon Common Property; or
- 5.2 except with the consent in writing of the Body Corporate, use for their own purposes as a garden any portion of the Common Property.

6. DAMAGE TO COMMON PROPERTY

- 6.1 An Owner or Occupier of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Body Corporate, but this by-law does not prevent an Owner or Occupier, or person authorised by them from installing:
- 6.1.1 any locking or other safety device for protection of a Lot against intruders; or
- 6.1.2 any screen or other device to prevent entry of animals or insects upon a Lot
- 6.2 Any device installed in accordance with by-law 6.1 must be:
- 6.2.1 Constructed in a proper manner;
- 6.2.2 Maintained in a state of good and serviceable repair by the Owner or Occupier; and
- 6.2.3 Not detract from the amenity of the building.

7. BEHAVIOUR OF INVITEES

An Owner or Occupier of a Lot shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.

8. DEPOSITING RUBBISH ETC ON COMMON PROPERTY

An Owner or Occupier of a Lot shall not deposit or throw upon the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.

9. APPEARANCE OF BUILDING

An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.

10. STORAGE OF FLAMMABLE LIQUIDS ETC

An Owner or Occupier of a Lot shall not, except with the consent in writing of the Body Corporate, use or store upon their Lot or upon the Common Property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

11. GARBAGE DISPOSAL

An Owner or Occupier of a Lot shall -

- 11.1 save where the Body Corporate has provided some other means of disposal of garbage, maintain within their Lot, or on such part of the Common Property as may be authorised by the Body Corporate, in a clean and dry condition and adequately covered a receptacle for garbage;
- 11.2 comply with all local government by-laws and ordinances relating to the disposal of garbage;
- 11.3 ensure that the health, hygiene and comfort of the Owner or Occupier of any other Lot is not adversely affected by their disposal of garbage.

12. KEEPING OF ANIMALS

Subject to Section 143 of the Act an Owner or Occupier of a Lot shall not, without approval in writing of the Body Corporate, keep any animal upon their Lot or the Common Property.

13. EXTERNAL APPEARANCE

An Owner or Occupier of a Lot shall not without the consent in writing of the Body Corporate perform any works or erect any structure in on or to their Lot which will in any way alter the external appearance of the building.

14. PAY TV

The Committee may give permission to owners of units to install Pay TV. As a condition of granting its permission, the owner must agree in writing to the terms upon which such permission is granted. The owner shall be responsible for the maintenance of and operating costs for that part of the Common Property as is affected by the installation of Pay TV and any wiring or ducting associated with it and to meet all costs associated with the installation or removal of the Pay TV facility and to indemnify the Body Corporate in respect of any claim arising out of its installation, location or removal.

Nothing in this by-law restricts the Committee's discretion to refuse permission particularly if a satellite dish would be required for Pay TV purposes.

15. STRUCTURAL ALTERATIONS

- 15.1 An Occupier must not make any structural alterations, renovations or additions to the external part of a Lot (including, but not limited to the erection of an aerial, pergola, screen, awning, or other outbuilding, the installation of an air conditioning unit or alterations to utility infrastructure), except with the consent in writing of the Body Corporate Committee.
- 15.2 Structural alterations referred to in by-law 15.1 include any alteration to water, electrical installations or work for the purpose of enclosing in any manner whatsoever the balcony (if any) of a Lot.

16. SIGNS

- 16.1 An Owner or Occupier of a Lot shall not paint, affix or display any signs, advertisements, notices, posters, placards, banners or like material to or on any part of the building, nor do anything to vary the external appearance of their Lot without the prior consent of the Committee.
- 16.2 Notwithstanding by-law 16.1 whilst the original Owner remains an Owner of any Lot, it or its servants and/or agents may without the consent of the Committee paint, affix or display signs, advertisements, notices posters, placards or banners to or on any part of the building for the purpose of offer for sale any Lot.

17. NO OBSTRUCTION

- 17.1 The Occupier of a Lot must not, subject to any exclusive use by-law, without having obtained the Body Corporate's prior written approval:
 - 17.1.1 park a vehicle, or allow a vehicle to stand on the Common Property; or

17.1.2 permit another to park a vehicle or allow a vehicle to stand on the Common Property.

17.2 The Occupier of a Lot must not personally or permit an Invitee to:

17.2.1 obstruct any access way to the Common Property;

17.2.2 use access ways for any purpose other than entry to and departure from their respective Lots.

18. WIDOWS AND GLASS

An Owner must ensure all glass (including windows and doors) is kept clean and promptly replaced with glass of the same kind and weight, if cracked or broken.

19. WATER APPARATUS

19.1 The water closets conveniences and other water apparatus including water pipes and drains shall not be used for any purpose other than those for which they are constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein.

19.2 Any damage or blockage resulting to such water closets conveniences water apparatus waste pipes and drains for misuse or negligence shall be borne by the Owner or Occupier responsible whether the same is caused by their own action or those of their servants agents licensees or invitees.

20. REPAIR

20.1 An Owner or Occupier of a Lot shall give the Body Corporate Committee prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures which comes to their knowledge.

20.2 The Committee has authority to direct its agents or servants to examine or make such repairs or renovations as it may deem necessary in the circumstances to ensure the safety and preservation of the building.

21. PESTS AND VERMIN

All Lots shall be kept clean and all practicable steps shall be taken to prevent infestation by vermin and/or insects.

22. NO LITTER

An Owner or Occupier of a Lot shall not throw, permit to be thrown or allow to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of windows, doors, down the staircase passages, from balconies or the roof or in passageways of the building.

23. STORAGE

Any boxes, containers or similar items intended to be used for storage purposes shall be stored tidily and so far as possible, out of sight.

24. RULES

The Committee may make rules relating to the Common Property and in particular in relation to the outdoor and indoor recreational facilities and the lifts, not inconsistent with these by-laws and the same shall be observed by the owners unless and until they are disallowed or revoked by a majority resolution at a general meeting of the owners.

25. CONSENT OF COMMITTEE

An Owner or Occupier of a Lot shall not directly instruct any contractors or workers employed by the Body Corporate unless so authorised, and all requests for consideration of any particular matter to be referred to the Committee or to the Body Corporate shall be directed to its Secretary and not to the chairperson or any member of the Committee.

26. INSURANCES

26.1 An Owner or Occupier of a Lot shall not:

26.1.1 bring onto, do or keep anything in a Lot which may increase the rate of fire insurance on the building or any property on the parcel; or

26.1.2 which may conflict with the laws and/or regulations relating to fires or any insurance policy on the building or any property on the parcel; or

26.1.3 the regulations or ordinances of any public authority for the time being in force.

27. INSPECTION

27.1 Upon seven days notice in writing (or without notice in an emergency) the Committee and its servants, agents and contractors shall be permitted to inspect the interior of any Lot and to test any electrical or water installations or equipment therein and to trace and repair any leakage or defect in the said installations or equipment.

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

28. KEYS

28.1 An Owner of a Lot to whom any key or any operating system is given by the Body Corporate shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot.

28.2 Such keys or operating system must be returned to the Body Corporate upon the Owner ceasing to be an Owner.

29. SECURITY

The Body Corporate Committee may take all reasonable steps to ensure the security of the parcel and Body Corporate's personal property and the observance of these by-laws and without limiting the generality of the foregoing may:

29.1 close off any part of the Common Property not required for entry to or exit from a Lot or car parking space either on a temporary or permanent basis;

29.2 make any other restrictions regarding the access to or usage by Occupiers of any part of the Common Property deemed necessary;

29.3 permit any designated part of the Common Property to be used by any security personnel, firm or company as a means of monitoring the security and general safety of the Scheme Land.

30. USE OF LOTS

Subject to the rights of any Owner or Occupier who has entered into an agreement with the Body Corporate to conduct caretaking services from that Owner's or Occupier's Lots, the Lots have been designed and constructed for use for residential purposes and subject to rights of the Owners and Occupiers of those Lots under the town plan for the local government area in which the building is situated, those Lots shall be used for residential uses only.

31. SPECIAL PRIVILEGES - EXTERNAL WALLS OF UNITS

31.1 With the prior written approval of the Committee the proprietor of each Lot shall be entitled to install air-conditioning, ventilation plant and equipment and similar things on the exterior walls of the building below the level of the fascia outside that proprietor's unit.

31.2 Any proprietor who exercises the rights under this by-law to affix anything to the exterior walls of the building, shall be responsible for the maintenance and security of such items and shall immediately attend to any repairs or replacements if inaction might present a risk of damage to the building or other proprietor's units or their fixtures attached to the walls thereof.

31.3 Except as otherwise provided in this or any other by-law, no proprietor is to be responsible for the performance of the duties of the Body Corporate under the Act in respect of Common Property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not applicable

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Not applicable

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **30/01/2026**.

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate. You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

Becoming an owner

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

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

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

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply. Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Contacting the body corporate

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

Name and number of community titles scheme	STRATFORD GARDENS APARTMENTS CTS 30763
Address of community titles scheme	3 STRATFORD PARADE, STRATFORD QLD 4870
Body corporate manager	<p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme: TCM AGREEMENTS PTY LTD Company ABN: 85622244188 Suite 1, 27 Lake Street CAIRNS QLD 4870 Ph: 07 4031 7877 info@tcmstrata.com</p>
Accessing records	<p>Who is responsible for keeping the body corporate's records? - The body corporate manager named above.</p>

Property and community titles scheme details

Lot number	13
Plan number	SP 144923
Plan of subdivision	<p>Building Format Plan</p> <p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p>
Regulation module	<p>Standard</p> <p>There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made. More information is available from www.qld.gov.au/buyingbodycorporate.</p>
Layered arrangements of community titles schemes	<p>A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate.</p> <p>Is the scheme part of a layered arrangement of community titles schemes? - No</p> <p>If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.</p>
Building management statement	<p>A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.</p> <p>Does a building management statement apply to the community titles scheme? - No</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.</p>

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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By-laws and exclusive use areas

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

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller. The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the *Body Corporate and Community Management Act 1997* will apply to the scheme. In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws	The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate.
Exclusive use areas	<p>Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.</p> <p>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</p> <p>- No</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p>

Lot entitlements and financial information

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

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

Contribution schedule	Contribution schedule lot entitlement for the lot: 12 Total contribution schedule lot entitlements for all lots: 356
Interest schedule	Interest schedule lot entitlement for the lot: 11 Total interest schedule lot entitlements for all lots: 320
Statement of accounts	The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.
Owner contributions (levies)	<ul style="list-style-type: none"> - The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate. - You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending. - If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to. - WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets. - The contributions payable by the owner of the lot that this certificate relates to are listed over the page.
Body corporate debts	<p>If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.</p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p>

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for Lot 13 for the current financial year	\$2,562.20
Number of instalments for the current financial year	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$487.04	\$97.40 if paid by 06/10/2025	Fully Paid
01/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$487.04	\$97.40 if paid by 06/01/2026	Fully Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$794.06	\$158.83 if paid by 06/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$794.06	\$76.02 if paid by 06/07/2026	Not Paid

Administrative fund contributions pre-issued for the next financial year

Due Date	Details	Amount	Discount	Paid
01/10/2026	Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$640.55	\$128.11 if paid by 01/10/2026	Not Paid
01/01/2027	Standard Levy Contribution Schedule (01/01/2027 - 31/03/2027)	\$640.55	\$108.34 if paid by 01/01/2027	Not Paid

Interest (Insurance) fund contributions

Total amount of contributions (before any discount) for Lot 13 for the current financial year	\$1,414.20
Number of instalments for the current financial year	4
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid
01/10/2025	Insurance Levy (01/10/2025 - 31/12/2025)	\$707.10	\$141.40 if paid by 06/10/2025	Fully Paid
01/01/2026	Insurance Levy (01/01/2026 - 31/03/2026)	\$707.10	\$141.40 if paid by 06/01/2026	Fully Paid
01/04/2026	Insurance Levy (01/04/2026 - 30/06/2026)	\$0.00	\$0.00 if paid by 06/04/2026	Not Paid
01/07/2026	Insurance Levy (01/07/2026 - 30/09/2026)	\$0.00	\$0.00 if paid by 06/07/2026	Not Paid

Interest (Insurance) fund contributions pre-issued for the next financial year

Due Date	Details	Amount	Discount	Paid
01/10/2026	Insurance Levy (01/10/2026 - 31/12/2026)	\$388.85	\$77.75 if paid by 06/10/2026	Not Paid
01/01/2027	Insurance Levy (01/01/2027 - 31/03/2027)	\$388.85	\$77.75 if paid by 06/01/2027	Not Paid

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Sinking fund contributions

Total amount of contributions (before any discount) for Lot 13 for the current financial year	\$2,167.10			
Number of instalments for the current financial year	4			
Monthly penalty for overdue contributions (if applicable)	0%			
Discount for on-time payments (if applicable)	20.00%			
Due Date	Details	Amount	Discount	Paid
01/10/2025	Standard Levy Contribution Schedule (01/10/2025 - 31/12/2025)	\$703.41	\$140.70 if paid by 06/10/2025	Fully Paid
01/01/2026	Standard Levy Contribution Schedule (01/01/2026 - 31/03/2026)	\$703.41	\$140.70 if paid by 06/01/2026	Fully Paid
01/04/2026	Standard Levy Contribution Schedule (01/04/2026 - 30/06/2026)	\$380.14	\$158.83 if paid by 06/04/2026	Not Paid
01/07/2026	Standard Levy Contribution Schedule (01/07/2026 - 30/09/2026)	\$380.14	\$76.02 if paid by 06/07/2026	Not Paid

Sinking fund contributions pre-issued for the next financial year

Due Date	Details	Amount	Discount	Paid
01/10/2026	Standard Levy Contribution Schedule (01/10/2026 - 31/12/2026)	\$541.80	\$128.11 if paid by 06/10/2026	Not Paid
01/01/2027	Standard Levy Contribution Schedule (01/01/2027 - 31/03/2027)	\$541.80	\$108.34 if paid by 06/01/2027	Not Paid

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Special contributions (if any)

You can access the body corporate records for more information.

Total amount of contributions (before any discount) for Lot 13	\$0.00
Monthly penalty for overdue contributions (if applicable)	0%
Discount for on-time payments (if applicable)	20.00%

Due Date	Details	Amount	Discount	Paid

Other amounts payable by the lot owner (if any)

For the current financial year there are:

Amounts payable under exclusive use by-laws	
Amounts payable under service agreements (that are not included in body corporate contributions for the lot)	
Other amounts payable (see explanation given with this certificate)	

Due Date	Details	Amount	Discount	Paid

Summary of amounts due but not paid by the current owner

At the date of this certificate 30/01/2026, the following amounts are due but not yet paid for the lot.

A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

Overdue annual contributions	\$0.00
Overdue special contributions	\$0.00
Penalties on overdue contributions	\$0.00
Other amounts due but not paid	\$0.00
Total amounts due but not paid	\$0.00
Total amount in credit (if applicable) Credit balance on the lot and payments made before due date.	\$0.00

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Common property and assets

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

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

Sinking fund forecast and balance (maintenance and replacement of common property / assets)	<p>The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions. Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.</p> <p>Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund? - Yes If yes, you can obtain a copy from the body corporate records.</p> <p>Current sinking fund balance (as at date of certificate): \$47,986.29</p>
Improvements to common property the lot owner is responsible for	<p>A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.</p> <p>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition? - No If yes, details given with this certificate.</p>
Body corporate assets	<p>The body corporate must keep a register of all body corporate assets worth more than \$1,000. - A copy of the body corporate register of assets is given with this certificate (if any).</p>

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:
- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies	<p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none"> - type of policy; - name of the insurer; - sum insured; - amount of premium; and - excess payable on a claim.
Alternative insurance	<p>Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.</p> <p>Does the body corporate currently hold alternative insurance approved under an alternative insurance order? - No</p>
Lot owner and occupier insurance	<p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in. More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.</p>

Name of Scheme	STRATFORD GARDENS APARTMENTS CTS 30763	Lot	13
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Contracts and authorisations

<p>Caretaking service contractors and letting agents</p>	<p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.</p> <p>A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none"> - 1 year if the Specified Two-lot Schemes Module applies to the scheme; - 10 years if the Standard Module applies to the scheme; and - 25 years if the Accommodation Module or Commercial Module applies to the scheme. <p>You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.</p> <p>Has the body corporate engaged a caretaking services contractor for the scheme?</p> <p>- No If yes, name of caretaking service contractor engaged:</p> <p>Has the body corporate authorised a letting agent for the scheme?</p> <p>- No If yes, name of authorised letting agent:</p>
<p>Embedded network supply</p>	<p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p>Electricity: No</p> <p>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.</p>

Body corporate authority

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

Name/s	Tara Dunne
Position/s held	Operations Manager
Signature/s	
Date	30/01/2026

Copies of documents given with this certificate:

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

Astute GI Pty Ltd | ABN: 18 641 609 341
 Authorised Representative of Ausure Pty Ltd | AFSL: 238433 | ABN: 94 096 971 854

REPRESENTATIVE

Astute GI Pty Ltd
 Amy Smith - AR: 1291791
 136 Mulgrave Road
 Cairns QLD 4870
 Tel **07 4041 3100**

Fax

 Email amy.j.smith@astutefinancial.com.au

Body Corporate for Stratford Garden Apartments CTS 30763
 3-9 Stratford Parade
 STRATFORD QLD 4870

New Business

NOTES: Residential Strata Insurance | Stratford Garden Apartments CTS 30763 | 3-9 Stratford Pde, STRATFORD

Invoice date 1-Apr-2025

Invoice number 13261632

TYPE OF POLICY	Strata - Domestic
THE INSURED	Body Corporate for Stratford Garden Apartments CTS 30763
INSURER	Strata Unit Underwriting Agency Pty Ltd Unit 5, 263 Alfred Street North Sydney NSW 2060 ABN: 300 892 01534
POLICY NUMBER	06S3551445
PERIOD OF COVER	From 01/04/2025 to 01/04/2026

YOUR PREMIUM		
Premium	\$	20,543.12
Underwriter Fee	\$	275.00
U/W Fee GST	\$	27.50
Fire/ES Levy	\$	0.00
GST	\$	2,054.31
Stamp Duty	\$	2,033.77
Broker Fee	\$	1,500.00
Broker Fee GST	\$	150.00
TOTAL DUE	\$	26,583.70
DATE DUE		1-Apr-2025

The base premium includes commission of \$ 0.00 split between: Licensees Commission \$ 0.00 Representatives Commission \$ 0.00 Referrers Commission \$ 0.00

PAYMENT OPTIONS



Billers Code: 30510
 Reference: 2132616323

Telephone & Internet Banking - BPAY®

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above. More info: www.bpay.com.au



Payments can be made in person at a Post Office by cheque or EFTPOS. Please present this page intact. Please make cheque payable to **DEFT Payment Systems for Ausure Pty Ltd**



*498 402594 2132616323



Pay by Credit Card either
 Online - (Visit www.ausure.com.au/Pay-My-Bill) or by Phone (please contact your Broker on 07 4041 3100)
 Note: Visa/Mastercard payments will incur a 0.95% fee of \$ 252.55 which includes \$ 22.96 GST.
 Amex payments will incur a 2.15% fee of \$ 571.55 which includes \$ 51.96 GST.



Instalments – Premium Finance is available. Please contact your Broker for Terms and Conditions

IMPORTANT INFORMATION

PLEASE READ CAREFULLY

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know, or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and, if so, on what terms. You have the same duty to disclose those matters to the insurer before you renew, extend, vary or reinstate a contract of general insurance.

Your duty however does not require disclosure of matter:

- that diminishes the risk to be undertaken by the insurer;
- that is of common knowledge;
- that your insurer knows or, in the ordinary course of his business, ought to know;
- as to which compliance with your duty is waived by the insurer.

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the insurer may be entitled to reduce his liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure is fraudulent, the insurer may also have the option of avoiding the contract from its beginning.

CONTRACTING OUT OR REMOVING INSURERS RIGHTS OF SUBROGATION

You will prejudice your rights to a claim if, without prior agreement from your insurer you make any agreement that will prevent the insurer from recovering a loss from a third party. These 'hold harmless' are often found in leases and maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts.

INSURING THE INTEREST OF OTHER PARTIES

If you require the interests of another party to be covered you must request this and ensure they are noted on your policy. Most policy conditions will exclude indemnity to other parties (eg mortgagees, lessors or principals etc) unless their interest is noted on the policy.

UTMOST GOOD FAITH

A contract of insurance is a contract based on the utmost good faith and there is implied in such a contract a provision requiring each party to it to act towards the other party with the utmost good faith. If you fail to do so it may prejudice your claim.

UNDER INSURANCE

Your contract of insurance may contain an average provision. It is important that you nominate a sum insured to represent the full value of the property insured. If you fail to insure the full value your claim may be reduced in proportion with your underinsurance.

DUTY TO NOT TO MISREPRESENT – CONSUMER PRODUCTS

When purchasing insurance wholly or predominantly for personal, domestic, or household purposes, you have a duty to take reasonable care not to make a misrepresentation to the insurer. This means that it is essential that you answer questions honestly and to the best of your knowledge, including when you confirm or update information when you enter into, vary, extend, reinstate or renew a Policy. The responsibility to take reasonable care not to make a misrepresentation applies to everyone who will be insured under the policy. If you answer questions on behalf of others, the insurer will treat your answers or representations as theirs. **If You do not meet the above Duty**, the insurer may refuse or not fully pay your claim and/or cancel your policy. If the misrepresentation was deliberate or reckless, the insurer may refuse to pay a claim and treat your policy as if it never existed.

CHANGE IN RISK CIRCUMSTANCES

You must inform your broker of any material changes in your business; if you fail to do so an insurer may be entitled to deny a potential claim. You should inform your broker about any changes in location, new products/procedures or any departure from your ordinary business. If you are in doubt as to whether you should disclose any changes please contact your broker for advice.

CLAIMS MADE POLICIES

Certain policies (eg many types of professional indemnity policies) are claims made policies. These policies do not cover events that occurred before the contract was entered into. If you give an insurer notice of circumstances that may give rise to a claim during the policy period, the insurer will cover claims made later that arise out of those circumstances.

LEASING, HIRING & BORROWING PROPERTY

When you lease, hire or borrow property, make sure that the contract clearly identifies who is responsible for insuring the property. Industrial Special Risks policies automatically cover property which you are responsible to insure, subject to the policy excess. Public liability insurance may assist you meet claims relating to property damage to property which you lease or hire. A sub-limit usually applies to the amount you can claim for damage to property in your care, custody or control.

INSURER SOLVENCY

We do not warrant or guarantee the current or ongoing solvency or financial viability of the insurer because we have no control over the insurer's performance and this can be affected by many complex commercial and economic factors.

PREMIUM FINANCE

If you choose to finance your premium Ausure and your representative will receive up to 4% of the amount financed for providing the referral and assisting you to arrange the facility. This will not result in any additional costs to you. We recommend that you carefully read the finance contract to understand the implications in the event you cancel your insurance policy before expiry.

CANCELLATIONS AND AMENDMENTS

We do not refund our fees or commission received for arranging the policy. Please note that premium finance contracts contain terms that reduce the amount you will receive from any refund. Please see the terms of your contract for more information.

HOW DO WE RESOLVE COMPLAINTS?

In the event that you have a complaint about the manner in which we provide any financial service please contact Ausure's Complaints Manager by phone on (07) 3319 5100 or by writing to the address shown on the front of this invoice. If your complaint remains unresolved, Ausure's dispute committee will review the matter and respond within 15 days. Your complaint will be dealt with fairly and promptly but if you remain dissatisfied with the final decision you may refer the matter to the Australian Financial Complaints Authority (AFCA), which acts as Ausure's external dispute resolution provider. AFCA can be contacted on 1800 931 678 or info@afca.org.au.

NON PAYMENT OF PREMIUM

Our usual payment terms are 14 days from the date shown on the invoice. If this invoice is unpaid after 30 days we will advise the insurer that the policy is unpaid. The insurer may cancel the policy and/or pursue payment from you.

Policy Particulars:

SUU Residential Strata Insurance

Insured: Body Corporate for Stratford Garden Apartments CTS 30763

Policy No: 06S3551445

Type of Insurance: Residential Strata

Period of Insurance: From 4:00pm 01/04/2025 to 4:00pm 01/04/2026

Situation: 3-9 Stratford Parade, STRATFORD QLD 4870

Property Details:

Number of Units/Lots	28	Year Built	2002	Heritage Listed	No
Number of Levels	2	Construction - Wall	Rendered Masonry Block	Commercial Lots	0
Number of Basements	0	Construction - Floors	Concrete	Known Hazards/Building Defects	Nil noted
Number of Lifts	0	Construction - Roof	Colourbond		
Number of Pools	2	EPS, ACP or Asbestos in Construction	Nil noted		
Number of Gyms	0	Water Features	0		

Cover Details:

Section 1:

Building including Common Contents	\$8,230,020
Loss of Rent/Temporary Accommodation (15%)	\$1,234,504
Catastrophe or Emergency (15%)	\$1,234,504
Additional Loss of Rent	Not Included
Additional Catastrophe or Emergency	Not Included
Floating Floors	Not Included
Flood	Included

Section 2:

Glass	Included
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Section 3:

Theft	Included
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Section 4:

Liability	\$10,000,000
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Section 5: Fidelity Guarantee	\$100,000
Section 6: Office Bearers Liability	\$1,000,000
Section 7: Voluntary Workers (Weekly/Capital Benefit)	\$2,000 / \$200,000
Section 8: Government Audit Costs	\$25,000
Section 9: Legal Expenses	\$50,000
Section 10: Workplace, Health & Safety Breaches	\$100,000
Section 11: Machinery Breakdown	Not Included
Section 12: Lot Owner Improvements (Per Unit)	\$250,000
Section 13: Workers Compensation	Not Included

Excess Details:

Section 1 - Building including Common Contents

\$2,000 all other claims + as per policy wording

\$20,000 bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage

\$20,000 water damage claims

Section 2 - Glass

\$2,000 all claims

Section 3 - Theft

\$2,000 all claims

Special Terms/Conditions:

Flood

This policy is extended to include flood.

The word 'flood' is deleted from exclusion 1.e on page 35 and exclusion e on page 40.

Insurer:

Insurance Australia Limited trading as CGU Insurance ABN 11 000 016 722

SCHEDULE C	BY-LAWS
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1 DEFINITIONS

1.1 Dictionary

Act	means the Body Corporate and Community Management Act 1997
Regulations	means the Body Corporate and Community Management (Standard Module) Regulation 1997
Body Corporate	has the same meaning as the Act
Committee	has the same meaning as the Act
Caretaker	means the person engaged by the Body Corporate to perform caretaking and other services
Commissioner	has the same meaning as the Act
Common Property	has the same meaning as the Act
Invitee	any person on the Scheme Land with the permission of an Occupier
Lot	has the same meaning as the Act
Occupier	an Owner of a Lot, a tenant of a Lot, a licensee of a Lot, or any other person resident in a Lot
Owner	has the same meaning as the Act
Scheme Land	has the same meaning as the Act

1.2 Rules for interpretation

In these by-laws unless the context indicates a contrary intention:

- 1.2.1 Words denoting any gender include all genders
- 1.2.2 The singular number includes the plural and vice versa
- 1.2.3 A person includes their executors, administrators, successors, substitutes and assignors
- 1.2.4 Words importing persons will include all bodies, associations, trusts, partnerships, instrumentalities and entities corporate or unincorporated, and vice versa
- 1.2.5 Any obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, any two or more of them jointly and each of them severally
- 1.2.6 References to any legislation includes any legislation which amends or replaces that legislation
- 1.2.7 Headings are included for convenience only and will not affect the interpretation of these by-laws
- 1.2.8 A reference to any thing includes the whole or each part of it, and
- 1.2.9 In interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them

2 NOISE

- 2.1 An Owner or Occupier of a Lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.
- 2.2 Occupiers leaving or returning to Lots late at night or early in the morning must do so with minimum noise.

3 VEHICLES

- 3.1 The Occupier of a Lot must not park a vehicle (whether operative or not), boat, caravan, trailer, plant or equipment, or allow a vehicle to stand, on the Common Property except:
 - 3.1.1 with the Body Corporate's written approval; or
 - 3.1.2 where authorised by an exclusive use by-law.
- 3.2 An approval under by-law 3.1 must state the period for which it is given.
- 3.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the Occupier.

4 OBSTRUCTION

- 4.1 An Owner or Occupier of a Lot shall not obstruct lawful use of Common Property by any person.
- 4.2 An Occupier must not cause a nuisance or act in such a way as to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

5 DAMAGE TO VEGETATION ETC ON COMMON PROPERTY

An owner or occupier of a lot shall not -

- 5.1 damage any lawn, garden tree, shrub or plant or flower being part of or situated upon common property; or
- 5.2 except with the consent in writing of the Body Corporate, use for their own purposes as a garden any portion of the common property.

6 DAMAGE TO COMMON PROPERTY

- 6.1 An Owner or Occupier of a Lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Body Corporate, but this by-law does not prevent an Owner or Occupier, or person authorised by them from installing:
 - 6.1.1 any locking or other safety device for protection of a Lot against intruders; or
 - 6.1.2 any screen or other device to prevent entry of animals or insects upon a Lot
- 6.2 Any device installed in accordance with by-law 6.1 must be:
 - 6.2.1 constructed in a proper manner;
 - 6.2.2 maintained in a state of good and serviceable repair by the Owner or Occupier, and
 - 6.2.3 not detract from the amenity of the building.

7 BEHAVIOUR OF INVITEES

An owner or occupier of a lot shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

8 DEPOSITING RUBBISH ETC ON COMMON PROPERTY

An owner or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

9 APPEARANCE OF BUILDING

An Occupier must not hang any washing, towel, bedding, clothing or other article (except on clothes lines provided for the purpose of hanging laundry) on any part of his Lot in such a way as to be visible from another Lot, the Common Property or outside the Scheme Land, except with the consent in writing of the Body Corporate Committee.

10 STORAGE OF FLAMMABLE LIQUIDS ETC

An owner or occupier of a lot shall not, except with the consent in writing of the Body Corporate, use or store upon their lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

11 GARBAGE DISPOSAL

An owner or occupier of a lot shall -

- 11.1 save where the Body Corporate has provided some other means of disposal of garbage, maintain within their lot, or on such part of the common property as may be authorised by the Body Corporate, in a clean and dry condition and adequately covered a receptacle for garbage;
- 11.2 comply with all local government by-laws and ordinances relating to the disposal of garbage;
- 11.3 ensure that the health, hygiene and comfort of the owner or occupier of any other lot is not adversely affected by their disposal of garbage.

12 KEEPING OF ANIMALS

Subject to Section 143 of the Act an owner or occupier of a lot shall not, without approval in writing of the Body Corporate, keep any animal upon their lot or the common property.

EXTERNAL APPEARANCE

An owner or occupier of a lot shall not without the consent in writing of the Body Corporate perform any works or erect any structure in on or to their lot which will in any way alter the external appearance of the building.

14 PAY TV

The Committee may give permission to owners of units to install Pay TV. As a condition of granting its permission, the owner must agree in writing to the terms upon which such permission is granted. The owner shall be responsible for the maintenance of and operating costs for that part of the common property as is affected by the installation of Pay TV and any wiring or ducting associated with it and to meet all costs associated with the installation or removal of the Pay TV facility and to indemnify the Body Corporate in respect of any claim arising out of its installation, location or removal.

Nothing in this bylaw restricts the Committee's discretion to refuse permission particularly if a satellite dish would be required for Pay TV purposes.

15 STRUCTURAL ALTERATIONS

- 15.1 An Occupier must not make any structural alterations, renovations or additions to the external part of a Lot (including, but not limited to the erection of an aerial, pergola, screen, awning or other outbuilding, the installation of an air conditioning unit or alterations to utility infrastructure), except with the consent in writing of the Body Corporate Committee.
- 15.2 Structural alterations referred to in by-law 15.1 include any alteration to water, electrical installations or work for the purpose of enclosing in any manner whatsoever the balcony (if any) of a Lot.

16 SIGNS

- 16.1 An Owner or Occupier of a Lot shall not paint, affix or display any signs, advertisements, notices, posters, placards, banners or like material to or on any part of the building, nor do anything to vary the external appearance of their Lot without the prior consent of the Committee
- 16.2 Notwithstanding by-law 16.1 whilst the original Owner remains an Owner of any Lot, it or its servants and/or agents may without the consent of the Committee paint, affix or display any signs advertisements notices posters placards or banners to or on any part of the building for the purpose of offering for sale any Lot.

NO OBSTRUCTION

- 17.1 *The Occupier of a Lot must not, subject to any exclusive use by-law, without having obtained the Body Corporates prior written approval;*
- 17.1.1 park a vehicle, or allow a vehicle to stand on the Common Property; or
- 17.1.2 permit another to park a vehicle or allow a vehicle to stand on the Common Property.
- 17.2 The Occupier of a Lot must not personally or permit an Invitee to:
- 17.2.1 obstruct any access way to the Common Property;
- 17.2.2 use access ways for any purpose other than entry to and departure from their respective Lots.

18 WINDOWS AND GLASS

An Owner must ensure all glass (including windows and doors) is kept clean and promptly replaced with glass of the same kind and weight, if cracked or broken.

WATER APPARATUS

- 19.1 The water closets conveniences and other water apparatus including water pipes and drains shall not be used for any purpose other than those for which they are constructed and no sweepings or rubbish or other unsuitable substance shall be deposited therein.
- 19.2 Any damage or blockage resulting to such water closets conveniences water apparatus waste pipes and drains for misuse or negligence shall be borne by the owner or occupier responsible whether the same is caused by their own actions or those of their servants agents licensees or invitees.

20 REPAIR

- 20.1 An Owner or Occupier of a Lot shall give the Body Corporate Committee prompt notice of any accident to or defect in the water pipes, gas pipes, electric installations or fixtures which comes to their knowledge.
- 20.2 The Committee has authority to direct its agents or servants to examine or make such repairs or renovations as it may deem necessary in the circumstances to ensure the safety and preservation of the building.

21 PESTS AND VERMIN

All lots shall be kept clean and all practicable steps shall be taken to prevent infestation by vermin and/or insects.

22 NO LITTER

An Owner or Occupier of a Lot shall not throw, permit to be thrown or allow to fall any paper, rubbish, refuse, cigarette butts or other substance whatsoever out of windows, doors, down the staircase passages, from balconies or the roof or in passageways of the building.

23 STORAGE

Any boxes, containers or similar items intended to be used for storage purposes shall be stored tidily and so far as possible, out of sight.

24 RULES

The Committee may make rules relating to the common property and in particular in relation to the outdoor and indoor recreational facilities and the lifts, not inconsistent with these by-laws and the same shall be observed by the owners unless and until they are disallowed or revoked by a majority resolution at a general meeting of the owners.

25 CONSENT OF COMMITTEE

An owner or occupier of a lot shall not directly instruct any contractors or workers employed by the Body Corporate unless so authorised, and all requests for consideration of any particular matter to be referred to the Committee or to the Body Corporate shall be directed to its Secretary and not to the chairperson or any member of the Committee.

26 INSURANCES

26.1 An Owner or Occupier of a Lot shall not:

- 26.1.1 bring onto, do or keep anything in a Lot which may increase the rate of fire insurance on the building or any property on the parcel; or
- 26.1.2 which may conflict with the laws and/or regulations relating to fires or any insurance policy on the building or any property on the parcel; or
- 26.1.3 the regulations or ordinances of any public authority for the time being in force.

27 INSPECTION

27.1 Upon seven days notice in writing (or without notice in an emergency) the Committee and its servants, agents and contractors shall be permitted to inspect the interior of any Lot and to test any electrical or water installations or equipment therein and to trace and repair any leakage or defect in the said installations or equipment.

27.2 The Committee in exercising this power must ensure that its servants agents and employees cause as little inconvenience to the Owner as is reasonable in the circumstances.

28 KEYS

28.1 An Owner of a Lot to whom any key or any operating system is given by the Body Corporate shall exercise a high degree of caution and responsibility in making the same available for use by any Occupier of a Lot.

28.2 Such keys or operating system must be returned to the Body Corporate upon the Owner ceasing to be an Owner.

29 SECURITY

The Body Corporate Committee may take all reasonable steps to ensure the security of the parcel and Body Corporate's personal property and the observance of these by-laws and without limiting the generality of the foregoing may:

29.1 close off any part of the Common Property not required for entry to or exit from a Lot or car parking space either on a temporary or permanent basis.

29.2 make any other restrictions regarding the access to or usage by Occupiers of any part of the Common Property deemed necessary.

29.3 permit any designated part of the Common Property to be used by any security personal, firm or company as a means of monitoring the security and general safety of the Scheme Land.

USE OF LOTS

Subject to the rights of any owner or occupier who has entered into an agreement with the body corporate to conduct caretaking services from that owner's or occupier's lots The lots have been designed and constructed for use for residential purposes and subject to rights of the owners and occupiers of those lots under the town plan for the local government area in which the building is situated, those lots shall be used for residential uses only.

31 SPECIAL PRIVILEGES - EXTERNAL WALLS OF UNITS

31.1 With the prior written approval of the Committee the proprietor of each lot shall be entitled to install air-conditioning, ventilation plant and equipment and similar things on the on the exterior walls of the building below the level of the fascia outside that proprietor's unit.

31.2 Any proprietor who exercises the rights under this by-law to affix anything to the exterior walls of the building, shall be responsible for the maintenance and security of such items and shall immediately attend to any repairs or replacements if inaction might present a risk of damage to the building or other proprietor's units or their fixtures attached to the walls thereof.

31.3 Except as otherwise provided in this or any other by-law, no proprietor is to be responsible for the performance of the duties of the Body Corporate under the Act in respect of common property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Not Applicable

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Not Applicable

TCM AGREEMENTS PTY LTD Company

Statement of Financial Affairs

Prepared for Owners of Community Title Scheme 30763

"STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE STRATFORD QLD 4870

For the Financial Period 01/10/24 to 30/09/25

Prepared by Jules Steer on 17/10/25

TCM AGREEMENTS PTY LTD Company

Suite 1, 27 Lake Street CAIRNS QLD 4870 ABN: 85622244188

Ph: 07 4031 7877 Email: info@tcmstrata.com

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Balance Sheet - C.T.S. 30763
"STRATFORD GARDENS APARTMENTS"
3 STRATFORD PARADE, STRATFORD, QLD 4870
For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer
FINAL

Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
Assets			
Cash At Bank STRATFORD GARDENS APARTMENTS CTS 30763	\$56,535.46	\$40,651.19	\$97,186.65
GST Paid	\$946.21	\$4,235.65	\$5,181.86
GST Unpaid	\$99.55	\$0.00	\$99.55
Total Assets	\$57,581.22	\$44,886.84	\$102,468.06
Liabilities			
Accounts Payable	\$1,095.05	\$0.00	\$1,095.05
BAS Clearing	\$(845.36)	\$(824.98)	\$(1,670.34)
GST Collected	\$2,794.06	\$1,706.38	\$4,500.44
GST Uncollected	\$(1,959.09)	\$(1,172.35)	\$(3,131.44)
Levies Paid in Advance	\$21,550.32	\$12,895.69	\$34,446.01
Total Liabilities	\$22,634.98	\$12,604.74	\$35,239.72
Net Assets	\$34,946.24	\$32,282.10	\$67,228.34
Owners Funds			
Opening Balance	\$39,530.71	\$51,221.44	\$90,752.15
Net Income For The Period	\$(4,584.47)	\$(18,939.34)	\$(23,523.81)
Total Owners Funds	\$34,946.24	\$32,282.10	\$67,228.34

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Income and Expenditure Statement - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS" 3 STRATFORD PARADE, STRATFORD, QLD 4870 For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer **FINAL**

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Discount on Levies	\$(23,678.20)	\$0.00	\$(23,011.45)
Levy Income	\$130,506.56	\$112,040.00	\$128,985.60
Total	\$106,828.36	\$112,040.00	\$105,974.15
Total Administrative Fund Income	\$106,828.36	\$112,040.00	\$105,974.15

Expenses

Offsite Archiving Storage Costs	\$184.05	\$0.00	\$0.00
Total	\$184.05	\$0.00	\$0.00
Adjustments			
PRIOR YEAR ADJUSTMENT	\$28,687.38	\$0.00	\$0.00
Total Adjustments	\$28,687.38	\$0.00	\$0.00
Body Corporate Management			
ADDITIONAL SERVICES	\$6,154.69	\$4,500.00	\$4,237.76
DISBURSEMENT CHARGES	\$0.00	\$25.00	\$0.00
SECRETARIAL FEE	\$8,969.36	\$9,050.00	\$9,030.44
Total Body Corporate Management	\$15,124.05	\$13,575.00	\$13,268.20
Cleaning			
CLEANING - EXTRA	\$0.00	\$2,750.00	\$1,375.00
CLEANING - SERVICES	\$567.00	\$1,200.00	\$600.00
Total Cleaning	\$567.00	\$3,950.00	\$1,975.00
Compliance & Reporting			
CONTRACTOR COMPLIANCE	\$84.35	\$70.00	\$69.30
POOL COMPLIANCE	\$157.23	\$185.00	\$183.50
REPORT COSTS	\$2,092.09	\$1,000.00	\$0.00
WH&S - REPORTS	\$0.00	\$0.00	\$1,001.50
Total Compliance & Reporting	\$2,333.67	\$1,255.00	\$1,254.30
Electricity			
COMMUNITY POWER	\$4,859.38	\$2,160.00	\$2,160.14
ENERGY REBATE	\$(1,375.00)	\$0.00	\$0.00
Total Electricity	\$3,484.38	\$2,160.00	\$2,160.14
General			

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Income and Expenditure Statement - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS" 3 STRATFORD PARADE, STRATFORD, QLD 4870 For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer **FINAL**

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
General (Continued)			
PEST CONTROL	\$630.91	\$1,200.00	\$1,152.00
Total General	\$630.91	\$1,200.00	\$1,152.00
Grounds Maintenance			
GARDEN R & M	\$9,912.50	\$9,000.00	\$8,703.08
Total Grounds Maintenance	\$9,912.50	\$9,000.00	\$8,703.08
Insurance			
INSURANCE - BLDG & PUB. LIAB	\$20,818.12	\$65,800.00	\$58,362.43
INSURANCE - BROKER FEE	\$1,500.00	\$0.00	\$0.00
INSURANCE - STAMP DUTY	\$2,033.77	\$0.00	\$0.00
INSURANCE RENEWAL MANAGEMENT FEE	\$818.18	\$0.00	\$0.00
INSURANCE/OTHER	\$0.00	\$900.00	\$0.00
Total Insurance	\$25,170.07	\$66,700.00	\$58,362.43
Pool Expenses			
POOL R&M	\$9,427.76	\$7,500.00	\$6,556.99
Total Pool Expenses	\$9,427.76	\$7,500.00	\$6,556.99
Professional Fees & Subscriptions			
BAS	\$380.76	\$0.00	\$0.00
ELECTRONIC STORAGE & TECHNOLOGY	\$592.25	\$650.00	\$624.68
LEGAL / DEBT COLLECTION EXPENSES	\$273.47	\$0.00	\$0.00
LEGAL SERVICES - DEBT RECOVERY	\$0.00	\$0.00	\$0.00
MAILHOUSE	\$835.06	\$500.00	\$622.88
TAX YEAR FINANCIAL PREPARATION AND REPORTING	\$337.09	\$1,050.00	\$1,038.48
Total Professional Fees & Subscriptions	\$2,418.63	\$2,200.00	\$2,286.04
Repairs & Maintenance			
BUILDING R & M	\$2,002.70	\$500.00	\$0.00
ELECTRICAL R&M	\$1,970.70	\$500.00	\$325.64
GUTTERS	\$3,750.00	\$0.00	\$0.00
PAINTING	\$1,147.00	\$0.00	\$0.00
PLUMBING R&M	\$2,167.57	\$500.00	\$0.00
QUOTE REQUEST	\$290.29	\$1,000.00	\$848.82
WORK ORDERS	\$2,144.17	\$2,000.00	\$1,857.51
Total Repairs & Maintenance	\$13,472.43	\$4,500.00	\$3,031.97
Total Administrative Fund Expenses	\$111,412.83	\$112,040.00	\$98,750.15

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Income and Expenditure Statement - C.T.S. 30763
"STRATFORD GARDENS APARTMENTS"
3 STRATFORD PARADE, STRATFORD, QLD 4870
For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer
FINAL

Consolidated

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Administrative Fund Surplus/Deficit	\$(4,584.47)	\$0.00	\$7,224.00
Opening Balance for the period	\$39,530.71	\$0.00	\$32,306.71
Closing Balance for the period	\$34,946.24	\$0.00	\$39,530.71

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Income and Expenditure Statement - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS" 3 STRATFORD PARADE, STRATFORD, QLD 4870 For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer **FINAL**

Consolidated

Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Levy Income	\$77,104.98	\$66,779.55	\$55,676.40
Total	\$77,104.98	\$66,779.55	\$55,676.40
Default			
Discount on Levies	\$(14,120.60)	\$0.00	\$(9,771.00)
Total Default	\$(14,120.60)	\$0.00	\$(9,771.00)
Total Sinking Fund Income	\$62,984.38	\$66,779.55	\$45,905.40
Expenses			
BUILDING REPAIRS & MAINT	\$1,339.18	\$0.00	\$10,403.80
ELECTRICAL	\$709.14	\$0.00	\$3,590.45
LIGHTING	\$0.00	\$0.00	\$469.35
PLUMBING	\$57,995.63	\$0.00	\$18,987.12
POOL CHLORINATOR	\$1,072.73	\$0.00	\$0.00
POOL PUMP	\$1,027.27	\$0.00	\$0.00
PRESSURE CLEANING	\$0.00	\$0.00	\$2,250.00
SINKING FUND BUDGET	\$0.00	\$45,635.00	\$0.00
Total	\$62,143.95	\$45,635.00	\$35,700.72
Grounds Maintenance			
PAINTING	\$19,779.77	\$21,144.55	\$21,144.55
Total Grounds Maintenance	\$19,779.77	\$21,144.55	\$21,144.55
Total Sinking Fund Expenses	\$81,923.72	\$66,779.55	\$56,845.27
Sinking Fund Surplus/Deficit	\$(18,939.34)	\$0.00	\$(10,939.87)
Opening Balance for the period	\$51,221.44	\$0.00	\$62,161.31
Closing Balance for the period	\$32,282.10	\$0.00	\$51,221.44

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Lot Positions Report - C.T.S. 30763
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Administrative Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	MS V ATTWOOD	\$951.43 CR	\$4,937.98	\$0.00	\$4,974.37	\$987.82 CR	\$0.00
2	2	TREVOR DAVID HARTWELL	\$951.43 CR	\$4,957.46	\$0.00	\$4,993.85	\$987.82 CR	\$0.00
3	3	MS D MCGUINNESS	\$0.00	\$4,937.98	\$0.00	\$5,925.80	\$987.82 CR	\$0.00
4	4	PHILIPPA JANE DENNY	\$951.43 CR	\$4,957.46	\$0.00	\$4,993.85	\$987.82 CR	\$0.00
5	5	MARIE JEANETT SHEEDY	\$951.43 CR	\$4,937.98	\$0.00	\$4,974.37	\$987.82 CR	\$0.00
6	6	JEREMY PALOA BARTLETT	\$951.43 CR	\$4,957.46	\$0.00	\$4,006.03	\$0.00	\$0.00
7	7	MICHELLE SCHOFIELD	\$1,147.83 CR	\$5,871.40	\$0.00	\$4,723.57	\$0.00	\$0.00
8	8	TIEN HUNG BUI & KHOA THI BUI	\$926.67 CR	\$4,795.12	\$0.00	\$4,823.79	\$955.34 CR	\$0.00
9	9	PHILLIPA VI SIBLEY	\$4,250.84 CR	\$4,775.64	\$0.00	\$2,129.38	\$1,604.58 CR	\$0.00
10	10	DAMON CHRISTOPHER TOFT	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
11	11	DAVID COLLINS	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
12	12	KAMILLA SHARON BIELSKI	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
13	13	MR RICHARD & MRS ELIZABETH GORDON	\$0.00	\$4,775.64	\$0.00	\$5,730.98	\$955.34 CR	\$0.00
14	14	CHLOE JADE SMITH	\$0.00	\$5,871.40	\$0.00	\$5,871.40	\$0.00	\$0.00
15	15	ANDREW WILLIAM KELLAHAN	\$0.00	\$4,937.98	\$0.00	\$5,925.80	\$987.82 CR	\$0.00
16	16	RUTH EVELYN THOMPSON	\$951.43 CR	\$4,937.98	\$0.00	\$4,974.37	\$987.82 CR	\$0.00
17	17	MR Z & MRS K ST PIERRE	\$951.43 CR	\$5,087.42	\$288.13	\$4,644.12	\$220.00 CR	\$0.00
18	18	ANNA MARIA CITO	\$939.92 CR	\$4,937.98	\$0.00	\$5,090.93	\$1,092.87 CR	\$0.00
19	19	NERAMIT CHANPUKDEE	\$0.00	\$4,937.98	\$0.00	\$4,937.98	\$0.00	\$0.00
20	20	MR B & MRS H PRICE	\$951.43 CR	\$4,937.98	\$0.00	\$4,974.37	\$987.82 CR	\$0.00
21	21	SHARI MAREE PINFIELD	\$1,494.81 CR	\$5,890.88	\$0.00	\$5,572.98	\$1,176.91 CR	\$0.00
22	22	KATI BERETKA	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
23	23	MS CAROL MARTHEZE	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
24	24	SATU KETTUNEN	\$926.67 CR	\$4,775.64	\$0.00	\$3,848.97	\$0.00	\$0.00
25	25	PETER STANLEY MITCHELL	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
26	26	SUNGAE SEO	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
27	27	SAM WINBORN-SHARP	\$926.67 CR	\$4,775.64	\$0.00	\$4,804.31	\$955.34 CR	\$0.00
28	28	ANTHONY RALPH & JENNIFER RALPH AS TRUSTEE FOR BAIL OUT SMSF	\$1,175.73 CR	\$5,871.40	\$0.00	\$4,695.67	\$0.00	\$0.00
Administrative Fund Totals			\$-25,887.27	\$140,295.88	\$288.13	\$136,247.06	\$-21,550.32	\$0.00
							Administrative Fund Arrears	\$0.00
							Administrative Fund Advances	\$21,550.32

TCM AGREEMENTS PTY LTD Company

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Lot Positions Report - C.T.S. 30763
"STRATFORD GARDENS APARTMENTS"
3 STRATFORD PARADE, STRATFORD, QLD 4870
 For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer
FINAL

Consolidated

Sinking Fund

Lot#	Unit#	Owner Name	Opening Balance	Levied	Special Levy	Paid	Closing Balance	Interest Paid
1	1	MS V ATTWOOD	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
2	2	TREVOR DAVID HARTWELL	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
3	3	MS D MCGUINNESS	\$0.00	\$3,048.22	\$0.00	\$3,657.85	\$609.63 CR	\$0.00
4	4	PHILIPPA JANE DENNY	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
5	5	MARIE JEANETT SHEEDY	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
6	6	JEREMY PALOA BARTLETT	\$406.62 CR	\$3,048.22	\$0.00	\$2,641.60	\$0.00	\$0.00
7	7	MICHELLE SCHOFIELD	\$437.92 CR	\$3,282.70	\$0.00	\$2,844.78	\$0.00	\$0.00
8	8	TIEN HUNG BUI & KHOA THI BUI	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
9	9	PHILLIPA VI SIBLEY	\$750.66 CR	\$2,813.76	\$0.00	\$3,188.52	\$1,125.42 CR	\$0.00
10	10	DAMON CHRISTOPHER TOFT	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
11	11	DAVID COLLINS	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
12	12	KAMILLA SHARON BIELSKI	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
13	13	MR RICHARD & MRS ELIZABETH GORDON	\$0.00	\$2,813.76	\$0.00	\$3,376.47	\$562.71 CR	\$0.00
14	14	CHLOE JADE SMITH	\$0.00	\$3,282.70	\$0.00	\$3,282.70	\$0.00	\$0.00
15	15	ANDREW WILLIAM KELLAHAN	\$0.00	\$3,048.22	\$0.00	\$3,657.85	\$609.63 CR	\$0.00
16	16	RUTH EVELYN THOMPSON	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
17	17	MR Z & MRS K ST PIERRE	\$406.62 CR	\$3,048.22	\$0.00	\$2,641.60	\$0.00	\$0.00
18	18	ANNA MARIA CITO	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
19	19	NERAMIT CHANPUKDEE	\$0.00	\$3,048.22	\$0.00	\$3,048.22	\$0.00	\$0.00
20	20	MR B & MRS H PRICE	\$406.62 CR	\$3,048.22	\$0.00	\$3,251.23	\$609.63 CR	\$0.00
21	21	SHARI MAREE PINFIELD	\$521.03 CR	\$3,282.70	\$0.00	\$3,418.17	\$656.50 CR	\$0.00
22	22	KATI BERETKA	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
23	23	MS CAROL MARTHEZE	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
24	24	SATU KETTUNEN	\$375.33 CR	\$2,813.76	\$0.00	\$2,438.43	\$0.00	\$0.00
25	25	PETER STANLEY MITCHELL	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
26	26	SUNGAE SEO	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
27	27	SAM WINBORN-SHARP	\$375.33 CR	\$2,813.76	\$0.00	\$3,001.14	\$562.71 CR	\$0.00
28	28	ANTHONY RALPH & JENNIFER RALPH AS TRUSTEE FOR BAIL OUT SMSF	\$437.92 CR	\$3,282.70	\$0.00	\$2,844.78	\$0.00	\$0.00
Sinking Fund Totals			-\$9,560.41	\$83,474.56	\$0.00	\$86,809.84	-\$12,895.69	\$0.00
							Sinking Fund Arrears	\$0.00
							Sinking Fund Advances	\$12,895.69

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

Consolidated

Administrative Fund - Other Income

Total for Administrative Fund - Other Income

\$0.00

Administrative Fund - Expenses

ADDITIONAL SERVICES

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	maintenance Re pool, phone message from Deb and email committee to check pool and advise if I need t <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$11.24
31/10/2024	91280	insurance claim L18 email from broker advising that declined claim has now been accepted	\$98.32	\$109.56
31/10/2024	91280	search a <i>TCM AGREEMENTS PTY LTD</i> review and respond to emails RE pool auto filler (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$115.18
31/10/2024	91280	maintenance RE cleaning light, email from contractor, respond and update WO file (01/10/2024 - 31/1 <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$120.80
31/10/2024	91280	review Audit results from Sunday's walk around Stratford Gardens and respond to committee to ask if <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$134.85
31/10/2024	91280	Maintenance - Audit results from Sunday's walk around review audit and put together list and sugges <i>TCM AGREEMENTS PTY LTD</i>	\$168.55	\$303.40
31/10/2024	91280	emails with Michelle RE Maintenace request submitted - respond and seek further details as not submi <i>TCM AGREEMENTS PTY LTD</i>	\$2.81	\$306.21
31/10/2024	91280	maintenance RE emails - maintenance request L7 - bank clearing (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$320.26
31/10/2024	91280	maintenance request 'bank clearing' review emails and photos from committee, review plans and satelli <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$362.40
31/10/2024	91280	maintenance RE various matters - AUDIT obtain committee approval - arrange details including photo <i>TCM AGREEMENTS PTY LTD</i>	\$210.68	\$573.08
31/10/2024	91280	Prepare & distribute letter to all residents re garbage disposal (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$39.33	\$612.41
31/10/2024	91280	request from builder for insurance claim to use car space for skip bin, respond and email committee <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$626.46
31/10/2024	91280	emails with owner Liz Gordon RE water leak and water bill (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$632.08
31/10/2024	91280	send Ruth councils details (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$2.81	\$634.89
31/10/2024	91280	emails RE skip bin placement for insurance works (01/10/2024 - 31/10/2024) <i>TCM AGREEMENTS PTY LTD</i>	\$2.81	\$637.70
31/10/2024	91280	receive quote from Raymond plumbing, review, respond and send to maintenance to seek approval (01/1 <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$648.94
31/10/2024	91280	PC with Builder and search records for fire penetration works in 2021 details and provide info (01/ <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$677.03

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	emails with Michelle RE details of building for personal insurance (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$2.81	\$679.84
31/10/2024	91280	receive quote from CID review and send instruction to maintenance department (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$2.81	\$682.65
31/10/2024	91280	PC with tenant L19 RE rubbish left on common property letter (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$688.27
31/10/2024	91280	emails with Kati and arrange QR for handrails (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$693.89
31/10/2024	91280	Follow up email sent to Committee for quote consideration for Ace's Mowing Maintenance - original em TCM AGREEMENTS PTY LTD	\$5.62	\$699.51
31/10/2024	91280	Email to Committee for quote consideration for lawn maintenance service provided by Ace's Mowing (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$705.13
31/10/2024	91280	Email to Committee for quote consideration for tiles lifting (ongoing works at property) provided by TCM AGREEMENTS PTY LTD	\$5.62	\$710.75
31/10/2024	91280	Email follow up to Committee for Raymond Plumbing for scope of works for tiling (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$716.37
31/10/2024	91280	emails with agent L10 RE hot water issues in unit (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$11.24	\$727.61
31/10/2024	91280	Email to Committee for Unit 7 inquiry for yard maintenance (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$4.24	\$731.85
31/10/2024	91280	Email to Committee for Raymond Plumbing quote for ongoing scope of works (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$737.47
31/10/2024	91280	Email to Committee for quote consideration by Integral Electrics for light replacement (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$743.09
31/10/2024	91280	Email to Committee for quote approval supplied by Consider It Done for hose reel & compliance paint TCM AGREEMENTS PTY LTD	\$5.62	\$748.71
31/10/2024	91280	Email to Committee for quote approval for balustrades bases / plates for pool area - handrail quote TCM AGREEMENTS PTY LTD	\$14.05	\$762.76
30/11/2024	92424	maintenance - review email with quotes for pool contractor and email committee for instruction (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$28.09	\$790.85
30/11/2024	92424	maintenance RE quote for pool hand rail - email from CID and email committee, arrange QR from Hanby TCM AGREEMENTS PTY LTD	\$14.05	\$804.90
30/11/2024	92424	insurance claim L18, email from broker following up cash settlement, respond and follow up committee TCM AGREEMENTS PTY LTD	\$8.43	\$813.33
30/11/2024	92424	maintenance RE pool obtain committee approval send work order for pool equipment engage pool contr TCM AGREEMENTS PTY LTD	\$14.05	\$827.38
30/11/2024	92424	maintenance RE Raymond plumbing emails with Ruth and follow up RP for date of works (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$833.00
30/11/2024	92424	maintenance RE water leaks - email from Raymond plumbing, review, respond and send to committee (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$8.43	\$841.43

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
30/11/2024	92424	maintenance RE emails with Michelle - taps (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$847.05
30/11/2024	92424	maintenance RE onsite meeting with RP - facilitate between committee and Mark (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$852.67
30/11/2024	92424	Review email from L7 re: tap not fixed, review past WO and invoice, email L7, email Ray Plumb. (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$866.72
30/11/2024	92424	Review emails from Comm re: feedback/request for gardener, email gardener, email Comm. (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$880.77
30/11/2024	92424	email to all owners regarding removal of car from lot 4 (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$894.82
30/11/2024	92424	Review email from gardener re: Committee feedback, email Gardener. (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$908.87
30/11/2024	92424	complaint from gardener RE abuse from unit 19, respond and email agent L19 regarding unacceptable be TCM AGREEMENTS PTY LTD	\$28.09	\$936.96
30/11/2024	92424	maintenance / claim - water damage payout L18 obtain property release form and acceptance from owne TCM AGREEMENTS PTY LTD	\$70.23	\$1,007.19
30/11/2024	92424	emails with agent L19 RE disputes with gardener (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$8.43	\$1,015.62
31/12/2024	93564	Prepare file copy OCM Resolution re ins claim L18 re ceiling damaged by roof leaks. (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$33.71	\$1,049.33
31/12/2024	93564	maintenance RE Quote re railings going up to the pool area. email from Ruth review file respond as TCM AGREEMENTS PTY LTD	\$8.43	\$1,057.76
31/12/2024	93564	maintenance - emails with Ruth RE plumbing works (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$1,063.38
31/12/2024	93564	maintenance RE plumbing, emails from committee and FU Raymond plumbing (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$8.43	\$1,071.81
31/12/2024	93564	maintenance request from tenant in U15 requesting hose in car was bay, email agent to confirm action TCM AGREEMENTS PTY LTD	\$14.05	\$1,085.86
31/12/2024	93564	maintenance RE emails with Ruth complaining about pool compliance, explain process and follow up TPI TCM AGREEMENTS PTY LTD	\$42.14	\$1,128.00
31/12/2024	93564	maintenance RE plumbing works - emails form Satu and Ruth - respond to seek a clear instruction (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$1,142.05
31/12/2024	93564	maintenance RE email committee and provide update on handrail quote (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$1,156.10
31/12/2024	93564	Respond to owners query regarding dividing fence repair. (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$1,161.72
31/12/2024	93564	maintenance RE quote from Raymod Plumbing, review and send to committee for instructions (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$28.09	\$1,189.81

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/12/2024	93564	emails with Phillipia L9 RE books and records sech and send insurance policy (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$1,203.86
31/12/2024	93564	insurance claim L10 - mold in unit deeming uninhabitable, emails and PC with agent, email broker and TCM AGREEMENTS PTY LTD	\$47.75	\$1,251.61
31/12/2024	93564	insurance claim - correspondence with agent L10 requesting BC insurance pays for tenants meals (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$1,265.66
31/12/2024	93564	claim L10 - emails with assessor and agent - claims update confirming unit is habitable (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$14.05	\$1,279.71
31/12/2024	93564	maintenance RE emails with committee - water leak and fencing (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$42.14	\$1,321.85
31/12/2024	93564	maintenance RE emails with owner L21 RE Mould on bathroom ceiling, seek further info to determine if TCM AGREEMENTS PTY LTD	\$28.09	\$1,349.94
31/12/2024	93564	maintenance RE quote from Raymon Plumbing emails with Kati and email RP to consider discount (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$56.18	\$1,406.12
31/12/2024	93564	maintenance RE follow up work order 26282 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$1,411.74
31/12/2024	93564	maintenance RE emails with Debbie RE Path damage (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$5.62	\$1,417.36
31/01/2025	94983	maintenance RE emails with Hitomi RE fencing between owners units - not BC (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$1,431.41
31/01/2025	94983	WO issued for Safety report and fire safety review to QBM (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$11.24	\$1,442.65
31/01/2025	94983	As per email received from admin draft with all required documents and issued WO for Insurance Valua TCM AGREEMENTS PTY LTD	\$14.05	\$1,456.70
31/01/2025	94983	maintenance RE potential water leak L21 and 28 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$28.09	\$1,484.79
31/01/2025	94983	approval email send to committee to investigate U28 U21 bathroom leakage issue (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$1,498.84
31/01/2025	94983	draft letter to owners RE flex hose audit / replacement as instructed by Kati (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$56.18	\$1,555.02
31/01/2025	94983	Prepare & distribute letter to all owners and agents re flex hose maintenance & replacement (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$44.95	\$1,599.97
31/01/2025	94983	Quote for pool pump repair or replacement send to committee for approval (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$1,614.02
31/01/2025	94983	Reply to Maintenance re electrician recommendation for pool power issue and pool pump replacement qu TCM AGREEMENTS PTY LTD	\$5.62	\$1,619.64
31/01/2025	94983	email send for committees approval basis recommendation from Allan's pool regarding power issue affe TCM AGREEMENTS PTY LTD	\$14.05	\$1,633.69
31/01/2025	94983	phone call from the owner of lot 8 with follow up email to change the real estate agents details. (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$44.95	\$1,678.64

TCM AGREEMENTS PTY LTD Company

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/01/2025	94983	Reply to committee, copy letter wording re flexi hoses and send to all owners via email, as requested <i>TCM AGREEMENTS PTY LTD</i>	\$16.85	\$1,695.49
31/01/2025	94983	Send email to Allen's pool seeking clarification requested by committee chairperson (01/01/2025 - 31/01/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$1,703.92
31/01/2025	94983	Locate owner details for Lot 15 and 18, review quote for main water line re-run, email owners and re <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$1,717.97
28/02/2025	95549	maintenance - emails with I21 update on plumbing works, reporting flooding on CP and fallen tree re <i>TCM AGREEMENTS PTY LTD</i>	\$22.47	\$1,740.44
28/02/2025	95549	emailed send to committee for approval for fallen tree removal (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$1,748.87
28/02/2025	95549	PC with Michelle L7 - maintenance request U7 - Drainage and lighting email committee regarding conc <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$1,791.01
28/02/2025	95549	maintenance RE water leak L28 to L21 email from owner FU progress, re confirm BC / owner responsibility <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$1,833.15
28/02/2025	95549	maintenance RE water leak in U28 review investigation report - owner responsibility email owner L28 <i>TCM AGREEMENTS PTY LTD</i>	\$84.27	\$1,917.42
28/02/2025	95549	Email with Owner L12 maintenance request common lights and levy information (available on portal) <i>TCM AGREEMENTS PTY LTD</i>	\$25.28	\$1,942.70
28/02/2025	95549	Job #27503 updated the WO as informed by the contractor (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$2.81	\$1,945.51
28/02/2025	95549	send invoice to RP to owners L28 for water leak within their unit (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$16.85	\$1,962.36
28/02/2025	95549	followed up for 26991 work with Allans pool shop and updated progress. (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$1,970.79
28/02/2025	95549	Emailed to committee Quote from Allan's pool shop for replacement of pool pump (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$1,979.22
28/02/2025	95549	Receive and reply to email from L26 re maintenance requests. Forward maintenance requests to committee <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$1,984.84
28/02/2025	95549	Email send to committee for approval to fix lights between U26 & 27 (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$1,990.46
28/02/2025	95549	Replied to committee chairperson clarifying on Quote for seeking approval (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$2,001.70
28/02/2025	95549	provide info requested to Bellator RE SFF (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$2,043.84
28/02/2025	95549	Email Bylaws to Lot 13 Property manager (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$2,057.89
28/02/2025	95549	Respond to Owner email and refer to Manager Lot 25 (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$2,063.51
28/02/2025	95549	Respond to owner email and refer to manager Lot 14 (01/02/2025 - 28/02/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$2,069.13

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3 STRATFORD PARADE, STRATFORD, QLD 4870

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FINAL

ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
28/02/2025	95549	Email committee re scheduled date of gutter cleaning. (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$11.24	\$2,080.37
28/02/2025	95549	Receive email and phone call from owner re kitchen renovation, and reply to owner advising process f TCM AGREEMENTS PTY LTD	\$28.09	\$2,108.46
31/03/2025	97531	Change of Owner Processing (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$11.88	\$2,120.34
31/03/2025	97531	Phone call with Ruth to discuss guttering, water bills and then mentioned a water leak that had been TCM AGREEMENTS PTY LTD	\$28.09	\$2,148.43
31/03/2025	97531	Email committee re request to install security screen. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$11.24	\$2,159.67
31/03/2025	97531	Phone call from Ruth re water leak. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$56.18	\$2,215.85
31/03/2025	97531	Reply to email from Ray White re request to waive outstanding levy charges. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$2,257.99
31/03/2025	97531	Review Safety report, file in PIQ, update dates and email to manager with blurb. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$2,272.04
31/03/2025	97531	Research and reply to email from Ruth re maintenance issues. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$19.66	\$2,291.70
31/03/2025	97531	Email committee seeking approval to send electrician to inspect Lighting on Aeroglen side (01/03/2025) TCM AGREEMENTS PTY LTD	\$5.62	\$2,297.32
31/03/2025	97531	Email SFA and BRE to committee (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$11.24	\$2,308.56
31/03/2025	97531	Email explanation of levies to L25 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$22.47	\$2,331.03
31/03/2025	97531	Email explanation of levies to owner Lot 14 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$2,345.08
31/03/2025	97531	Email owner info on electricity and gas (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$2,353.51
31/03/2025	97531	Phone Call from Ruth re Committee / maintenance Issues (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$171.35	\$2,524.86
31/03/2025	97531	Re-issue levy notice for Lot 8 after payment & email BCM Lot 8 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$5.62	\$2,530.48
31/03/2025	97531	Follow up work order 28286 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$2,538.91
31/03/2025	97531	Follow up work order and organise quote and work for Safety Report. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$28.09	\$2,567.00
31/03/2025	97531	Phone call from Ruth Thompson re maintenance (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$2,609.14
31/03/2025	97531	Recieve and review Fire Safety Report and Fire Evacuation Plan & Register. Send to committee and lia TCM AGREEMENTS PTY LTD	\$56.18	\$2,665.32
31/03/2025	97531	Email Committee re insurance options. Review emails from committee and liaise with Astute borker and TCM AGREEMENTS PTY LTD	\$56.18	\$2,721.50
31/03/2025	97531	Recieve and review quote from Cairns Pressure Cleaning progress re Safety Audit. Email committee and TCM AGREEMENTS PTY LTD	\$28.09	\$2,749.59

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ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/03/2025	97531	Receive and review email from L6, reply to queries about electricity and levies. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$19.66	\$2,769.25
31/03/2025	97531	Liaise with committee re Pool Pump quote. Advise Allan's Pool Shop to proceed. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$2,811.39
31/03/2025	97531	Receive review and reply to email from L 9 re her daughter being a proxy. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$56.18	\$2,867.57
31/03/2025	97531	Receive and review emails from committee re lighting on Aeroglen side. Issue work order to electrician TCM AGREEMENTS PTY LTD	\$42.14	\$2,909.71
31/03/2025	97531	Draft email to all residents re issues found in safety report. Send to committee for approval. (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$36.52	\$2,946.23
30/04/2025	98667	Upload quote and forward QR 28286 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$2,960.28
30/04/2025	98667	Land valuations - review, upload, file and process to portal (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$92.65	\$3,052.93
30/04/2025	98667	2 x PC with agent U10 RE insurance claim - works to be completed she was quite upset, i explained TCM AGREEMENTS PTY LTD	\$14.05	\$3,066.98
30/04/2025	98667	draft email for response to Phillipa on historic maintenance concerns / matters (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$126.41	\$3,193.39
30/04/2025	98667	Email committee re emergency water leaks (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$30.90	\$3,224.29
30/04/2025	98667	Receive phone call from Lot 3 re tripped RCD and ongoing water damage / insurance claim. Investigate TCM AGREEMENTS PTY LTD	\$70.23	\$3,294.52
30/04/2025	98667	Receive multiple calls and emails from owners and property managers re emergency water leaks overnig TCM AGREEMENTS PTY LTD	\$179.78	\$3,474.30
30/04/2025	98667	Receive and review two emails from Phillipa. Forward to committee for review and instruction. Reply TCM AGREEMENTS PTY LTD	\$126.41	\$3,600.71
30/04/2025	98667	Receive and review email from Claims Adjuster re Lot 10 claim. Forward to committee. (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$3,642.85
30/04/2025	98667	Receive and review Safety Audit. Forward to committee. Discuss issues with Chair. Compose email to a TCM AGREEMENTS PTY LTD	\$112.36	\$3,755.21
30/04/2025	98667	Receive call from Kati re water leak L19 - advise of Alfa Plumbing and other leaks. Instructed to see TCM AGREEMENTS PTY LTD	\$16.85	\$3,772.06
30/04/2025	98667	Receive and review report from Alfa Plumbing and forward to committee (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$28.09	\$3,800.15
30/04/2025	98667	Receive and review email and video from Lot 17 re water leaks. Forward to committee. (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$3,814.20
30/04/2025	98667	Phone call from agent L19 re water leak in courtyard. Provide detail of the leaks and Alfa Plumbing TCM AGREEMENTS PTY LTD	\$28.09	\$3,842.29
30/04/2025	98667	Phone calls and corro re water leak (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$3,884.43
30/04/2025	98667	PC with Ruth Thomspson (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$5.62	\$3,890.05

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30/04/2025	98667	Call with Ruth Thomspson (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$47.75	\$3,937.80
30/04/2025	98667	Call from Debbie McGuinness re water leaks (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$16.85	\$3,954.65
30/04/2025	98667	Call from Deb McGuinness (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$33.71	\$3,988.36
30/04/2025	98667	Receive call from Alfa Plumbing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$3,996.79
30/04/2025	98667	Call from Alfa Plumbing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$16.85	\$4,013.64
30/04/2025	98667	Call with CPO re leaks (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$4,022.07
30/04/2025	98667	Review email from Alfa. Forward to committee (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$19.66	\$4,041.73
30/04/2025	98667	Receive and review email from Committee re emergency numbers on website. Reply (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$25.28	\$4,067.01
30/04/2025	98667	Recieve report from Aquatech. Review. Forward to Alfa Plumbing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$33.71	\$4,100.72
30/04/2025	98667	Recieve and review updated report and quote from Alfa Plumbing. Forward to committee (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$4,142.86
30/04/2025	98667	Recieve and review video and email report from owner re leaks. Reply (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$4,185.00
30/04/2025	98667	Receive and review email from Ruth re L10 tenancy. Advise insurer to gain access. (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$4,199.05
31/05/2025	99839	Pone call with MBS Plumbers re Phillipa's request for quote (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$4,207.48
31/05/2025	99839	Phone call with Ruth and Kati re leak (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$42.14	\$4,249.62
31/05/2025	99839	Phone call from Gretchen (tenant L19) re water leaks (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$22.47	\$4,272.09
31/05/2025	99839	Phone call; from Chair re plumbing quotes (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$67.42	\$4,339.51
31/05/2025	99839	Receive phone call from Matteo / Alfa Plumbing. R (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$8.43	\$4,347.94
31/05/2025	99839	Notification of works RE: pipe network replacement Letter to owners, residents and Property manager TCM AGREEMENTS PTY LTD	\$42.14	\$4,390.08
31/05/2025	99839	Obtain plumbing plans from CRC. Calls, emails, payment. (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$84.27	\$4,474.35
31/05/2025	99839	Receive and review Alfa Plumbing Quote. Forward to committee. (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$14.05	\$4,488.40
31/05/2025	99839	Receive and review email from Phillipa. Reply. (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$16.85	\$4,505.25
31/05/2025	99839	Receive and review quote from Tonon. Forward to committee for review. Receive responses. Advise trad TCM AGREEMENTS PTY LTD	\$70.23	\$4,575.48

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ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
31/05/2025	99839	Receive and review quote from Alfa Plumbing - distribute to committee, discuss, calls to and from AI <i>TCM AGREEMENTS PTY LTD</i>	\$168.55	\$4,744.03
31/05/2025	99839	Receive and review email L19 Property Manager re leaks. Forward to committee. Respond. (01/05/2025 - <i>TCM AGREEMENTS PTY LTD</i>	\$19.66	\$4,763.69
31/05/2025	99839	Receive and review email re insurance claim. Forward to committee for review (01/05/2025 - 31/05/202 <i>TCM AGREEMENTS PTY LTD</i>	\$19.66	\$4,783.35
31/05/2025	99839	Receive and review email from Tonon, advising commencement date of 9 June. Negotiate a sooner date. <i>TCM AGREEMENTS PTY LTD</i>	\$33.71	\$4,817.06
31/05/2025	99839	Receive and review email from Shari Pinfield re building damage. Research and reply. (01/05/2025 - 3 <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$4,845.15
31/05/2025	99839	Email CRC plumbing plans to Tonon (01/05/2025 - 31/05/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$4,859.20
30/06/2025	100406	Receive call from Shari Pinfield re insurance claim. Return call. (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$4,870.44
30/06/2025	100406	Receive and review voicemail from L28. Return call. (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$19.66	\$4,890.10
30/06/2025	100406	Prepare & distribute letter to all residents re update on works and send copy to Owners & Property M <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$4,932.24
30/06/2025	100406	MANDATORY ATO REQUIREMENT (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$227.45	\$5,159.69
30/06/2025	100406	Phone call from Ruth - re Plumbing progress, Lot 19 reimbursement, and Pressure Valve. Discuss possi <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$5,187.78
30/06/2025	100406	Email lot owners re plumbing invoice required for CRC water claim (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$5,215.87
30/06/2025	100406	Correspondence re L19 reimbursement (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$22.47	\$5,238.34
30/06/2025	100406	Email re water bills (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$5,246.77
30/06/2025	100406	Email re water bills (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$5,255.20
30/06/2025	100406	Email re water bills (01/06/2025 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$5,263.63
30/06/2025	100485	Email CMS to property manager (01/07/2024 - 30/06/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$5,274.87
31/07/2025	101575	Change of Owner Processing (01/07/2025 - 31/07/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$12.47	\$5,287.34
31/07/2025	101575	Prepare EGM Notice 27.08.25 (01/07/2025 - 31/07/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$5,315.43
31/07/2025	101575	Assemble committee approvals to convene EGM, locate minutes, invoice for ratification and draft moti <i>TCM AGREEMENTS PTY LTD</i>	\$42.14	\$5,357.57
31/07/2025	101575	Final check EGM Notice 27.08.25, distribute & save copy to PIQ (01/07/2025 - 31/07/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$5,371.62
31/07/2025	101575	Receive voicemail from Lot 7. Return Call. (01/07/2025 - 31/07/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$5.62	\$5,377.24
31/07/2025	101575	Receive voicemail from Tonon Plumbing. Return call. (01/07/2025 - 31/07/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$8.43	\$5,385.67

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Date	Ref.	Details	Amount	Balance
31/07/2025	101575	Review email replies/confirm total committee approvals for EGM, file thread. Review multiple plumbing <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$5,399.72
31/08/2025	104160	Phone call to Tropical Pool Inspections to verify pool fence repairs. (01/08/2025 - 31/08/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$5,413.77
31/08/2025	104160	Phone call to Integral Electrics to advise of urgent electrical repairs required. (01/08/2025 - 31/08/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$11.24	\$5,425.01
31/08/2025	104160	Phone call with Ruth re fallen tree. (01/08/2025 - 31/08/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$81.46	\$5,506.47
31/08/2025	104160	Attendance at EGM - 90 mins total, only charged 45 mins (01/08/2025 - 31/08/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$126.41	\$5,632.88
31/08/2025	104160	Receive phone call from Mike at Advanced Vegetation Management advising of unsafe trees. Receive and <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$5,660.97
30/09/2025	104729	Special Levy Fee Processing (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$7.74	\$5,668.71
30/09/2025	104729	Receive and review maintenance request for nest removal. Forward to committee for approval. Receive <i>TCM AGREEMENTS PTY LTD</i>	\$25.28	\$5,693.99
30/09/2025	104729	Cancel WO 29994 (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$5,708.04
30/09/2025	104729	Respond to Committee email re TCM services (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$168.55	\$5,876.59
30/09/2025	104729	Emails with L9 re possible double payment of charge (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$39.33	\$5,915.92
30/09/2025	104729	Receive, review, and file Pool Safety report after tree failure. Forward to committee. (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$16.85	\$5,932.77
30/09/2025	104729	Receive Advice of Ergon outage. Forward to committee for instruction and file. Receive and review re <i>TCM AGREEMENTS PTY LTD</i>	\$33.71	\$5,966.48
30/09/2025	104729	Receive and review Service Report re wasp nest. Forward to committee for review. File. (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$5,980.53
30/09/2025	104729	Receive and review email from Rizon re Tree Failure insurance claim. Forward to committee. File (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$6,008.62
30/09/2025	104729	Receive and review reports re fence damage from Tree Failure. Forward to broker. File. (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$6,036.71
30/09/2025	104729	Answer broker queries re ITC for tree failure claim and forward invoices. (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$6,064.80
30/09/2025	104729	Receive and review email from committee re arborist quotes. Reply. File. (01/09/2025 - 30/09/2025) <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$6,078.85
30/09/2025	104729	Receive, review and file email from Chair re tree contractor Branching Out schedule on site 29/09/20 <i>TCM AGREEMENTS PTY LTD</i>	\$16.85	\$6,095.70
30/09/2025	104729	Receive and review email from Chair requesting electrician to inspect lights in external toilet. Resp <i>TCM AGREEMENTS PTY LTD</i>	\$14.05	\$6,109.75
30/09/2025	104729	Phone call and email with insurer re onsite access and contacts. Confirm attendance date of 15/09/20 <i>TCM AGREEMENTS PTY LTD</i>	\$28.09	\$6,137.84

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ADDITIONAL SERVICES (Continued)

Date	Ref.	Details	Amount	Balance
30/09/2025	104729	Receive and review email from Chair re Johns Lyng. Forward to insurance broker. Reply. File. (01/09/ TCM AGREEMENTS PTY LTD	\$16.85	\$6,154.69
Total for ADDITIONAL SERVICES			\$6,154.69	

BAS

Date	Ref.	Details	Amount	Balance
30/06/2025	100406	BAS 01/04/2025 - 30/06/2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$190.38	\$190.38
30/09/2025	104729	BAS 01/07/2025 to 30/09/2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$190.38	\$380.76
Total for BAS			\$380.76	

BUILDING R & M

Date	Ref.	Details	Amount	Balance
14/11/2024	INV-5173	FRAMES INSTALLED IN STAIRWELL AS PER WO 14/11/24 <i>The Trustee for Clubman Family Trust T/A CONSIDER IT DONE BUILDING SOLUTIONS</i>	\$902.50	\$902.50
27/11/2024	INV-5191	HOSE REELS <i>The Trustee for Clubman Family Trust T/A CONSIDER IT DONE BUILDING SOLUTIONS</i>	\$383.00	\$1,285.50
06/12/2024	5640	MAINTENANCE ON POOL GATE - DECEMBER 2024 TROPICAL POOL INSPECTIONS (TPFI)	\$436.36	\$1,721.86
31/03/2025	1287937	SUPPLY & REPLACE BATTEN LIGHT - MARCH 2025 INTEGRAL ELECTRICS QLD	\$280.84	\$2,002.70
Total for BUILDING R & M			\$2,002.70	

CLEANING - SERVICES

Date	Ref.	Details	Amount	Balance
31/12/2024	00001131	CLEANING MAINTENANCE TO 31/12/2024 ACES MOWING & MAINTENANCE	\$220.00	\$220.00
17/06/2025	00001132	CLEANING MAINTENANCE - JANUARY 2025 ACES MOWING & MAINTENANCE	\$220.00	\$440.00
10/07/2025	2619	REIMBURSEMENT - MATTRESS REMOVAL - JULY 2025 RUTH THOMPSON	\$127.00	\$567.00
Total for CLEANING - SERVICES			\$567.00	

COMMUNITY POWER

Date	Ref.	Details	Amount	Balance
14/10/2024	A-A60F2971-003	COMMUNITY POWER FROM 23/04/2024 TO 25/07/2024 <i>Ergon Energy Queensland Pty Ltd</i>	\$949.84	\$949.84
31/10/2024	A-A60F2971-004	COMMUNITY POWERFROM 25/07/2024 TO 29/10/2024 <i>Ergon Energy Queensland Pty Ltd</i>	\$1,027.68	\$1,977.52
30/01/2025	A-A60F2971-005	COMMUNITY POWER FROM 29/10/2024 TO 28/01/2025 <i>Ergon Energy Queensland Pty Ltd</i>	\$1,056.47	\$3,033.99
28/04/2025	A-A60F2971-006	COMMUNITY POWER FROM 28/01/2025 TO 23/04/2025 <i>Ergon Energy Queensland Pty Ltd</i>	\$852.34	\$3,886.33
28/07/2025	A-A60F2971-007	COMMUNITY POWER FROM 23/04/2025 TO 25/07/2025 <i>Ergon Energy Queensland Pty Ltd</i>	\$973.05	\$4,859.38
Total for COMMUNITY POWER			\$4,859.38	

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CONTRACTOR COMPLIANCE

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	Contractor Compliance (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$7.00	\$7.00
30/11/2024	92424	Contractor Compliance (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$7.00	\$14.00
31/12/2024	93564	Contractor Compliance (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$7.00	\$21.00
31/01/2025	94983	Contractor Compliance (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$28.00
28/02/2025	95549	Contractor Compliance (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$35.00
31/03/2025	97531	Contractor Compliance (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$42.00
30/04/2025	98667	Contractor Compliance (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$49.00
31/05/2025	99839	Contractor Compliance (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$56.00
30/06/2025	100406	Contractor Compliance (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$63.00
31/07/2025	101575	Contractor Compliance (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$70.00
31/08/2025	104160	Contractor Compliance (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$7.00	\$77.00
30/09/2025	104729	Contractor Compliance (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$7.35	\$84.35
Total for CONTRACTOR COMPLIANCE			\$84.35	

ELECTRICAL R&M

Date	Ref.	Details	Amount	Balance
19/10/2024	1285629	ELECTRICAL WORKS AND MAINTENANCE AS PER WO 16/10/24 INTEGRAL ELECTRICS QLD	\$320.10	\$320.10
26/02/2025	1287371	INSPECT & REPAIR LIGHTS PER WORK ORDER #27739 INTEGRAL ELECTRICS QLD	\$431.81	\$751.91
18/04/2025	1288096	FAULT FINDING & REPAIR CABLE - APRIL 2025 INTEGRAL ELECTRICS QLD	\$316.09	\$1,068.00
17/08/2025	1289894	INSTALL JUNCTION BOX TO MAKE SAFE AS PER WO TO 17/08/2025 INTEGRAL ELECTRICS QLD	\$210.00	\$1,278.00
18/08/2025	INV-7442	INSPECT & REPAIR FAULTY LIGHTS - AUGUST 2025 CHARGED UP ELECTRICAL CAIRNS PTY LTD	\$282.65	\$1,560.65
24/09/2025	INV-7681	REPLACE FAULTY LIGHT FITTING - SEPTEMBER 2025 CHARGED UP ELECTRICAL CAIRNS PTY LTD	\$410.05	\$1,970.70
Total for ELECTRICAL R&M			\$1,970.70	

ELECTRONIC STORAGE & TECHNOLOGY

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	Electronic Storage & Technology (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$49.15	\$49.15
30/11/2024	92424	Electronic Storage & Technology (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$49.15	\$98.30
31/12/2024	93564	Electronic Storage & Technology (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$49.15	\$147.45
31/01/2025	94983	Electronic Storage & Technology (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$196.60
28/02/2025	95549	Electronic Storage & Technology (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$245.75
31/03/2025	97531	Electronic Storage & Technology (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$294.90

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ELECTRONIC STORAGE & TECHNOLOGY (Continued)

Date	Ref.	Details	Amount	Balance
30/04/2025	98667	Electronic Storage & Technology (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$344.05
31/05/2025	99839	Electronic Storage & Technology (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$393.20
30/06/2025	100406	Electronic Storage & Technology (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$442.35
31/07/2025	101575	Electronic Storage & Technology (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$491.50
31/08/2025	104160	Electronic Storage & Technology (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$49.15	\$540.65
30/09/2025	104729	Electronic Storage & Technology (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$51.60	\$592.25
Total for ELECTRONIC STORAGE & TECHNOLOGY			\$592.25	

ENERGY REBATE

Date	Ref.	Details	Amount	Balance
14/10/2024	A-A60F2971-003	AUS & QLD GOVERNMENT REBATE Ergon Energy Queensland Pty Ltd	\$-1,044.82	\$-1,044.82
31/10/2024	A-A60F2971-004	AUS GOVERNMENT ENERGY RELIEF Ergon Energy Queensland Pty Ltd	\$-105.18	\$-1,150.00
30/01/2025	A-A60F2971-005	AUS GOVERNMENT ENERGY REBATE Ergon Energy Queensland Pty Ltd	\$-75.00	\$-1,225.00
28/04/2025	A-A60F2971-006	AUS GOV ENERGY REBATE 28/01/2025 TO 23/04/2025 Ergon Energy Queensland Pty Ltd	\$-75.00	\$-1,300.00
28/07/2025	A-A60F2971-007	AUS GOV ENERGY REBATE FROM 23/04/2025 TO 25/07/2025 Ergon Energy Queensland Pty Ltd	\$-75.00	\$-1,375.00
Total for ENERGY REBATE			\$-1,375.00	

GARDEN R & M

Date	Ref.	Details	Amount	Balance
02/10/2024	00000208	GARDEN MAINTENANCE TO 30/09/2024 ACES MOWING & MAINTENANCE	\$200.00	\$200.00
02/10/2024	00000208	GARDEN MAINTENANCE TO 30/08/2024 ACES MOWING & MAINTENANCE	\$200.00	\$400.00
11/10/2024	1573	GARDEN MAINTENANCE 02/10/2024 AL'S LAWN & GARDEN CARE	\$452.50	\$852.50
20/10/2024	1579	GARDEN MAINTENANCE TO 18/10/2024 AL'S LAWN & GARDEN CARE	\$690.00	\$1,542.50
23/10/2024	1557	GARDEN/LAWN MAINTENANCE 19/09/24 AL'S LAWN & GARDEN CARE	\$560.00	\$2,102.50
02/11/2024	1585	GARDEN MAINTENANCE TO 31/10/2024 AL'S LAWN & GARDEN CARE	\$247.50	\$2,350.00
18/11/2024	1594	GARDEN MAINTENANCE TO 13/11/2024 AL'S LAWN & GARDEN CARE	\$345.00	\$2,695.00
30/11/2024	1608	GARDEN MAINTENANCE TO 29/11/2024 AL'S LAWN & GARDEN CARE	\$280.00	\$2,975.00
14/12/2024	1619	GARDEN MAINTENANCE TO 13/12/2024 AL'S LAWN & GARDEN CARE	\$377.50	\$3,352.50
05/01/2025	1633	GARDEN MAINTENANCE - 05/01/2025 AL'S LAWN & GARDEN CARE	\$540.00	\$3,892.50
19/01/2025	1646	GARDEN MAINTENANCE TO 19/01/2025 AL'S LAWN & GARDEN CARE	\$475.00	\$4,367.50
06/02/2025	1659	GARDEN MAINTENANCE TO 06/02/2025 AL'S LAWN & GARDEN CARE	\$345.00	\$4,712.50
23/02/2025	1673	GARDEN MAINTENANCE TO 21/02/2025 AL'S LAWN & GARDEN CARE	\$517.50	\$5,230.00
08/03/2025	1682	GARDEN MAINTENANCE TO 07/03/2025 AL'S LAWN & GARDEN CARE	\$280.00	\$5,510.00

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GARDEN R & M (Continued)

Date	Ref.	Details	Amount	Balance
23/03/2025	1691	GARDEN MAINTENANCE TO 21/03/2025 AL'S LAWN & GARDEN CARE	\$377.50	\$5,887.50
08/04/2025	1702	GARDEN MAINTENANCE TO 08/04/2025 AL'S LAWN & GARDEN CARE	\$345.00	\$6,232.50
19/04/2025	1714	GARDEN MAINTENANCE TO 16/04/2025 AL'S LAWN & GARDEN CARE	\$377.50	\$6,610.00
04/05/2025	1727	GARDEN MAINTENANCE TO 02/05/2025 AL'S LAWN & GARDEN CARE	\$410.00	\$7,020.00
01/06/2025	1740	GARDEN MAINTENANCE TO 01/06/2025 AL'S LAWN & GARDEN CARE	\$345.00	\$7,365.00
05/07/2025	1759	GARDEN MAINTENANCE TO 05/07/2025 AL'S LAWN & GARDEN CARE	\$312.50	\$7,677.50
21/07/2025	1770	GARDEN MAINTENANCE TO 21/07/2025 AL'S LAWN & GARDEN CARE	\$410.00	\$8,087.50
04/08/2025	1781	GARDEN MAINTENANCE TO 01/08/2025 AL'S LAWN & GARDEN CARE	\$442.50	\$8,530.00
14/08/2025	1785	GARDEN MAINTENANCE TO 14/08/2025 AL'S LAWN & GARDEN CARE	\$365.00	\$8,895.00
19/08/2025	INV 1750	GARDEN MAINTENANCE TO 20/06/2025 STRATFORD GARDENS 18693	\$247.50	\$9,142.50
06/09/2025	1796	GARDEN MAINTENANCE TO 03/09/2025 AL'S LAWN & GARDEN CARE	\$310.00	\$9,452.50
20/09/2025	1800	GARDEN MAINTENANCE TO 19/09/2025 AL'S LAWN & GARDEN CARE	\$460.00	\$9,912.50
Total for GARDEN R & M			\$9,912.50	

GUTTERS

Date	Ref.	Details	Amount	Balance
14/10/2024	00005005	GUTTER CLEAN 12/10/2024 The Trustee for The Williams Family Trust T/A MOSQUITO CAIRNS	\$1,250.00	\$1,250.00
20/03/2025	00005555	GUTTER CLEANING 20/03/25 The Trustee for The Williams Family Trust T/A MOSQUITO CAIRNS	\$1,250.00	\$2,500.00
13/09/2025	00006061	GUTTER CLEANING TO 13/09/2025 The Trustee for The Williams Family Trust T/A MOSQUITO CAIRNS	\$1,250.00	\$3,750.00
Total for GUTTERS			\$3,750.00	

INSURANCE - BLDG & PUB. LIAB

Date	Ref.	Details	Amount	Balance
01/10/2024	82	Journal - REVERSAL EOY Adjustments	\$28,687.38	\$28,687.38
01/10/2024	83	Journal - REVERSAL O/B PREPAYMENT PRIOR YEAR ADJ	\$-28,687.38	\$0.00
01/04/2025	13261632	INSURANCE RENEWAL - 01/04/2025 TO 01/04/2026 ASTUTE GI PTY LTD	\$20,818.12	\$20,818.12
Total for INSURANCE - BLDG & PUB. LIAB			\$20,818.12	

INSURANCE - BROKER FEE

Date	Ref.	Details	Amount	Balance
01/04/2025	13261632	BROKER FEE - 01/04/2025 TO 01/04/2026 ASTUTE GI PTY LTD	\$1,500.00	\$1,500.00
Total for INSURANCE - BROKER FEE			\$1,500.00	

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INSURANCE - STAMP DUTY

Date	Ref.	Details	Amount	Balance
01/04/2025	13261632	STAMP DUTY - 01/04/2025 TO 01/04/2026 ASTUTE GI PTY LTD	\$2,033.77	\$2,033.77
Total for INSURANCE - STAMP DUTY			\$2,033.77	

INSURANCE RENEWAL MANAGEMENT FEE

Date	Ref.	Details	Amount	Balance
30/04/2025	98667	Insurance Renewal Management Fee (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$818.18	\$818.18
Total for INSURANCE RENEWAL MANAGEMENT FEE			\$818.18	

LEGAL / DEBT COLLECTION EXPENSES

Date	Ref.	Details	Amount	Balance
22/01/2025	1792	Lot# 2 Standard Levy from 22/01/2025 to 21/04/2025	\$-17.71	\$-17.71
22/01/2025	1793	Lot# 4 Standard Levy from 22/01/2025 to 21/04/2025	\$-17.71	\$-35.42
22/01/2025	1794	Lot# 6 Standard Levy from 22/01/2025 to 21/04/2025	\$-17.71	\$-53.13
22/01/2025	1795	Lot# 8 Standard Levy from 22/01/2025 to 21/04/2025	\$-17.71	\$-70.84
22/01/2025	1796	Lot# 17 Standard Levy from 22/01/2025 to 21/04/2025	\$-17.71	\$-88.55
31/01/2025	94983	Arrears Notice Processing (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$88.55	\$0.00
28/02/2025	95549	Final Notice Processing (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$236.29	\$236.29
24/03/2025	1797	Lot# 17 Standard Levy from 24/03/2025 to 23/06/2025	\$-59.07	\$177.22
31/03/2025	97531	Final Notice Processing (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$59.07	\$236.29
23/04/2025	1798	Lot# 17 Standard Levy from 23/04/2025 to 22/07/2025	\$-59.07	\$177.22
23/04/2025	1799	Lot# 21 Standard Levy from 23/04/2025 to 22/07/2025	\$-17.71	\$159.51
30/04/2025	98667	Arrears Notice Processing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$17.71	\$177.22
30/04/2025	98667	Legal Notice Processing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$59.07	\$236.29
31/07/2025	101575	Arrears Notice Processing (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$37.18	\$273.47
18/08/2025	1800	Lot# 17 Special Levy - Charge for legal notice dated 18/08/2025	\$-61.94	\$211.53
31/08/2025	104160	Legal Notice Processing (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$61.94	\$273.47
Total for LEGAL / DEBT COLLECTION EXPENSES			\$273.47	

LEGAL SERVICES - DEBT RECOVERY

Date	Ref.	Details	Amount	Balance
17/09/2025	50057	LEGAL COSTS - DEBT RECOVERY - LOT 17 STRATA LEGAL QUEENSLAND	\$200.00	\$200.00
22/09/2025	1801	Lot# 17 Special Levy - ON CHARGE OF LEGAL COSTS - STRATA LEGAL QLD 50057	\$-200.00	\$0.00
Total for LEGAL SERVICES - DEBT RECOVERY			\$0.00	

MAILHOUSE

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	Reimbursement of BING Mailhouse Costs 17/09/2024 to 30/09/2024 (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$4.89	\$4.89
31/10/2024	91280	Reimbursement of BING Mailhouse Costs 17/09/2024 to 30/09/2024 (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$49.00	\$53.89
30/11/2024	92424	Reimbursement of BING Mailhouse Costs 15/10/24 to 31/10/24 (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$58.80	\$112.69

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MAILHOUSE (Continued)

Date	Ref.	Details	Amount	Balance
30/11/2024	92424	Reimbursement of BING Mailhouse Costs 01/11/2024 to 14/11/2024 (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$182.09	\$294.78
31/12/2024	93564	Reimbursement BING Mailhouse Costs 15/11/24 to 30/11/24 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$25.20	\$319.98
31/01/2025	94983	Reimbursement of BING Mailhouse Costs 07/01/2025 to 14/01/2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$28.44	\$348.42
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 15/01/2025 to 31/01/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.10	\$350.52
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 15/01/2025 to 31/01/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$31.50	\$382.02
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 03/02/2025 to 14/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.10	\$384.12
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 03/02/2025 to 14/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$31.50	\$415.62
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.10	\$417.72
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$31.50	\$449.22
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$27.30	\$476.52
28/02/2025	95549	Reimbursement of BING Mailhouse Costs 17/02/2025 to 28/02/2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$2.10	\$478.62
31/03/2025	97531	Reimbursement of BING Mailhouse Costs 18/03/25 to 31/03/25 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$2.10	\$480.72
31/03/2025	97531	Refund of BING Mailhouse Costs charged twice 03/02/2025 to 14/02/2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$-2.10	\$478.62
31/03/2025	97531	Refund of BING Mailhouse Costs charged twice 03/02/2025 to 14/02/2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$-31.50	\$447.12
30/04/2025	98667	Reimbursement of BING Mailhouse Costs 15/04/2025 to 30/04/2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$2.16	\$449.28
31/05/2025	99839	Reimbursement of BING Mailhouse Costs 15/05/2025 to 30/05/2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$58.80	\$508.08
31/05/2025	99839	Reimbursement of BING Mailhouse Costs 15/05/2025 to 30/05/2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$28.08	\$536.16
30/06/2025	100406	Reimbursement of BING Mailhouse Costs 02/06/2025 to 14/06/2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$58.80	\$594.96
31/07/2025	101575	Reimbursement of BING Mailhouse Costs 15/06/2025 to 30/06/2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$35.10	\$630.06
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/07/2025 to 31/07/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$79.80	\$709.86

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MAILHOUSE (Continued)

Date	Ref.	Details	Amount	Balance
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/07/2025 to 31/07/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$4.77	\$714.63
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/08/2025 to 31/08/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$17.97	\$732.60
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/08/2025 to 31/08/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$33.44	\$766.04
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/08/2025 to 31/08/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$33.91	\$799.95
31/08/2025	104160	Reimbursement of BING Mailhouse Costs 15/08/2025 to 31/08/2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$35.11	\$835.06
Total for MAILHOUSE			\$835.06	

Offsite Archiving Storage Costs

Date	Ref.	Details	Amount	Balance
31/12/2024	93564	Offsite Archiving Storage Costs January 2024 - December 2024 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$20.88	\$20.88
31/12/2024	93564	Offsite Archiving Storage Costs January 2024 - December 2024 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$20.88	\$41.76
31/12/2024	93564	Offsite Archiving Storage Costs January 2024 - December 2024 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$20.88	\$62.64
31/12/2024	93564	Offsite Archiving Storage Costs January 2024 - December 2024 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$20.88	\$83.52
31/12/2024	93564	Offsite Archiving Storage Costs January 2024 - December 2024 (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$20.88	\$104.40
31/01/2025	94983	Offsite Archiving Storage Costs - January 2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$106.14
31/01/2025	94983	Offsite Archiving Storage Costs - January 2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$107.88
31/01/2025	94983	Offsite Archiving Storage Costs - January 2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$109.62
31/01/2025	94983	Offsite Archiving Storage Costs - January 2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$111.36
31/01/2025	94983	Offsite Archiving Storage Costs - January 2025 (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$113.10
28/02/2025	95549	Offsite Archiving Storage Costs - February 2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$114.84
28/02/2025	95549	Offsite Archiving Storage Costs - February 2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$116.58
28/02/2025	95549	Offsite Archiving Storage Costs - February 2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$118.32
28/02/2025	95549	Offsite Archiving Storage Costs - February 2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$120.06

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Offsite Archiving Storage Costs (Continued)

Date	Ref.	Details	Amount	Balance
28/02/2025	95549	Offsite Archiving Storage Costs - February 2025 (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$121.80
31/03/2025	97531	Offsite Archiving Storage Costs - March 2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$123.54
31/03/2025	97531	Offsite Archiving Storage Costs - March 2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$125.28
31/03/2025	97531	Offsite Archiving Storage Costs - March 2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$127.02
31/03/2025	97531	Offsite Archiving Storage Costs - March 2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$128.76
31/03/2025	97531	Offsite Archiving Storage Costs - March 2025 (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$130.50
30/04/2025	98667	Offsite Archiving Storage Costs - April 2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$132.24
30/04/2025	98667	Offsite Archiving Storage Costs - April 2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$133.98
30/04/2025	98667	Offsite Archiving Storage Costs - April 2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$135.72
30/04/2025	98667	Offsite Archiving Storage Costs - April 2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$137.46
30/04/2025	98667	Offsite Archiving Storage Costs - April 2025 (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$139.20
31/05/2025	99839	Offsite Archiving Storage Costs - May 2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$140.94
31/05/2025	99839	Offsite Archiving Storage Costs - May 2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$142.68
31/05/2025	99839	Offsite Archiving Storage Costs - May 2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$144.42
31/05/2025	99839	Offsite Archiving Storage Costs - May 2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$146.16
31/05/2025	99839	Offsite Archiving Storage Costs - May 2025 (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$147.90
30/06/2025	100406	Offsite Archiving Storage Costs - June 2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$149.64
30/06/2025	100406	Offsite Archiving Storage Costs - June 2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$151.38
30/06/2025	100406	Offsite Archiving Storage Costs - June 2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$153.12
30/06/2025	100406	Offsite Archiving Storage Costs - June 2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$154.86
30/06/2025	100406	Offsite Archiving Storage Costs - June 2025 (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$1.74	\$156.60
31/07/2025	101575	Offsite Archiving Storage Costs - July 2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$158.43
31/07/2025	101575	Offsite Archiving Storage Costs - July 2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$160.26
31/07/2025	101575	Offsite Archiving Storage Costs - July 2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$162.09

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Offsite Archiving Storage Costs (Continued)

Date	Ref.	Details	Amount	Balance
31/07/2025	101575	Offsite Archiving Storage Costs - July 2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$163.92
31/07/2025	101575	Offsite Archiving Storage Costs - July 2025 (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$165.75
31/08/2025	104160	Offsite Archiving Storage Costs - August 2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$167.58
31/08/2025	104160	Offsite Archiving Storage Costs - August 2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$169.41
31/08/2025	104160	Offsite Archiving Storage Costs - August 2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$171.24
31/08/2025	104160	Offsite Archiving Storage Costs - August 2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$173.07
31/08/2025	104160	Offsite Archiving Storage Costs - August 2025 (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$174.90
30/09/2025	104729	Offsite Archiving Storage Costs - September 2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$176.73
30/09/2025	104729	Offsite Archiving Storage Costs - September 2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$178.56
30/09/2025	104729	Offsite Archiving Storage Costs - September 2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$180.39
30/09/2025	104729	Offsite Archiving Storage Costs - September 2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$182.22
30/09/2025	104729	Offsite Archiving Storage Costs - September 2025 (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$1.83	\$184.05
Total for Offsite Archiving Storage Costs			\$184.05	

PAINTING

Date	Ref.	Details	Amount	Balance
27/11/2024	INV-5191	COMPLIANCE PAINTING AS PER WO 27/11/24 The Trustee for Clubman Family Trust T/A CONSIDER IT DONE BUILDING SOLUTIONS	\$1,147.00	\$1,147.00
Total for PAINTING			\$1,147.00	

PEST CONTROL

Date	Ref.	Details	Amount	Balance
11/10/2024	2090	PEST CONTROL AND TERMITE MONITORING SYSTEM INSPECTION RENTOKIL INITIAL PTY LTD T/AS ACCREDITED PEST MANAGEMENT	\$242.73	\$242.73
10/04/2025	2981	PEST CONTROL MAINTENANCE - APRIL 2025 RENTOKIL INITIAL PTY LTD T/AS ACCREDITED PEST MANAGEMENT	\$242.73	\$485.46
09/09/2025	3683	PEST CONTROL AS PER WO TO 09/09/2025 RENTOKIL INITIAL PTY LTD T/AS ACCREDITED PEST MANAGEMENT	\$145.45	\$630.91
Total for PEST CONTROL			\$630.91	

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PLUMBING R&M

Date	Ref.	Details	Amount	Balance
18/10/2024	48977	WATER LEAK MAINTENANCE AS PER WO 17/10/24 MTR GROUP QLD PTY LTD T/AS RAYMOND PLUMBING	\$147.50	\$147.50
24/06/2025	2385	REIMBURSEMENT - BURST PIPE REPLACEMENT 24/06/2025 NERAMIT CHANPUKDEE	\$2,020.07	\$2,167.57
Total for PLUMBING R&M			\$2,167.57	

POOL COMPLIANCE

Date	Ref.	Details	Amount	Balance
06/12/2024	5640	POOL SAFETY INSPECTION & QLD CERTIFICATE FEE - DECEMBER 2024 TROPICAL POOL INSPECTIONS (TPFI)	\$112.73	\$112.73
06/12/2024	5640	POOL SAFETY INSPECTION & QLD CERTIFICATE FEE - DECEMBER 2024 TROPICAL POOL INSPECTIONS (TPFI)	\$44.50	\$157.23
Total for POOL COMPLIANCE			\$157.23	

POOL R&M

Date	Ref.	Details	Amount	Balance
11/10/2024	SER73835	POOL MAINTENANCE TO 03/10/2024 ALLAN'S POOL SHOP PTY LTD	\$80.00	\$80.00
14/10/2024	SER74031	POOL MAINTENANCE TO 11/10/2024 ALLAN'S POOL SHOP PTY LTD	\$166.35	\$246.35
17/10/2024	SER74117	POOL MAINTENANCE TO 15/10/2024 ALLAN'S POOL SHOP PTY LTD	\$95.64	\$341.99
22/10/2024	SER74302	POOL MAINTENANCE TO 22/10/2024 ALLAN'S POOL SHOP PTY LTD	\$146.45	\$488.44
30/10/2024	SER74531	POOL MAINTENANCE TO 29/10/2024 ALLAN'S POOL SHOP PTY LTD	\$49.09	\$537.53
31/10/2024	SER74598	POOL MAINTENANCE TO 31/10/2024 ALLAN'S POOL SHOP PTY LTD	\$158.09	\$695.62
07/11/2024	SER74748	POOL MAINTENANCE TO 06/11/2024 ALLAN'S POOL SHOP PTY LTD	\$230.41	\$926.03
08/11/2024	SER74791	POOL MAINTENANCE TO 07/11/2024 ALLAN'S POOL SHOP PTY LTD	\$95.32	\$1,021.35
14/11/2024	SER74932	POOL MAINTENANCE TO 13/11/2024 ALLAN'S POOL SHOP PTY LTD	\$118.18	\$1,139.53
21/11/2024	SER75132	POOL MAINTENANCE TO 20/11/2024 ALLAN'S POOL SHOP PTY LTD	\$127.27	\$1,266.80
28/11/2024	SER75349	POOL MAINTENANCE TO 27/11/2024 ALLAN'S POOL SHOP PTY LTD	\$146.45	\$1,413.25
05/12/2024	SER75518	POOL MAINTENANCE TO 05/12/2024 ALLAN'S POOL SHOP PTY LTD	\$130.91	\$1,544.16
12/12/2024	SER75724	POOL MAINTENANCE TO 12/12/2024 ALLAN'S POOL SHOP PTY LTD	\$177.23	\$1,721.39
20/12/2024	SER75958	POOL MAINTENANCE TO 20/12/2024 ALLAN'S POOL SHOP PTY LTD	\$316.80	\$2,038.19
24/12/2024	SER76056	POOL MAINTENANCE TO 24/12/2024 ALLAN'S POOL SHOP PTY LTD	\$267.68	\$2,305.87
07/01/2025	SER76361	POOL MAINTENANCE TO 06/01/2025 ALLAN'S POOL SHOP PTY LTD	\$153.50	\$2,459.37
13/01/2025	SER76548	POOL MAINTENANCE TO 13/01/2025 ALLAN'S POOL SHOP PTY LTD	\$263.55	\$2,722.92
17/01/2025	SER76640	POOL MAINTENANCE TO 15/01/2025 ALLAN'S POOL SHOP PTY LTD	\$132.27	\$2,855.19
17/01/2025	SER76649	POOL MAINTENANCE TO 17/01/2025 ALLAN'S POOL SHOP PTY LTD	\$117.14	\$2,972.33
23/01/2025	SER76839	POOL MAINTENANCE TO 23/01/2025 ALLAN'S POOL SHOP PTY LTD	\$300.94	\$3,273.27

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POOL R&M (Continued)

Date	Ref.	Details	Amount	Balance
29/01/2025	SER76972	POOL MAINTENANCE TO 29/01/2025 ALLAN'S POOL SHOP PTY LTD	\$196.39	\$3,469.66
05/02/2025	SER77190	POOL MAINTENANCE TO 05/02/2025 ALLAN'S POOL SHOP PTY LTD	\$287.09	\$3,756.75
14/02/2025	SER77418	POOL MAINTENANCE & DEPTH SIGNS FIXED 14/02/25 ALLAN'S POOL SHOP PTY LTD	\$115.32	\$3,872.07
14/02/2025	SER77425	POOL MAINTENANCE & PUMP REPAIR 14/02/25 ALLAN'S POOL SHOP PTY LTD	\$250.16	\$4,122.23
19/02/2025	SER77513	POOL MAINTENANCE TO 19/02/2025 ALLAN'S POOL SHOP PTY LTD	\$132.45	\$4,254.68
21/02/2025	SER77604	POOL MAINTENANCE TO 21/02/2025 ALLAN'S POOL SHOP PTY LTD	\$201.48	\$4,456.16
28/02/2025	SER77785	POOL MAINTENANCE TO 28/02/2025 ALLAN'S POOL SHOP PTY LTD	\$166.41	\$4,622.57
07/03/2025	SER77947	POOL MAINTENANCE TO 07/03/2025 ALLAN'S POOL SHOP PTY LTD	\$176.18	\$4,798.75
07/03/2025	SER77979	POOL MAINTENANCE - INSTALL NEW SIGNAGE - 07/03/2025 ALLAN'S POOL SHOP PTY LTD	\$125.18	\$4,923.93
13/03/2025	SER78112	POOL MAINTENANCE TO 12/03/2025 ALLAN'S POOL SHOP PTY LTD	\$125.77	\$5,049.70
18/03/2025	SER78251	POOL MAINTENANCE TO 18/03/2025 ALLAN'S POOL SHOP PTY LTD	\$170.00	\$5,219.70
26/03/2025	SER78460	POOL MAINTENANCE TO 26/03/2025 ALLAN'S POOL SHOP PTY LTD	\$216.37	\$5,436.07
02/04/2025	SER78640	POOL MAINTENANCE TO 02/04/2025 ALLAN'S POOL SHOP PTY LTD	\$214.27	\$5,650.34
10/04/2025	SER78838	POOL MAINTENANCE TO 10/04/2025 ALLAN'S POOL SHOP PTY LTD	\$152.95	\$5,803.29
16/04/2025	SER78974	POOL MAINTENANCE TO 15/04/2025 ALLAN'S POOL SHOP PTY LTD	\$160.86	\$5,964.15
24/04/2025	SER79163	POOL MAINTENANCE TO 23/04/2025 ALLAN'S POOL SHOP PTY LTD	\$110.32	\$6,074.47
29/04/2025	SER79260	POOL MAINTENANCE TO 29/04/2025 ALLAN'S POOL SHOP PTY LTD	\$99.55	\$6,174.02
12/05/2025	SER79567	POOL MAINTENANCE TO 10/05/2025 ALLAN'S POOL SHOP PTY LTD	\$254.77	\$6,428.79
14/05/2025	SER79649	POOL MAINTENANCE TO 14/05/2025 ALLAN'S POOL SHOP PTY LTD	\$185.23	\$6,614.02
22/05/2025	SER79886	POOL MAINTENANCE TO 22/05/2025 ALLAN'S POOL SHOP PTY LTD	\$126.82	\$6,740.84
28/05/2025	SER80014	POOL MAINTENANCE TO 27/05/2025 ALLAN'S POOL SHOP PTY LTD	\$100.91	\$6,841.75
04/06/2025	SER80216	POOL MAINTENANCE TO 04/06/2025 ALLAN'S POOL SHOP PTY LTD	\$171.00	\$7,012.75
11/06/2025	SER80367	POOL MAINTENANCE TO 11/06/2025 ALLAN'S POOL SHOP PTY LTD	\$149.73	\$7,162.48
18/06/2025	SER80567	POOL MAINTENANCE TO 18/06/2025 ALLAN'S POOL SHOP PTY LTD	\$165.55	\$7,328.03
25/06/2025	SER80755	POOL MAINTENANCE TO 25/06/2025 ALLAN'S POOL SHOP PTY LTD	\$147.45	\$7,475.48
03/07/2025	SER80971	POOL MAINTENANCE TO 03/07/2025 ALLAN'S POOL SHOP PTY LTD	\$137.91	\$7,613.39
07/07/2025	SER81014	POOL MAINTENANCE TO 07/07/2025 ALLAN'S POOL SHOP PTY LTD	\$128.41	\$7,741.80
16/07/2025	SER81296	POOL MAINTENANCE TO 16/07/2025 ALLAN'S POOL SHOP PTY LTD	\$109.66	\$7,851.46
23/07/2025	SER81476	POOL MAINTENANCE TO 23/07/2025 ALLAN'S POOL SHOP PTY LTD	\$175.36	\$8,026.82

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

POOL R&M (Continued)

Date	Ref.	Details	Amount	Balance
29/07/2025	SER81603	POOL MAINTENANCE TO 29/07/2025 ALLAN'S POOL SHOP PTY LTD	\$99.86	\$8,126.68
05/08/2025	CAI31189	POOL MAINTENANCE TO 04/08/2025 ALLAN'S POOL SHOP PTY LTD	\$101.32	\$8,228.00
14/08/2025	CAI03441	POOL MAINTENANCE TO 13/08/2025 ALLAN'S POOL SHOP PTY LTD	\$95.91	\$8,323.91
22/08/2025	CAI031666	POOL MAINTENANCE TO 22/08/2025 ALLAN'S POOL SHOP PTY LTD	\$80.57	\$8,404.48
27/08/2025	6356	SUPPLY & REPLACE POOL FENCING AS PER WO TO 27/08/2025 TROPICAL POOL INSPECTIONS (TPFI)	\$418.18	\$8,822.66
27/08/2025	CAI031741	POOL MAINTENANCE TO 27/08/2025 ALLAN'S POOL SHOP PTY LTD	\$97.39	\$8,920.05
04/09/2025	SER81721	POOL MAINTENANCE TO 03/09/2025 ALLAN'S POOL SHOP PTY LTD	\$54.41	\$8,974.46
09/09/2025	SER81854	POOL MAINTENANCE TO 09/09/2025 ALLAN'S POOL SHOP PTY LTD	\$148.50	\$9,122.96
18/09/2025	SER82141	POOL MAINTENANCE TO 18/09/2025 ALLAN'S POOL SHOP PTY LTD	\$188.89	\$9,311.85
26/09/2025	SER82306	POOL MAINTENANCE TO 25/09/2025 ALLAN'S POOL SHOP PTY LTD	\$115.91	\$9,427.76
Total for POOL R&M			\$9,427.76	

PRIOR YEAR ADJUSTMENT

Date	Ref.	Details	Amount	Balance
01/10/2024	83	Journal - REVERSAL O/B PREPAYMENT PRIOR YEAR ADJ	\$28,687.38	\$28,687.38
Total for PRIOR YEAR ADJUSTMENT			\$28,687.38	

QUOTE REQUEST

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	Quote Charge Processing Per Quote Request (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$113.84	\$113.84
30/11/2024	92424	Quote Charge Processing Per Quote Request (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$56.92	\$170.76
31/12/2024	93564	Quote Charge Processing Per Quote Request (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$119.53	\$290.29
Total for QUOTE REQUEST			\$290.29	

REPORT COSTS

Date	Ref.	Details	Amount	Balance
10/01/2025	1121	INSURANCE VALUATION & SINKING FUND FORECAST - JANUARY 2025 BELLATOR Property Consultants	\$1,140.00	\$1,140.00
27/02/2025	26945	FIRE EVACUATION PLAN ANNUAL REVIEW - 27/02/2025 QUALITY BUILDING MANAGEMENT (BRISBANE) PTY LTD	\$529.09	\$1,669.09
03/03/2025	26973	SAFETY RISK ASSESSMENT/REPORT AS PER WO 03/03/25 QUALITY BUILDING MANAGEMENT (BRISBANE) PTY LTD	\$423.00	\$2,092.09
Total for REPORT COSTS			\$2,092.09	

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

SECRETARIAL FEE

Date	Ref.	Details	Amount	Balance
01/10/2024	90043	Management Fee (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$723.34	\$723.34
01/11/2024	90706	Management Fee (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$723.34	\$1,446.68
01/12/2024	91854	Management Fee (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$723.34	\$2,170.02
01/01/2025	92994	Management Fee (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$723.34	\$2,893.36
01/02/2025	94417	Management Fee (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$3,652.86
01/03/2025	96113	Management Fee (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$4,412.36
01/04/2025	96679	Management Fee (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$5,171.86
01/05/2025	98099	Management Fee (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$5,931.36
01/06/2025	99273	Management Fee (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$6,690.86
01/07/2025	101006	Management Fee (01/07/2025 - 31/07/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$7,450.36
01/08/2025	102198	Management Fee (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$8,209.86
01/09/2025	103595	Management Fee (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$759.50	\$8,969.36
Total for SECRETARIAL FEE			\$8,969.36	

TAX YEAR FINANCIAL PREPARATION AND REPORTING

Date	Ref.	Details	Amount	Balance
30/06/2025	100406	2 Hours - Tax Year End preparation and reporting to satisfy ATO requirements (01/06/2025 - 30/06/2025) TCM AGREEMENTS PTY LTD	\$337.09	\$337.09
Total for TAX YEAR FINANCIAL PREPARATION AND REPORTING			\$337.09	

WORK ORDERS

Date	Ref.	Details	Amount	Balance
31/10/2024	91280	Work Order Processing (01/10/2024 - 31/10/2024) TCM AGREEMENTS PTY LTD	\$512.26	\$512.26
30/11/2024	92424	Work Order Processing (01/11/2024 - 30/11/2024) TCM AGREEMENTS PTY LTD	\$170.75	\$683.01
31/12/2024	93564	Work Order Processing (01/12/2024 - 31/12/2024) TCM AGREEMENTS PTY LTD	\$179.29	\$862.30
31/01/2025	94983	Work Order Processing (01/01/2025 - 31/01/2025) TCM AGREEMENTS PTY LTD	\$239.05	\$1,101.35
28/02/2025	95549	Work Order Processing (01/02/2025 - 28/02/2025) TCM AGREEMENTS PTY LTD	\$119.53	\$1,220.88
31/03/2025	97531	Work Order Processing (01/03/2025 - 31/03/2025) TCM AGREEMENTS PTY LTD	\$179.29	\$1,400.17
30/04/2025	98667	Work Order Processing (01/04/2025 - 30/04/2025) TCM AGREEMENTS PTY LTD	\$119.53	\$1,519.70
31/05/2025	99839	Work Order Processing (01/05/2025 - 31/05/2025) TCM AGREEMENTS PTY LTD	\$59.76	\$1,579.46
31/08/2025	104160	Work Order Processing (01/08/2025 - 31/08/2025) TCM AGREEMENTS PTY LTD	\$250.98	\$1,830.44
30/09/2025	104729	Work Order Processing (01/09/2025 - 30/09/2025) TCM AGREEMENTS PTY LTD	\$313.73	\$2,144.17
Total for WORK ORDERS			\$2,144.17	

Total for Administrative Fund - Expenses

\$111,412.83

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Expenses & Other Income - C.T.S. 30763 "STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer on 17/10/2025

FINAL

Sinking Fund - Other Income

Total for Sinking Fund - Other Income

\$0.00

Sinking Fund - Expenses

BUILDING REPAIRS & MAINT

Date	Ref.	Details	Amount	Balance
11/12/2024	R111224	INSURANCE CLAIM SETTLEMENT L18 <i>ANNA MARIA CITO</i>	\$1,339.18	\$1,339.18
Total for BUILDING REPAIRS & MAINT			\$1,339.18	

ELECTRICAL

Date	Ref.	Details	Amount	Balance
30/11/2024	1286301	SUPPLY AND REPLACEMENT OF 3 TWIN SENSOR LIGHTS 30/11/2024 <i>INTEGRAL ELECTRICS QLD</i>	\$709.14	\$709.14
Total for ELECTRICAL			\$709.14	

PAINTING

Date	Ref.	Details	Amount	Balance
06/05/2025	M794	3RD ANNUAL - ECLAT PAINTING CONTRACT - MAY 2025 <i>ECLAT HOLDINGS PTY LTD</i>	\$19,779.77	\$19,779.77
Total for PAINTING			\$19,779.77	

PLUMBING

Date	Ref.	Details	Amount	Balance
21/10/2024	49020	WATER LEAK REPAIR WORKS AS PER WO 17/10/24 <i>MTR GROUP QLD PTY LTD T/AS RAYMOND PLUMBING</i>	\$7,386.23	\$7,386.23
23/12/2024	49919	REPLACE EIGHT (8) GARDEN TAPS - DECEMBER 2024 <i>MTR GROUP QLD PTY LTD T/AS RAYMOND PLUMBING</i>	\$411.30	\$7,797.53
23/04/2025	INV-0324	GENERAL PLUMBING WORK/LEAK INVESTIGATION & REPAIR LEAK - APRIL 2025 <i>ALFA PLUMBING GAS SERVICES PTY LTD</i>	\$7,694.00	\$15,491.53
01/07/2025	7150	WATER METER VALVE REPLACEMENT - JULY 2025 <i>TONON PLUMBING AND GAS PTY LTD</i>	\$2,097.86	\$17,589.39
02/07/2025	7014	FULL WATER PIPE NETWORK REPLACEMENT - JULY 2025 <i>TONON PLUMBING AND GAS PTY LTD</i>	\$38,181.24	\$55,770.63
02/07/2025	7182	REPAIR BLOCKED STORMWATER - JULY 2025 <i>TONON PLUMBING AND GAS PTY LTD</i>	\$2,225.00	\$57,995.63
Total for PLUMBING			\$57,995.63	

POOL CHLORINATOR

Date	Ref.	Details	Amount	Balance
29/01/2025	SER76987	INSTALLATION OF AQUATIGHT PUMP - JANUARY 2025 <i>ALLAN'S POOL SHOP PTY LTD</i>	\$1,072.73	\$1,072.73
Total for POOL CHLORINATOR			\$1,072.73	

POOL PUMP

Date	Ref.	Details	Amount	Balance
17/03/2025	SER78186	INSTALLATION OF PUMP FOR POOL - MARCH 2025 <i>ALLAN'S POOL SHOP PTY LTD</i>	\$1,027.27	\$1,027.27
Total for POOL PUMP			\$1,027.27	

Total for Sinking Fund - Expenses

\$81,923.72

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Statement of Key Financial Information - Community Title Scheme 30763 "STRATFORD GARDENS APARTMENTS" 3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer

FINAL

Consolidated

Name of Fund:	Administrative Fund	\$	
Balance carried forward from previous reporting period:		39,530.71	
Total income received during reporting period:		106,828.36	(2)
Total interest earned by fund during reporting period:		0.00	(3)
Total contributions paid during reporting period:		135,776.26	
Total unpaid contributions payable for reporting period:		0.00	(4)
Total expenditure for maintenance during reporting period:		111,075.74	
Total expenditure for administration costs during reporting period:		337.09	
Balance of Fund at end of reporting period:		34,946.24	
List of principal items of expenditure proposed for next reporting period:			(5)
ADDITIONAL SERVICES		6,223.00	
BAS		800.00	
CLEANING - EXTRA		1,000.00	
CLEANING - SERVICES		1,200.00	
COMMUNITY POWER		4,105.00	
CONTRACTOR COMPLIANCE		110.00	
ELECTRONIC STORAGE & TECHNOLOGY		840.00	
GARDEN R & M		9,988.00	
GENERAL REPAIRS		3,000.00	
GUTTERS		3,000.00	
IAS & INCOME TAX -LODGEMENT		250.00	
MAILHOUSE		750.00	
Offsite Archiving Storage Costs		125.00	
PEST CONTROL		1,000.00	
POOL COMPLIANCE		220.00	
POOL R&M		9,899.00	
QUOTE REQUEST		500.00	
REPORT COSTS		500.00	
SECRETARIAL FEE		9,417.00	
TAX YEAR FINANCIAL PREPARATION AND REPORTING		354.00	
WORK ORDERS		2,000.00	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (exclusive of GST) and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

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Statement of Key Financial Information - Community Title Scheme 30763

"STRATFORD GARDENS APARTMENTS"

3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer

FINAL

INSURANCE - BLDG & PUB. LIAB	25,133.80
INSURANCE - BROKER FEE	1,650.00
INSURANCE - STAMP DUTY	2,237.00
INSURANCE RENEWAL MANAGEMENT FEE	900.00
Total Expenses	85,201.80

Notes:

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Statement of Key Financial Information - Community Title Scheme 30763 "STRATFORD GARDENS APARTMENTS" 3 STRATFORD PARADE, STRATFORD, QLD 4870

For the Financial Period 01/10/2024 to 30/09/2025 - Prepared by Jules Steer

FINAL

Consolidated

Name of Fund:	Sinking Fund		\$
Balance carried forward from previous reporting period:		51,221.44	
Total income received during reporting period:		62,984.38	(2)
Total interest earned by fund during reporting period:		0.00	(3)
Total contributions paid during reporting period:		87,664.59	
Total unpaid contributions payable for reporting period:		0.00	(4)
Total expenditure for maintenance during reporting period:		81,923.72	
Total expenditure for administration costs during reporting period:		0.00	
Balance of Fund at end of reporting period:		32,282.10	
List of principal items of expenditure proposed for next reporting period:			(5)
	SINKING FUND BUDGET	46,757.00	
	Total Expenses	46,757.00	

Notes:

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(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

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Asset Register

30763 STRATFORD GARDENS APARTMENTS 3 STRATFORD PARADE

Page 1

Description	Type	Acquisition Method	Date Acquired	Acquired From	Original Cost	Cost to Date	Market Value
INSTALLED \$592.00 ON 14/11/18 - WHENM WITH SSKB	NOTICEBOARD	REIMBURSEMENT TO LIZ GORDON	14/11/18		\$545.00	\$0.00	\$0.00

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Register of Authorisation for an Owner to make an Improvement to Common Property for the Benefit of that Lot 30763 STRATFORD GARDENS APARTMENTS 3 STRATFORD PARADE

Page 1

Lot No	Date of Resolution Passed Giving Authorisation	Description of Area Authorised for use for Improvement	Conditions Applying to the Use
12	30/07/19	Consent to install a black powdercoated screen door same as the patio screen door with a diamond pattern to the front door and back door at the lot owner's expense; and To change the lighting on the patio to a black pendant light instead of a fluro	As per OCM resolution plus lot owner must ensure compliance with all QFRS requirements as per information sheet provided.
2	03/10/19	Approval to keep a 13 wk old domestic short haired kitten named "Ninja"	As per OCM Resolution Current owner: Linda Fairhurst
18	15/10/19	Approval to keep 2 x 11 yr old dogs: Cavalier King Charles Spaniel named Franz Mixed breed named Ollie	As per OCM resolution Current owner: Anna Cito
27	28/11/19	Approval for tenant to keep 12 yr old Ragdoll cat named "Milo" - cat no longer there	As per OCM resolution Current tenant: Kerry Williams
18	28/11/19	Approval to install a shade sail to the courtyard of Unit 18	As per OCM resolution
26	12/02/20	Approval to install lock box next to the main entry door on common property.	As per OCM resolution.
7	27/05/20	Approval to carry out the following improvements: - Paint fence that runs along the back area in black paint - Secure a small shed on the southern wall of the outside area - Install awnings above the master bedroom above the door in the second bedroom and above the window in the third bedroom	As per OCM Resolution
7	01/06/20	Approval to install a shade sail to the back area of the unit	As per OCM resolution
6	08/06/20	Approval for owner, Trudy Graham, to keep a dog	Approval from 2015 when managed by SSKB
7	08/06/20	Approval for current owner to keep a dog - Corgi named "Hugo"	Current owner: Sian Jerrett As per OCM resolution
7	08/06/20	Approval to replace pavers in courtyard area with turf	As per OCM resolution. Any drainage issues from pavers being removed must be rectified by owner at their expense.
21	16/07/20	Approval to install 2 x lawn smartlocker sheds with rear courtyard and side access, under 2m high, attached to slab & approval to relocate existing attached clothesline and replace with larger line onto rear courtyard to be drilled into wall.	As per OCM Resolution

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Register of Authorisation for an Owner to make an Improvement to Common Property for the Benefit of that Lot 30763 STRATFORD GARDENS APARTMENTS 3 STRATFORD PARADE

Page 2

Lot No	Date of Resolution Passed Giving Authorisation	Description of Area Authorised for use for Improvement	Conditions Applying to the Use
10	16/07/20	Approval to install two split system air conditioners to replace existing box air conditioners	As per OCM Resolution
2	16/02/21	Approval to install outdoor fan/light on front patio	Standard conditions apply
14	25/02/21	Approval to install a retractable clothesline (1.5m in length) for the left hand side rear patio	Standard conditions apply
21	06/05/21	Permission to install the following: <ul style="list-style-type: none">• installing black blinds that will be hung from the post/wall in exception to the one case of being suspended from the ceiling just prior to the gate opening, the drilling will be 135mm from the edge,• hanging pots (additional condition these must remain neat and tidy with no water run off that may cause any damage / nuisance)• a ceiling fan installed on patio• and a key safe to onto the wall near the light switch	As per OCM Resolution
14	06/05/21	Permission to install 2 x LED down lights and 1 x ceiling fan on balcony of Lot.	As per OCM Resolution
26	07/05/21	Approval to install a ceiling fan to the patio	Standard conditions apply
8	25/05/22	Approval for resident to keep an 8 yr old female domestic short-haired cat named "Mika" (white & ginger in colour)	As per OCM Resolution Current tenant: Kerrie Langdon
21	01/08/22	Approval for owner/occupier to install new replacement shade sail to be slightly larger to extend over second bedroom window for privacy, to be darker in colour to hide mould and involves the installation of 2 additional fittings onto the building.	As per OCM Resolution on file.
10	16/11/23	Approval for lot owner to install a security screen door to the front door and fan to the front balcony.	As per OCM Resolution
3	07/02/24	Approval for owner to install a split system air conditioner to the main living area and to update the existing air conditioners in the two bedrooms	As per OCM Resolution on file
21	07/02/24	Approval for lot owner to keep a 10 year old female miniature Groodle dog named "Georgie Girl"	As per OCM Resolution on file
21	08/02/24	Approval for owner to install solar panels to roof	As per OCM Resolution. Integrity of roof must be checked before installation and report provided to committee

PROPERTY ADDRESS

LOT 13 | 3-9 STRATFORD PARADE, STRATFORD

STATUTORY WARRANTIES REPORT



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Statutory Warranties - 30/01/2026

Building Name Stratford Gardens Apartments, CTS# 30763 For Lot #13 on Plan #SP144923

Implied Warranties, Defects and Other Matters

AGM 12/12/2023: Resolved to devise a plan to deal with the possible repairs and or replacement of fences on the property (nothing further sighted).

AGM 18/12/2024:

Resolved to have the car wash bay wall painted; on the side of complex units 15-28.

Insurance Valuation & Sinking Fund Forecast dated 30/01/2025, prepared by Bellator Property Consultants.

Requirements and Recommendations extracted from the Building Fire Safety Audit dated 20/02/2025, prepared by Quality Building Management Pty Ltd. (15 defects noted. Sighted corresponding Fire & Evacuation Plan)

Safety Issues Requiring Attention extracted from the Safety Risk Assessment Report dated 20/02/2025, prepared by Quality Building Management Pty Ltd. (10 hazards noted)

Service Report dated 09/10/2025, prepared by Accredited Termite & Pest Management. (Active Termites found in Bait Stations 5 & 9)

Form 26 - Pool Safety Non-Conformity Notice dated 18/11/2025.(Pool fencing on RHS pool was severely damaged after a nearby tree fell on it. Temporary fencing is currently in place to ensure the pool area is safe until further permanent works are complete. The temporary fencing will need to be replaced with permanent compliant pool fencing.)

AGM 18/12/2025:

Resolved to implement an insurance premium funding agreement should there be insufficient cash at bank to meet payment of insurance premium in full when due. (No funding liability on current financials)

Resolved to update the Fire & Evacuation Plan. (No report sighted)

Resolved to engage contractor to prepare a Safety Audit Report of common property. (No report sighted)

This body corporate is currently in a painting and maintenance program as approved at the AGM 20/12/2022: Approved repaint of the building under a 7 year maintenance contract with Elcat at a total cost of \$121,030.00 excl gst paid over (7 years evenly spread payments).

The sales contract does require the owner to provide information in relation to any unapproved improvements on common property benefiting the lot or outstanding by-law contravention notices in relation to the lot. Whilst every effort is made to source this information in the body corporate records, it is not always available, and the owner will need to disclose this information along with this report.

Initialed by:

EEABE462D13E

Seller Initials (acknowledged true and correct)

Buyers Initials (read and acknowledged)

Disclaimers and Exclusions

The information contained in this report was extracted from the books and records of the Body Corporate Manager. Body Corporate Managers retain building information in either hard copies, electronic copies, or both. As Search Agents, we rely on the information presented to us being made accessible and filed correctly.

Implied Warranties, defects and other matters included are applicable to the 2 year period preceding the date of this report. Correspondence is viewed for Topics of interest or for information specifically pertaining to the Lot and applicable to the 3 month period preceding the date of this report.

There is a possibility that all of the Body Corporate records may not have been made available for inspection, or the records may not have contained all of the information of interest to the Purchaser or Mortgagee. Due to the way in which documents are sometimes categorized and filed, Body Corporate Reports will not accept responsibility in either event. It is highly recommended that any purchaser obtain a Full Strata Inspection Report, which includes an extensive building history and a complete record of matters of interest to the buyer.

Building Name Stratford Gardens Apartments, CTS# 30763 For Lot #13 on Plan #SP144923



20/01/2026

MINUTES OF THE ANNUAL GENERAL MEETING

STRATFORD GARDENS APARTMENTS CTS 30763

MEETING DATE:	Thursday 18 December 2025		
MEETING LOCATION:	SUITE 1 – 27 LAKE STREET, CAIRNS, QLD, 4870		
TIME:	02:00 PM	OPENED: 02:23 PM	CLOSED: 03:02 PM

PRESENT:

Lot 1	Vivien Attwood	Electronic vote
Lot 7	Michelle Schofield	Owner present
Lot 10	Damon Toft	Electronic vote
Lot 11	David Collins	Electronic vote
Lot 13	Elizabeth Gordon	Electronic vote
Lot 16	Ruth Thompson	Owner present
Lot 19	Neramit Chanpukdee	Electronic vote
Lot 22	Kati Beretka	Owner present
Lot 23	Carol Martheze	Electronic vote
Lot 28	Jennifer Ralph	Electronic vote

PROXIES:

Nil

APOLOGIES:

Deb McGuinness – Lot 3
Chloe Smith – Lot 14

CHAIRPERSON:

Jules Steer chaired the meeting under the relevant section of the applicable Module. (SM Sec 97)

QUORUM:

There being a quorum represented, the Chairperson declared the meeting open at 02:23 PM.

MOTIONS:

MOTION 1				
MINUTES	ORDINARY RESOLUTION			
Resolved that the minutes of the Extraordinary General Meeting held on 27/08/2025 be confirmed as a true and correct record of the proceedings at the meeting.				
Motion CARRIED.				
VOTES	YES: 6	NO: 3	ABSTAIN: 1	INVALID: 0

MOTION 2**FINANCIAL STATEMENTS - NOT AUDITED****ORDINARY RESOLUTION**

Resolved that the Statement of Accounts for the period 01/10/2024 to 30/09/2025 be approved and adopted.

Motion CARRIED.

VOTES

YES: 10

NO: 0

ABSTAIN: 0

INVALID: 0

MOTION 3**ADMINISTRATIVE FUND BUDGET****ORDINARY RESOLUTION**

Resolved that the Administrative Fund budget for the financial year ending 30/09/2026 totalling \$76,011.38 be approved. That the Administration Fund levy be fixed at the rate of \$213.52 per lot of entitlement for the financial year ending 30/09/2026. Further, that the Secretary be authorised to pre-issue the levy notices for the next two levy periods in the ensuing financial year, calculated using the rate per lot entitlement as proposed.

A discount of 20% applies to all unpaid contributions on or before the due date.

LEVY ISSUED	LEVY PERIOD	PERIOD FROM	PERIOD TO	RATE PER LOT ENTITLEMENT
Already Issued	Current	01/10/2025	31/12/2025	\$40.59
Already Issued	Current	01/01/2026	31/03/2026	\$40.59
To be Issued	Current	01/04/2026	30/06/2026	\$66.17
To be Issued	Current	01/07/2026	30/09/2026	\$66.17
Total		01/10/2025	30/09/2026	\$213.52

Interim Periods

LEVY ISSUED	LEVY PERIOD	PERIOD FROM	PERIOD TO	RATE PER LOT ENTITLEMENT
To be Issued	Next	01/10/2026	31/12/2026	\$53.38
To be Issued	Next	01/01/2027	31/03/2027	\$53.38
Total		01/10/2026	31/03/2027	\$106.76

Motion CARRIED.

VOTES

YES: 10

NO: 0

ABSTAIN: 0

INVALID: 0

MOTION 4**INSURANCE (INTEREST SCHEDULE) BUDGET****ORDINARY RESOLUTION**

Resolved that the Insurance (Interest) Entitlement Contribution for the financial year ending 30/09/2026 totalling \$41,141.10 be approved.

That the Insurance (Interest) Entitlement Contribution be fixed at the rate of \$128.57 per lot of entitlement for the financial year ending 30/09/2026

Further, that the Secretary be authorised to pre-issue the levy notices for the next two levy periods in the ensuing financial year, calculated using the rate per lot entitlement as proposed.

A discount of 20% applies to all unpaid contributions on or before the due date.

LEVY STATUS	FINANCIAL PERIOD	PERIOD FROM	PERIOD TO	RATE PER INSURANCE (INTEREST) ENTITLEMENT
Already Issued	Current	01/10/2025	31/12/2025	\$64.28
Already Issued	Current	01/01/2026	31/03/2026	\$64.28
To be Issued	Current	01/04/2026	30/06/2026	\$0.00
To be Issued	Current	01/07/2026	30/09/2026	\$0.00
Total		01/10/2025	30/09/2026	\$128.57

Interim Periods

LEVY STATUS	FINANCIAL PERIOD	PERIOD FROM	PERIOD TO	RATE PER INSURANCE (INTEREST) ENTITLEMENT
To be Issued	Next	01/10/2026	31/12/2026	\$35.35
To be Issued	Next	01/01/2027	31/03/2027	\$35.35
Total		01/10/2026	31/03/2027	\$70.70

Motion CARRIED.

VOTES YES: 10 NO: 0 ABSTAIN: 0 INVALID: 0

MOTION 5**SINKING FUND BUDGET****ORDINARY RESOLUTION**

Resolved that a Sinking Fund budget for the period 01/10/2025 - 30/09/2026 totalling \$64,290.88 be adopted and that the Sinking Fund levy be fixed at the rate of \$180.59 per lot entitlement AND FURTHER THAT the Secretary be authorised to pre-issue the levy notices for the next two levy periods calculated using the rate per lot entitlement as proposed.
A discount of 20% applies to all unpaid contributions on or before the due date.

LEVY ISSUED	LEVY PERIOD	PERIOD FROM	PERIOD TO	RATE PER LOT ENTITLEMENT
Already Issued	Current	01/10/2025	31/12/2025	\$58.62
Already Issued	Current	01/01/2026	31/03/2026	\$58.62
To be Issued	Current	01/04/2026	30/06/2026	\$31.68
To be Issued	Current	01/07/2026	30/09/2026	\$31.68
Total		01/10/2025	30/09/2026	\$180.59

Interim Periods

LEVY ISSUED	LEVY PERIOD	PERIOD FROM	PERIOD TO	RATE PER LOT ENTITLEMENT
To be Issued	Next	01/10/2026	31/12/2026	\$45.15
To be Issued	Next	01/01/2027	31/03/2027	\$45.15
Total		01/10/2026	31/03/2027	\$90.30

Motion CARRIED.

VOTES YES: 9 NO: 1 ABSTAIN: 0 INVALID: 0

MOTION 6**ACCOUNTS NOT BE AUDITED****SPECIAL RESOLUTION**

Lost that the accounts of the Body Corporate relating to the financial year ending 30/09/2026 not be audited.

Motion DEFEATED.

VOTES YES: 4 NO: 5 ABSTAIN: 1 INVALID: 0

MOTION 7**APPOINTMENT OF AUDITOR****ORDINARY RESOLUTION**

Resolved that *Kelly and Partners Chartered Accountants* be appointed for the period ending 30/09/2026 at a cost of \$1,034.00 inc GST.

Motion CARRIED.

VOTES YES: 6 NO: 2 ABSTAIN: 2 INVALID: 0

The committee Chairperson, Ruth Thompson, raised a query regarding a perceived relationship between TCM Strata and Kelly and Partners Chartered Accountants. Jules Steer of TCM Strata confirmed that there is no relationship whatsoever between the two companies. It was clarified that Kelly and Partners Chartered Accountants are an independent firm, and any appointment would be made solely by resolution of the Body Corporate in accordance with the requirements of the Body Corporate and Community Management Act 1997.

MOTION 8**INSURANCE****ORDINARY RESOLUTION**

Resolved that the Insurance Policy as outlined below be ratified and that authority be given to the Body Corporate Committee to obtain quotes and bind cover for the next period of insurance. A detailed copy of the insurance policy is circulated with the meeting notice.

<i>Policy Number</i>	<i>Underwriter</i>	<i>Current To</i>	<i>Risk Type</i>	<i>Coverage Amount</i>
06S3551445	Strata Unit Underwriting Agency Pty Ltd	01 Apr 2026	<i>Building including Common Contents</i>	\$8,230,020.00
			<i>Loss of Rent / Temporary Accommodation</i>	\$1,234,504.00
			<i>Catastrophe or Emergency</i>	\$1,234,504.00
			<i>Liability</i>	\$10,000,000.00
			<i>Fidelity Guarantee</i>	\$100,000.00
			<i>Office Bearers Liability</i>	\$1,000,000.00
			<i>Voluntary Workers (Weekly / Capital Benefit)</i>	\$2,000.00 / \$200,000.00
			<i>Government Audit Costs</i>	\$25,000.00
			<i>Legal Expenses</i>	\$50,000.00
			<i>Workplace, Health & Safety Breaches</i>	\$100,000.00
			<i>Lot Owner Improvements (per unit)</i>	\$250,000.00
TOTAL PREMIUM: \$26,583.70				

Motion CARRIED.

VOTES

YES: 9

NO: 0

ABSTAIN: 1

INVALID: 0

MOTION 9**INSURANCE PREMIUM FUNDING****SPECIAL RESOLUTION**

Resolved that if the Body Corporate is without sufficient cash at bank to meet payment of the Insurance Premium in full when the renewal is due, that authority be given to the Committee to implement an appropriate insurance premium funding agreement with a suitable premium funding provider as recommended by the Body Corporate insurance broker to facilitate payment of the premium in monthly instalments.

Motion CARRIED.

VOTES

YES: 9

NO: 0

ABSTAIN: 1

INVALID: 0

MOTION 10**TYPE OF ELECTION OF COMMITTEE****ORDINARY RESOLUTION**

Resolved that in accordance with the regulation applying to this building's module (standard) that the election of members of the Committee be held by open ballot and not by secret ballot.

Motion CARRIED.

VOTES

YES: 10

NO: 0

ABSTAIN: 0

INVALID: 0

MOTION 11**RECOVERY OF OUTSTANDING CONTRIBUTIONS****ORDINARY RESOLUTION**

Resolved that the Body Corporate for STRATFORD GARDENS APARTMENTS CTS 30763 resolves pursuant to the Body Corporate and Community Management Act 1997 and the applicable regulation module for the purpose of collecting debts from owners with overdue levies, authorises the Committee to do any of the following:

- a. Levies outstanding for 7-30 Days – Reminder Notice issued by tcmstrata to relevant lot owner
- b. Levies outstanding for 30-60 Days – Final Notice issued by tcmstrata to relevant lot owner
- c. Levies outstanding by 60 days or more – Notice of Intended Legal Action issued by tcmstrata to relevant lot owner.
- d. Levies outstanding by 90 days or more – Letter of Demand issued by lawyer to relevant lot owner.
 - Engage and retain the legal representation of a debt collection agency or solicitor on behalf of the Body Corporate
 - Commence proceedings via claim and statement of claim, pursue, continue, maintain, or defend any court, tribunal, or any other proceedings against STRATFORD GARDENS APARTMENTS CTS 30763 in relation to all matters arising out of the recovery of debts including legal, court awarded interest and other costs
 - Enter and enforce any judgment obtained in the collection of the debts including issuing enforcement warrants for redirection of debts or earnings, enforcement warrant for enforcement hearing and commencing and maintaining bankruptcy proceedings and winding up proceedings.
 - Filing an appeal or defending an appeal against any judgement concerning the collection of debts.
 - Liaise, instruct, and prepare all matters with the Body Corporate's lawyer and experts in relation to the debt recovery proceedings.

Motion CARRIED.

VOTES

YES: 10

NO: 0

ABSTAIN: 0

INVALID: 0

12 Annual Pool Safety Inspection**MOTION 12.1****Tropical Pool Inspections****Ordinary Resolution**

That the Body Corporate agrees to engage *Tropical Pool Inspections* to carry out the annual mandatory pool safety inspection at a cost of \$99.00 inc GST + \$44.50 Government Certificate charge + \$25.00 for installation of new Pool Safety Compliance Certificate onsite with the cost to be met by the Administration Fund.

Motion QUALIFIED.

VOTES

YES: 10

NO: 0

ABSTAIN: 0

INVALID: 0

MOTION 12.2**AAA Cairns Pool Safety Inspections****Ordinary Resolution**

That the Body Corporate agrees to engage *AAA Cairns Pool Safety Inspections* to carry out the annual mandatory pool safety inspection at a cost of \$195.00 including GST and installation of new Pool Safety Compliance Certificate onsite with the cost to be met by the Administration Fund.

Motion NOT QUALIFIED.

VOTES

YES: 0

NO: 9

ABSTAIN: 1

INVALID: 0

MOTION 12.3				
Choice Pool Inspections	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Choice Pool Inspections</i> to carry out the annual mandatory pool safety inspection at a cost of \$148.50 inc GST + \$45.76 for new Pool Safety Compliance Certificate + \$35.00 inc GST for installation of new Pool Safety Compliance Certificate onsite with the cost to be met by the Administration Fund.				
Motion NOT QUALIFIED.				
VOTES	YES: 0	NO: 9	ABSTAIN: 1	INVALID: 0

Motion 12.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

13 Fire Safety Review

MOTION 13.1				
Quality Building Management	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Quality Building Management</i> to update the Fire & Evacuation Plan for a total cost of \$582.00 including GST with the cost to be met by the Administration Fund.				
Motion QUALIFIED.				
VOTES	YES: 10	NO: 0	ABSTAIN: 0	INVALID: 0

MOTION 13.2				
Solutions In Engineering	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Solutions In Engineering</i> to update the Fire & Evacuation Plan for a total cost of \$983.00 including GST with the cost to be met by the Administration Fund.				
Motion NOT QUALIFIED.				
VOTES	YES: 0	NO: 9	ABSTAIN: 1	INVALID: 0

Motion 13.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

14 Annual Evacuation Practice

MOTION 14.1				
Quality Building Management	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Quality Building Management</i> to carry out the annual mandatory Evacuation Practice for a total cost of \$457.00 including GST (or \$318.00 including GST if ordered with Fire Safety Review) including a letter to all Occupants and the provision for Quality Building Management to be the Evacuation Coordinators for the year, with the cost to be met by the Administration Fund.				
Motion QUALIFIED.				
VOTES	YES: 10	NO: 0	ABSTAIN: 0	INVALID: 0

MOTION 14.2				
Solutions In Engineering	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Solutions In Engineering</i> to carry out the annual mandatory Evacuation Practice for a total cost of \$608.00 including GST with the provision for <i>Solutions In Engineering</i> to be the Evacuation Coordinators for the year, with the cost to be met by the Administration Fund.				
Motion NOT QUALIFIED.				
VOTES	YES: 0	NO: 9	ABSTAIN: 1	INVALID: 0

Motion 14.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

15 Safety Report

MOTION 15.1				
Quality Building Management	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Quality Building Management</i> to prepare a Safety Audit Report for the common property areas only for a total cost of \$517.00 including GST with the cost to be met by the Administration Fund.				
Motion QUALIFIED.				
VOTES	YES: 10	NO: 0	ABSTAIN: 0	INVALID: 0

MOTION 15.2				
Solutions In Engineering	Ordinary Resolution			
That the Body Corporate agrees to engage <i>Solutions In Engineering</i> to prepare a Safety Audit Report for the common property areas only for a total cost of \$678.00 including GST with the cost to be met by the Administration Fund.				
Motion NOT QUALIFIED.				
VOTES	YES: 0	NO: 9	ABSTAIN: 1	INVALID: 0

Motion 15.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

MOTION 16**ELECTION OF COMMITTEE****Election of Chairperson**

No nominees were selected for Chairperson, this place remains to be filled.

Election of Secretary

KATI BERETKA has been elected unopposed as Secretary.

Name	Details	Votes	Outcome
KATI BERETKA	Nil	N/a	Elected unopposed

Election of Treasurer

No nominees were selected for Treasurer, this place remains to be filled.

Election of Ordinary Member

Debbie McGuinness, Michelle Schofield. Ruth Thompson and Chloe Smith have been elected to the committee.

Name	Details	Votes	Outcome
Debbie McGuinness	Nil	N/a	Elected unopposed
Michelle Schofield	Nil	N/a	Elected unopposed
Ruth Thompson	Nil	N/a	Elected unopposed
Chloe Smith	Nil	N/a	Elected unopposed

COMMUNICATIONS MUST BE IN WRITING

All requests by owners or their appointed agents for repairs and maintenance, or complaints in relation to by-laws, must always be submitted to the strata managing agent in writing to ensure accurate documentary records and to enable property administrative procedures are followed.

CERTIFICATE OF CURRENCY



To whom it may concern,

Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246719
Level 14/141 Walker Street, North Sydney, New South Wales 2060
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

Date: 2/04/2025

Reference No: DOC0000983350

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date. This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Insured: Stratford Garden Apartments - CTS 30763

Type of Insurance: Residential Strata

Policy Number: 06S3551445

Period of Insurance: From 4:00PM 01/04/2025
To 4:00PM 01/04/2026

OVERVIEW

Insured:	Stratford Garden Apartments - CTS 30763	
Situation:	3-9 STRATFORD PARADE, STRATFORD QLD 4870	
Section 1:	Building including common contents	\$8,230,020
	Loss of Rent/Temporary Accommodation (15%)	\$1,234,504
	Catastrophe or Emergency (15%)	\$1,234,504
	Additional Loss of Rent/Temporary Accommodation	Not included
	Additional Catastrophe or Emergency	Not included
	Floating Floors	Not included
	Flood	Included
Section 2:	Glass	Automatically Included
Section 3:	Theft	Automatically Included
Section 4:	Liability	\$ 10,000,000
Section 5:	Fidelity Guarantee	\$100,000
Section 6:	Office Bearers Liability	\$ 1,000,000
Section 7:	Voluntary Workers (Weekly/Capital Benefit)	\$2,000/\$200,000
Section 8:	Government Audit Costs	\$25,000
Section 9:	Legal Expenses	\$50,000
Section 10:	Workplace, Health and Safety Breaches	\$100,000
Section 11:	Machinery Breakdown	Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$250,000

CERTIFICATE OF CURRENCY



Policy Number: 06S3551445

Insured: Stratford Garden Apartments - CTS 30763

EXCESSES

Section 1 - Building including Common Contents

\$2,000.00 all other claims + as per policy wording

\$20,000.00 bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage

\$20,000.00 water damage claims

Section 2 - Glass

\$2,000.00 all claims

Section 3 - Theft

\$2,000.00 all claims

SPECIAL TERMS/CONDITIONS

Flood

This policy is extended to include flood.

The word 'flood' is deleted from exclusion 1.e on page 35 and exclusion e on page 40.

CERTIFICATE OF CURRENCY



IMPORTANT NOTICES

It is important to read and consider the Product Disclosure Statement when deciding whether to purchase this insurance. You should consider whether this product is appropriate for your financial circumstances, objectives and needs. After reading this notice if any matter relating to your policy is unclear to you or you have any questions at all in relation to the insurance, please contact us for an answer or explanation as soon as possible.

Strata Unit Underwriting Agency Pty Limited T/A Strata Unit Underwriters (SUU) hereby gives notice that this contract is issued under an authority by the Insurer/s named on Your Quotation or Policy Schedule. SUU is an agent of the Insurer and not the Insured.

Clients who are not fully satisfied with our services should contact our Internal Disputes Resolution Officer. SUU also subscribes to the Australian Financial Complaints Authority, a free customer service. Further information is available within the Product Disclosure Statement (PDS) or via our website.

Please review the sums insured as noted on your Quotation or Policy Schedule to ensure they are up-to-date and take into account your objectives, financial situation, needs and requirements of any relevant legislation.

When answering our questions you must be honest, as the answers will form the basis of our decision to insure you. Your answers apply to you and to anyone else that may be insured under the policy. If you have not answered our questions in this way, we may reduce or refuse to pay a claim, or cancel the policy.

GENERAL ADVICE WARNING

The general advice provided has not taken into account your objectives, financial situation or needs. You must therefore assess whether it is appropriate, in the light of your own individual objectives, financial situation or needs, to act upon this advice.

SAFETY RISK ASSESSMENT REPORT



PROPERTY DETAILS

STRATFORD GARDENS APARTMENTS CTS 30763
3 STRATFORD PARADE
STRATFORD QLD 4870

Inspection Date: 20/02/2025

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



SAFETY ISSUES REQUIRING ATTENTION

The following is a list of items identified during the site inspection that are considered to be a current safety issue. As such these issues should be rectified in accordance with the risk rating used as a priority for budgeting purposes. It is important to remember that these are recommendations based on the inspector's visual site inspection and professional experience. This Safety Risk Inspection does not take into consideration legislative requirements, previous or current.

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
1	G	Paths	<p>Hazard Identified: Pavers to the area are uneven. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: It is recommended to relay the pavers ensuring they are level.</p>		2

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
2	G	Driveway / Parking	<p>Hazard Identified: Evidence of slippery contamination build up. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: It is recommended to remove the slippery contamination.</p>		2
					

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
3	G	Driveway / Car parking	<p>Hazard Identified: Car park has oil stains. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: Degrease area and use high pressure to remove oil stains.</p>		2
					
4	G	Driveway / Car parking	<p>Hazard Identified: The hazard has been highlighted previously however it has faded and is no longer keeping the hazard distinguishable. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: It is recommended that regular inspections are conducted, and results documented, to check all drains are clearly visible and if required, paint / re-highlight the hazard regularly in yellow paint, at least 100mm wide to ensure the hazard remain identifiable.</p>		2

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
5	G	Site Generally	<p>Hazard Identified: There is a build-up of dry vegetation / debris onsite. - This is Public Safety - Traffic/pedestrian hazard.</p> <p>Recommendation: Remove all dry leaves, branches and other debris on a regular basis from all gardens and other areas.</p>		2
					
6	G	Pathways	<p>Hazard Identified: The pathway is damaged. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: Repair the damaged areas to all pathways.</p>		2

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
7	G	Pathways	<p>Hazard Identified: Raised edge to floor material. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: A 100mm wide line is painted in yellow or reflective white paint around all edges to make the raised edge distinguishable.</p>		2

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
8	G	Site generally	<p>Hazard Identified: Garden hose is not stored safely. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: Install a garden hose hanger to store the hose safely.</p>		2
9	G	Floors	<p>Hazard Identified: Unsecured floor mat. - This is a Slip Trip Fall hazard.</p> <p>Recommendation: Remove all unsecured floor mats and replace with a low profile non-slip rubber floor mat.</p>		1

No.	Floor Level / Unit No	Location	Hazard and Recommendation	Photo	Risk Rating
10	G	Common Areas	<p>Hazard Identified: There are stored items within the common areas which can restrict access, cause a slip, trip or fall and can be an accelerant in the event of a fire. - This is Public Safety - Traffic/pedestrian hazard.</p> <p>Recommendation: Remove all stored items from common areas and store safely in a secure location.</p>		1

NOTE: This report only covers and includes COMMON PROPERTY. This means that the inspection stops at the line of the property boundary between lots and common Property. Any steps, damage, or uneven access from Common Property to individual lots is the responsibility of the lot owner, and as such, are not included in this report.

BUILDING FIRE SAFETY AUDIT



PROPERTY DETAILS

STRATFORD GARDENS APARTMENTS CTS 30763
3 STRATFORD PARADE
STRATFORD, QLD, 4870

Report Date: 20/02/2025

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



FIRE SAFETY SURVEY

This survey has been completed and reflects the findings by **DONNA BALMER** during their inspection of the complex on **20/02/2025**.

The legislation taken into account when completing this survey includes, but not limited to, the Building Fire Safety Regulations 2008, Australian Standard 3745-2010, Australian Standard 1851-2012 and Building Code of Australia.

Item	Description	Y / N / NA
Means of Escape from the Building – Evacuation Routes		
1	Are evacuation routes clear of obstructions?	Y
2	Are final exits clear of obstructions for two meters?	Y
3	Are the final exits of any adjoining properties clear?	Y
Means of Escape from the Building – Exit Doors		
4	Is the door hardware the correct type?	N/A
5	Are the doors along the evacuation route unlocked/unobstructed?	N/A
Means of Escape from the Building – Fire Doors		
6	Are the fire/smoke doors unobstructed/undamaged?	N/A
7	Are the fire/smoke walls penetration free?	N/A
8	Can current maintenance records for fire/ smoke doors be produced upon request?	N/A
9	Are the unit fire doors unobstructed/undamaged?	N/A
10	Can current maintenance records for the unit fire doors be produced upon request?	N/A
11	Are there deadbolts fitted to unit doors?	N/A
Means of Escape from the Building – Evacuation Signs		
12	Are the evacuation signs/diagrams securely fastened & orientated for the building?	N
13	Do the evacuation signs/diagrams contain the required information?	Y
Means of Escape from the Building – Evacuation Signs for accommodation units		
14	Are the evacuation signs/diagrams securely fastened & orientated for the building?	N/A
15	Do the evacuation signs/diagrams contain the required information?	N/A
Evacuation Planning, Instruction & Practice – Plans		
16	Is there a fire & evacuation plan in place for each building?	Y
17	Is there a managing entity and secondary occupiers' fire & evacuation plan for multi-occupancy buildings?	N/A
18	Are all the fire & evacuation plan/s kept in the specified form?	Y
19	Is there a procedure in place to evacuate persons with special needs?	Y
20	Are all fire and evacuation plans available upon request?	N
21	Are all fire and evacuation plans current and reviewed annually?	N
Evacuation Planning, Instruction & Practice – Evacuation Practice		
22	Has evacuation practice been conducted annually?	N

Item	Description	Y / N / NA
23	Are evacuation practice records kept & available upon request?	N
Evacuation Planning, Instruction & Practice – Instruction		
24	Have general evacuation instructions been given to all staff?	N/A
25	Are records for general evacuation instructions kept & available upon request?	N/A
26	Have first response evacuation instructions been given to all staff?	N/A
27	Are records for first response evacuation instructions kept & available upon request?	N/A
28	Have evacuation coordination instructions been given?	N
29	Are records for evacuation coordination instructions kept & available upon request?	N
30	Is there a procedure in place to provide 'adequate instruction' to prescribed persons?	Y
31	Has a Fire Safety Adviser been appointed?	N/A
32	Has a person responsible for carrying out evacuation procedures been appointed?	N
33	Have ECO members been appointed?	N/A
34	Have EPC members been appointed?	N/A
Maintenance of Fire Safety Installations – Exit Signs / Emergency Lighting		
35	Are the exit signs/ emergency lighting undamaged?	Y
36	Can current maintenance records for exit signs/emergency lighting be produced upon request?	N
Maintenance of Fire Safety Installations – Fire Blanket		
37	Can current maintenance records for Fire Blankets be produced upon request?	N/A
Maintenance of Fire Safety Installations – Fire Extinguishers		
38	Are all Fire Extinguishers correctly maintained?	N/A
39	Can current maintenance records for Fire Extinguishers be produced upon request?	N/A
40	Check that the extinguisher is the correct type, class, size and/or rating for the hazard to be protected	N/A
41	Check that the fire hazard/risk to be protected has not changed (All extinguisher types)	N/A
42	Check that no alterations have been made to the building that may impede access to the extinguisher or increase the travel distance to more than those specified in AS 2444 (All portable extinguishers) (N = there have been alterations)	N/A
Maintenance of Fire Safety Installations – Fire Hose Reels		
43	Are all Fire Hose Reels correctly maintained?	N/A
44	Can current maintenance records for Fire Hose Reels be produced upon request?	N/A
Maintenance of Fire Safety Installations – Fire Detection and Alarm System		
45	Is the Fire Detection and Alarm System operational?	N/A
46	Is the Fire Detection and Alarm System Working with no isolations or faults indicating?	N/A
47	If the Fire Detection and Alarm System is not connected to QFRS are MCPs signed 'Ring 000'?	N/A
48	Can current maintenance records for Fire Detection and Alarm Systems be produced upon request?	N/A
49	Is the number of unwanted alarms activations below the prescribed average?	N/A
50	If a Class 2 accommodation building, are smoke alarms installed in the sole occupancy units?	N/A

Item	Description	Y / N / NA
Maintenance of Fire Safety Installations – Evacuation System		
51	Can current maintenance records for Evacuation System be produced upon request?	N/A
52	Is the Evacuation System in 'auto' mode with no zones isolated or in fault?	N/A
Maintenance of Fire Safety Installations – Sprinkler System		
53	Is the Booster Installation undamaged?	N/A
54	Can current maintenance records for the Sprinkler System be produced upon request?	N/A
Maintenance of Fire Safety Installations – Onsite Hydrant System		
55	Can current maintenance records for the on-site Hydrant System be produced upon request?	N
56	Are the on-site Fire Hydrants undamaged?	Y
57	Is the on-site Fire Hydrant Booster Installation undamaged?	N/A
58	Is there a "Block Plan" displayed in the 'Fire Hydrant Booster' housing?	N/A
Maintenance of Fire Safety Installations – Hydrant / Sprinkler Pumpsets		
59	Are pump sets correctly maintained?	N/A
60	Can current maintenance records for Pumpsets be produced upon request?	N/A
Maintenance of Fire Safety Installations – Stairwell Pressurization		
61	Can current maintenance records for Stairwell Pressurization be produced upon request?	N/A
Maintenance of Fire Safety Installations – Smoke and Heat Ventilation systems		
62	Can current maintenance records for Smoke and Heat Ventilation systems be produced upon request?	N/A
Maintenance of Fire Safety Installations – Standby Power Supply		
63	Can current maintenance records for Standby Power be produced upon request?	N/A
Maintenance of Fire Safety Installations – Emergency Lifts – Fire Service Control		
64	Can current maintenance records for Emergency Lifts (Fire Service Controls) be produced upon request?	N/A
Maintenance of Fire Safety Installations – Critical Defects		
65	If a Critical Defect Notice has been received, have interim measures been put in place?	N/A
66	If a Critical Defect Notice has been received, has action been taken to rectify within one month?	N/A
Record Keeping – Approval Documents, Occupiers Statement & Record Security		
67	Are Fire Safety approval documents obtained and kept?	N
68	Is the Certificate of Classification letter kept onsite with the records?	N/A
69	Is the Certificate of Classification / Certificate of Occupancy kept onsite with the records?	N/A
70	Is the Certificate of Classification / Certificate of Occupancy displayed onsite?	N
71	Can an Occupier's Statement be produced upon request? (QLD Only)	N
72	Is a copy of all prescribed documents kept in another place?	N
73	Are records kept onsite and available upon request?	N
Budget Accommodation		
74	Are current Fire Safety Management Plans prepared and implemented?	N/A

Item	Description	Y / N / NA
75	Are fire safety standards available for inspection during business hours?	N/A
76	Can evacuation practice records be produced upon request?	N/A
Occupancy Limits		
77	Have steps been taken to ensure the building is not overcrowded?	N/A
78	If an Occupancy Notice has been issued by the Commissioner, is the building compliant?	N/A
Miscellaneous		
79	Is housekeeping acceptable?	Y
80	Does this business have a "sign-in" book for all staff and visitors?	N/A

- This is NOT a Code Compliance Certification audit.
- The results are the opinion of a trained professional only.
- Only visible areas have been inspected. No hidden areas or fire installations have been identified or inspected.

This inspection has been conducted on a specific day and has identified those items affecting the building, at this **particular time and date as shown as "Inspection Date" in the table above**. It does not ensure ongoing compliance, nor will it identify future faults or maintenance items past this **particular time and date as shown as "Inspection Date" in the table above**. As such regular inspections are required and are highly recommended. For residential complexes yearly safety inspections are required at a minimum. Whereas for commercial complexes or commercial sections within a residential complex, safety inspections should be conducted at least 6 monthly.

This report is NOT a Safety Inspection. As such it specifically DOES NOT cover the identification of any items affecting the safety of occupants, visitors and contractors who maybe onsite.

This report is to be considered to be a "Once Off" and only relevant at the time of inspection. QBM specifically brings to your attention that this report is NOT to be considered as being relevant for any time after the inspection date. As conditions change and the possibility of items that are now considered to be "safe" and defect free, will deteriorate over time. Thus, the need to undertake ongoing safety inspections to keep this complex in a condition free from defects and safety issues.

This report specifically DOES NOT cover any inspection for the identification of Asbestos, nor and safety issues associated with Asbestos.

This report specifically DOES NOT cover any inspection for the identification of Combustible Cladding, nor does it include any reference to Fire or Combustible Cladding Legislation, or consideration of any materials that may or may not be combustible.

This report specifically DOES NOT cover any inspection for the identification of and/or issues with Fire Prevention, Fire Systems, Fire Equipment.

This report specifically DOES NOT cover any considerations as to the usage of the complex/building/common areas, facilities or equipment by persons who are under the influence of alcohol or drugs or any type including prescription drugs. Under the influence shall mean any measure above 0.

REQUIREMENTS AND RECOMMENDATIONS

Item	Details of Defect	Photo
12	<p>Defect: The evacuation signs/ diagrams are NOT securely fastened and/or orientated for the building.</p> <p>Diagrams installed have not been installed correctly. Require reprinting on A3 paper and singular diagrams per location.</p> <p>Recommendation: Evacuation signs/diagrams must be displayed in a conspicuous position, securely attached to a wall or the internal side of a door and orientated in line with the building layout. Sticky tape, blue tac or Velcro is not securely fastened, however screws or sufficient double sided tape providing sufficient strength is acceptable. 'Orientated' means the diagram must be understandable to a person reading the sign and the instructions must be accurate and correspond to the building layout. Class 2 buildings with direct exits to a road or open space that do not have common areas (i.e. corridors, stairways or hallways) must have the evacuation signs/diagrams displayed in line with the requirements for accommodation units.</p>	
20	<p>Defect: All fire and evacuation plan/s are NOT available upon request.</p> <p>No Fire and Evacuation Report kept onsite</p> <p>Recommendation: All fire and evacuation plans must be made available to interested persons for inspection, free of charge, upon request during normal business hours. This includes electronic copies. Contact your current service provider for a copy of your records and place them in a readily accessible location.</p>	
21	<p>Defect: All fire and evacuation plan/s are NOT current or reviewed annually.</p> <p>Although QBM records show annual reviews have been completed, the supporting documentation is not kept onsite.</p> <p>Recommendation: All fire and evacuation plans must be reviewed annually. The review process must be recorded, and kept with other relevant documents. If changes are made to the building which affects the fire and evacuation plan, the plan must be altered to reflect the changes as soon as practical but no later than one month after the change occurred.</p>	

Item	Details of Defect	Photo
22	<p>Defect: Evacuation practices have NOT been conducted annually. No Evacuation Records on site</p> <p>Recommendation: All occupiers are required to conduct an evacuation of a building annually. The practice evacuation must be carried out by an appropriate number of people. It may not be feasible to evacuate, for this exercise, a person with a disability, however the process for evacuation of persons with special needs must be included in the fire and evacuation plan. Select numbers of staff such as receptionists may be excluded to answer telephone calls.</p>	
23	<p>Defect: Evacuation practice records are NOT kept and are available upon request. No Evacuation Records on site</p> <p>Recommendation: It is critical that these records are kept and be available for viewing during normal business hours and can be produced to Emergency Services upon request.</p>	
28	<p>Defect: Evacuation coordination instructions have NOT been given.</p> <p>Recommendation: The occupier of a building must give evacuation coordination instructions to the person/s responsible for carrying out the evacuation coordination procedures every year and within one month of any changes to the procedures or personnel. If a new occupant starts to occupy a building, the new occupant must, within two months, give evacuation coordination instructions to the responsible person/s. This training must be completed by the EPC and ECO members, where applicable.</p>	
29	<p>Defect: Records for evacuation coordination instructions are NOT kept or available upon request.</p> <p>Recommendation: It is critical that these records are kept and be available for viewing during normal business hours and can be produced to Emergency Services upon request. Contact your current training provider to request copies of your last training and keep these with your other prescribed documentation onsite.</p>	

Item	Details of Defect	Photo
32	<p>Defect: No one has been appointed to be the responsible person/s to carry out the evacuation coordination instructions</p> <p>Recommendation: It is a minimum requirement under Building Fire Safety Regulations for a compliant plan that the name, telephone number and electronic contact details for each nominated persons are listed within the plan along with the date they commenced the role.</p>	
36	<p>Defect: Current maintenance records for exit signs/emergency lighting can NOT be produced upon request. No Maintenance Records for Exit Signs/Emergency Lighting</p> <p>Recommendation: It is essential that this equipment is maintained at regular intervals as required by Australian Standard 1851. It is a requirement that these records be available, onsite, at all times in such a way that they may be viewed on request at any time during normal business hours and at all times by the Emergency Services. Contact your current service provider for a copy of your records and place them in a readily accessible location.</p>	
55	<p>Defect: Current maintenance records for the on-site Hydrant System can NOT be produced upon request. No Maintenance Records for Fire Hydrants</p> <p>Recommendation: It is a requirement that these records be available, onsite, at all times in such a way that they may be viewed on request at any time during normal business hours and at all times by the Emergency Services. Contact your current service provider for a copy of your records and place them in a readily accessible location. A log book and tag is required to record current six monthly inspections. All maintenance including the 5 yearly hydrostatic test is to be recorded on a 'Form 72 - fire hydrant and sprinkler system periodic testing and maintenance'.</p>	
67	<p>Defect: Fire Safety approval documents have NOT been obtained or kept.</p> <p>Recommendation: It is a requirement that all approval documents be obtained and kept onsite. Examples of approval documentation are; Certificate of Classification, Fire Safety Installation lists, Fire Safety Management Procedures, Certificate of Approval and Fire Engineering Reports.</p>	

Item	Details of Defect	Photo
70	<p>Defect: The Certificate of Classification is not installed onsite.</p> <p>Recommendation: The Building Act 1975 - Section 108A requires buildings, apart from Class 1a buildings (a Class 1a building is a normal domestic family home) which were built on or after 1 July 1997, to display a 'Certificate of Classification'. It is the building owner's responsibility to obtain the 'Certificate of Classification' and it must be displayed conspicuously, as near as practical to the main entrance.</p>	
71	<p>Defect: An annual Occupier's Statement or a Fire Safety Statement can NOT be produced upon request.</p> <p>QBM are unable to supply the Annual Occupiers Statement due to the following Maintenance/ Summary records not being found onsite:</p> <ul style="list-style-type: none"> • No Maintenance Records for Exit Signs/Emergency Lighting • No Maintenance Records for Fire Hydrants <p>Recommendation: An occupier statement for the maintenance of all fire safety installations must be kept and a copy sent each year to the Commissioner. The occupier statement can be emailed to occupier.statements@qfes.qld.gov.au. A copy must be retained with the evacuation plan and can be kept electronically.</p>	
72	<p>Defect: A copy of all prescribed documents are NOT kept in another place.</p> <p>QBM requested a copy of all records prior to the inspection and the following records were unable to be supplied nor found onsite:</p> <ul style="list-style-type: none"> • Certificate of Classification • No Maintenance Records for Exit Signs/Emergency Lighting • No Maintenance Records for Fire Hydrants • Fire Evacuation Drill Record • Annual Occupiers Statement • Training Records <p>Recommendation: In addition to keeping the record mentioned above in item 45, a copy of all records must be kept in another place. These copies may be electronic. Copies of maintenance records can be retained by the fire contractor. Other records are to be kept by the occupier.</p>	

Item	Details of Defect	Photo
73	<p>Defect: Records are NOT kept onsite.</p> <p>The following current records were not found onsite:</p> <ul style="list-style-type: none"> • No Fire and Evacuation Report • Certificate of Classification • No Maintenance Records for Exit Signs/Emergency Lighting • No Maintenance Records for Fire Hydrants • Fire Evacuation Drill Record • Annual Occupiers Statement • Training Records <p>Recommendation: A copy of plans and documents, including prescribed documents must be kept in the building.</p> <p>In Class 2 or Class 3 buildings or buildings with no common areas it is permissible for required documents to be located in lockable metal storage boxes affixed to a wall that allows access for inspection as required. This is not a requirement but a solution to the requirement to have the records on site in the building.</p> <p>A prescribed document is defined by the Building Fire Safety Regulation 2008 is a record of a review of a fire and evacuation plan, a fire and evacuation instruction record, an evacuation practice record and/or a record of maintenance.</p>	

APPENDIX A

Routine Service Frequencies As required under AS 1851-2012

**TABLE 1.11(A)
ROUTINE SERVICE FREQUENCIES FOR EACH SECTION**

AS 1851 Section		Monthly	Three-monthly	Six-monthly	Yearly	Five-yearly	Ten-yearly	Twenty-five-yearly	Thirty-yearly
2	Automatic fire sprinkler systems	✓		✓	✓	✓	✓	✓	✓
3	Fire pumpsets	✓		✓	✓	✓	✓		
4	Fire hydrant systems	✓*			✓	✓			
	Hydrant valves			✓	✓				
5	Water storage tanks for fire protection systems	✓		✓	✓		✓		
6	Fire detection and alarm systems	✓		✓	✓	✓			
7	Special hazard systems	✓		✓	✓		✓		
8	Delivery lay flat fire hose				✓				
9	Fire hose reels			✓	✓				
10	Portable and wheeled fire extinguishers			✓	✓	✓			
11	Fire blankets			✓					
12	Passive fire and smoke systems		✓**	✓	✓				
13	Fire and smoke control features of mechanical services	✓	✓	✓	✓	✓			
14	Emergency planning in facilities	✓		✓	✓				

*Where pumpsets are fitted.

**Where horizontal sliding doors are fitted.

NOTE: The responsible entity may elect to conduct monthly activities on a weekly frequency.

APPENDIX B

Routine Service Frequencies – Passive Fire & Smoke Systems

As required under AS 1851-2012

12.2 ROUTINE SERVICE PROCESS AND PROCEDURES

12.2.1 Routine service

Passive fire and smoke systems shall be subjected to routine service in accordance with this Section.

All passive fire and smoke systems shall be inspected and tested on a yearly basis except for—

- (a) fire doors and smoke doors (on a six-monthly basis); and
- (b) sliding fire doors (on a three-monthly basis).

Hinged and pivoted fire-resistant door sets serving as entry doors to private residential apartments may be extended to a yearly service schedule.

APPENDIX C
Routine Service Records
As required under AS 1851-2012

TABLE 1.16.1
ROUTINE SERVICE RECORDS

Section No.	Systems or equipment	Service records			
		Logbooks	Tags	Labels	Summary records
2	Automatic fire sprinkler systems	✓	—	—	—
3	Fire pumpsets	✓	—	—	—
4	Fire hydrant systems	✓	—	—	—
4	Fire hydrant valves	—	✓	✓	✓
5	Water storage tanks for fire protection systems	✓	—	—	—
6	Fire detection and alarm systems	✓	—	—	—
7	Special hazard systems	✓	—	—	—
8	Delivery lay flat fire hose	—	✓	✓	✓
9	Fire hose reels	—	✓	✓	✓
10	Portable and wheeled fire extinguishers	—	✓	✓	✓
11	Fire blankets	—	✓	✓	✓
12	Passive fire and smoke systems	✓	—	✓	✓
13	Smoke and heat control features of mechanical services	✓	—	—	—
14	Emergency planning in facilities	✓	—	—	—

TABLE 14.4.2
SIX-MONTHLY INSPECTION, TEST AND RECORDS SCHEDULE
CRITICAL EMERGENCY EVACUATION SYSTEM ELEMENTS

Item No.	Item	Action required and pass/fail requirement	Records		
			Result	Pass/Fail	Comments
1.1	Emergency control organization (ECO)	INSPECT the ECO list and check for compliance with the emergency plan.			
1.2	Emergency evacuation equipment	INSPECT the emergency evacuation equipment and check for compliance with the emergency plan.			
1.3	Training	INSPECT training records and check for compliance with the emergency plan.			
1.4	Emergency control organization (ECO)	TEST the ECO for relevance to the facility by initiating an alarm and checking the response for compliance with the emergency procedures.			
1.5	Evacuation diagrams	INSPECT the emergency response diagrams for relevancy and check for compliance with the emergency plan.			
1.6	Assembly areas	INSPECT the nominated assembly area(s) and test for relevance to the facility and compliance with the emergency plan.			
1.7	Emergency response procedures	INSPECT the emergency procedures testing for relevancy to the facility or to a nominated incident covered by the emergency procedures by conducting an evacuation exercise.			

TABLE 14.4.3
YEARLY INSPECTION, TEST AND RECORDS SCHEDULE
CRITICAL EMERGENCY EVACUATION SYSTEM ELEMENTS

Item No.	Item	Action required and pass/fail requirement	Records		
			Result	Pass/Fail	Comments
2.1	Emergency plan	INSPECT the emergency plan and check for relevancy to the facility.			
2.2	Evacuation exercise	INSPECT evacuation exercise records and check for compliance with the emergency plan.			

TERMS AND CONDITIONS

- You (the Customer named in the Customer Schedule) have requested QBM to prepare the Report with respect to the Property which QBM has agreed to do for the Fee.
- This report excludes inspections of/for fire & Smoke compartmentation
- This is not a Certification Audit for fire installations, nor is it an inspection in relation to compliance with the Building Code of Australia or relevant Building Codes enforced at the time of construction
- Online training is supplied to fulfill the requirements of the BFSR 2008 and does not state the competency of the person undertaking the online fire training, further QBM is not responsible for the use of fire equipment on site
- Live fire training indicates the competency of the trainee at the time of training
- **The Fee/Invoice must be paid: -**
 These terms are fixed unless prior arrangements have been made.
 The Fee includes any additional expenses detailed in the Services Schedule.
 Invoicing is made under the Building and Construction Industry Payments Act Qld 2004.
 Payment must be made within 28 days of the invoice date.
- You have assured QBM that: -
 - you have a lawful right to allow QBM to enter and inspect the Property.
 - the Property will be made available for inspection at the time/date specified in the Services Schedule.
 - you will pay for all costs associated with the collection of the fee amount if the full amount is not paid within the payment terms.
 - you agreed that all debt collection costs including legal fees, debt collection agency and any court costs will be paid for any debt collection process.
- QBM will prepare and deliver the Report to you after payment of the Fee within a reasonable period after carrying out its inspection of the Property.
- You acknowledge and agree with QBM that: -
- QBM will provide the Report in writing which will comprise the whole of the Report.
- you should not rely on any verbal assurance or statement made by QBM (it's officers, servants or agents) with respect to the Property or the Report and you accept that the written document comprising the Report comprises the whole of the Report made to you in terms of this agreement.
- unless expressly provided in the Report the Report offers a visual inspection of accessible areas of the property to determine if, at the time of inspection, the identified areas were performing their intended function without regard to life expectancy.
- the purpose of the Report is as stated in the Report.
- unless expressly provided in the Report inspections are visual, and rely upon the opinion, judgment and experience of QBM and are not intended to be technically or mechanically exhaustive. The determination of conditions that may have occurred prior to the inspection that may be hidden or not readily visible during the inspection are excluded.
- You acknowledge and agree that the Report is given to you for your own use and is not given for any other purposes or to any other person or corporation except as may be expressly provided for in the Report. This includes the issuing of this report to tenants, agents, contractors and tradesperson performing work on the site. You are not entitled to use, publish or copy the Report for any purpose other than your own personal use or for a purpose as detailed in this report without the written consent of QBM.
- You acknowledge that the Report is given to you as the Customer and to no other person or corporation and your interest in the Report may not be assigned or otherwise dealt with to any third party without QBM's written consent.
- The Property shall at all times remain at your risk and QBM will not be liable to any person in respect of loss, destruction or damage to the Property or to any other property or person whilst the Property is being inspected by QBM and loss or damage referred to in this clause shall mean and include without limitation, loss or damage caused by the negligence or willful act or default of QBM or any other person whether or not such loss or damage is foreseeable or contemplated by QBM.
- Where any act of Parliament implies in this agreement any term, condition or warranty and that act avoids or prohibits provisions in a contract excluding or modifying the application of, or exercise of or liability under such term, condition or warranty then that term, condition or warranty shall be deemed to

be included in this agreement. However, the liability of QBM for any breach of that term, condition or warranty shall be limited, at the option of QBM to: -

- the provision of a further report at no cost to the Customer; or
- the payment of an amount equal to the Fee by QBM to you.
- Subject to the preceding clause you undertake and agree to indemnify and keep indemnified QBM against all actions, claims, proceedings, costs, losses or damage whatever and howsoever caused or arising which QBM may sustain, incur or pay in connection with or arising from the provision of the Report and inspection of the Property in connection with or occasioned as a result of the negligence of QBM or any other person or corporation and you acknowledge that it is agreed to be the responsibility of the Customer to effect insurance on the Customer's behalf in respect of those matters for which this indemnity is given.
- If the Customer is a company the person or persons who have signed this agreement on its behalf acknowledge that they are officers duly authorized to enter into this agreement on behalf of the Customer and further acknowledge that they requested QBM to enter into this agreement with the Customer and in consideration of that agreement hereby (and if more than one jointly and severally) guarantee to QBM the due and punctual performance by the Customer of all of the terms and conditions of this agreement and further agree to indemnify and keep indemnified QBM against any loss or damage howsoever arising which QBM may suffer in consequence of any failure by the Customer to perform its obligations under this agreement or for any other reason whatsoever and this guarantee shall not be effected or discharged by the granting to the Customer of any time or other indulgence or consideration or transaction whereby the liability of the signatories would, but for the provisions hereof, have been effected or discharged.
- It is considered that these terms and conditions have been agreed upon if you the Client, issues a purchase order in lieu of signing this agreement.
- Each provision set out in this agreement is to be construed as a separate limitation applying and surviving even if for any reason one or other of those provisions is held to be unenforceable, inapplicable, unfair, harsh or unconscionable in any circumstances.
- Any dispute arising under this agreement shall be subject to the law and jurisdiction of the State of Queensland and wherever possible the Courts or authorities in the City of Brisbane.
- The final report will be based upon and conditional upon the information provided by the person, employees or agents of the person requesting the report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.
- QBM shall not be liable for missing information due to the concealment, now or in the past, and/or apparent concealment of defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner of the building now, in the past, or in the future.
- The report will not be intended to be, nor will it be construed as, a guarantee or warranty, nor as any form of insurance expressed or implied. The inspector nor QBM will not be responsible for any repairs or replacements with regard to this property or the contents thereof.
- The inspection will be undertaken in a non-destructive manner, and as such, there may be areas where ACM exists which have not been detected. Examples of such areas are wall cavities, beneath floors/slabs and floor coverings, within plant, hidden pipe work, cavity walls, encapsulated areas and so forth.
- Areas that were not accessed during the inspection must be considered in the event of future major refurbishment or demolition work. It should be noted that a non-destructive inspection cannot be regarded as absolute, and all due care and caution must be exercised in the planning stages of any future building or demolition work.

THIS REPORT HAS BEEN COMPILED BY
Quality Building Management (Brisbane) Pty Ltd
PO Box 1006, Capalaba QLD 4157
inspections@qbm.com.au
1300 880 466

The Body Corporate
STRATFORD GARDENS APARTMENTS
C/- TCM Strata
CAIRNS QLD 4870

30th January 2025

ATTENTION: Ms Kelly Lindner

Dear Madam,

INSURANCE VALUATION & SINKING FUND FORECAST
S.P. 144923 & S.P. 181101 / C.T.S. 30763

Our assessment for this combined insurance valuation and sinking fund forecast report has been prepared in response to instructions received on 10th January 2025.

Insurable Value

Insurable value has been calculated at **\$9,740,000.00**. Some insurers provide an in-built extension of the policy to cover construction cost increases following a declared disaster. If yours does not, the sum insured should be increased by 10% to provide a measure of additional protection.

Sinking Fund

We calculate contributions for this coming year at **\$50,000.00** shared amongst unit owners as detailed in our report on Page 11.

Please contact this office if more information is required.

Yours faithfully,

BELLATOR PROPERTY CONSULTANTS,



.....
M COATES, (VRBQ).
Registered Valuer 5068

Our Ref: 1121
Your Ref: 27126

**CALCULATION OF
INSURABLE VALUE
AND
SINKING FUND CONTRIBUTIONS**



**STRATFORD GARDENS APARTMENTS
3 Stratford Parade, Stratford**

30th January 2025

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EXPLANATORY NOTES

INSURABLE VALUE

The calculation of insurable value provides the body corporate, unit owners and insurer with a realistic assessment which incorporates present day construction costs and provision for cost increases.

This assessment concerns the structures only. Insurance for loss of income during reconstruction time should be separately arranged.

SINKING FUND CONTRIBUTIONS

The calculation of sinking fund contributions gives the body corporate and unit owners a means of providing for probable future expenses which are of a capital nature and outside the province of the administration fund. Market evidence confirms that potential buyers are more likely to buy property for which an adequate sinking fund can be shown to be in place.

The pattern of administration fund expenses may vary little from year to year except for inflation. By contrast, the pattern of sinking fund expenses may vary significantly from year to year, ranging from near-zero in some years to the major cost of repainting or gutter replacement in others.

Our task is to calculate a pattern of contributions which will ensure that there should always be sufficient funds to pay all costs when they arise.

The chart at Page 12 illustrates the pattern of contributions and expenses, and the critical balance target set in a distant year of major expenses.

The sinking fund calculation incorporates the current fund balance, bank interest rate on accumulated funds, and provision for taxation on interest earned. Projected cost inflation factors are also accounted for.

Regarding options to repair or replace building elements included in the sinking fund, will depend on the property use and which option proves most beneficial long term. For example, repainting, choosing between a one-off payment and a painting schedule, resorts often opt for a schedule due to it including an annual washdown and paint touch-up keeping the property attractive for tourists.

Unless we have been instructed to include them, the calculation does not provide for major items of imminent expense which are extraordinary and might need to be dealt with by a one-off special levy.

Also excluded are

- The cost of replacing doors and windows set in external walls which do not front onto common property.
- Minor repair items such as bulb replacement and correction of water leaks, which are provided for by the administration fund.
- The cost of maintenance contracts relating to lifts, gardening, pools, and the like.

Please note that this forecast is not a set timetable of expenditure which the Body Corporate must feel bound to observe. Many factors may influence the timing of actual expenditure.

FORECAST PERIOD

The sinking fund forecast period reflects a pattern of anticipated costs. It may vary from property to property but will be a minimum of ten years.

This generally provides for eventual replacement of the metal roofing material but not for more permanent items which will possibly last the life of the building.

To provide a buffer against unforeseen expenses, the sinking fund should always contain a useful balance. Wherever practicable, we endeavour to set the balance at an appropriate multiple of total contribution entitlements, while attempting to ease the financial burden on current owners.

TERMS AND CONDITIONS

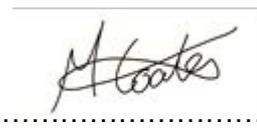
This is not a structural survey and no enquires or examination of any property, or of any improvements erected thereon, has been made for any sign of timber infestation, asbestos, or other defect, whether latent or patent.

It has been assumed that all improvements to the property comply with the terms and conditions of all relevant statutory and other authorities except as detailed herein.

These calculations are based on present day costs, CPI and building costs indices. Future expenses, costs, yields and property values will be determined by market forces. The figures relied on in this calculation are not a representation of a known or guaranteed future condition.

These will change with time and the calculations may need to be revised at regular intervals of not more than 5 years. We reserve the right to amend these calculations if unforeseen circumstances arise.

Bellator Property Consultants



M COATES, (VRBQ).
Registered Valuer 5068

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

30/01/2025

1121

MAIN STRUCTURES

Main Floor Areas

2,263 m² @ \$ 2,500 per m² \$ 5,657,500

Patio & Balcony Areas

196 m² @ \$ 550 per m² \$ 107,800

304 m² @ \$ 1,000 per m² \$ 304,000

Private Courtyards

507 m² @ \$ 160 per m² \$ 81,120

CARPORTS

420 m² @ \$ 450 per m² \$ 189,000

MINOR BUILDINGS

3 m² @ \$ 450 per m² \$ 1,350

SWIMMING POOLS

2 @ \$ 60,000 complete \$ 120,000

DRIVEWAY & LANDSCAPING

740 m² @ \$ 140 per m² \$ 103,600

1,560 m² @ \$ 100 per m² \$ 156,000

FENCES

Boundary & Internal

77 m @ \$ 300 per metre \$ 23,100

214 m @ \$ 140 per metre \$ 29,960

Pool

80 m @ \$ 300 per metre \$ 24,000

PRESENT DAY REPLACEMENT COST, Exc. GST

\$ 6,797,430

ADD :-

Cost escalation for period :-

Design & documentation 3 months

Calling tenders & appraisals 3 months

Construction & fitout 12 months

18 months

18 months escalation at 0.45% per month \$ 545,337

\$ 7,342,767

Professional Fees 7.0% \$ 513,994

Debris removal, allow 3,000 m² @ \$180 \$ 540,000

\$ 8,396,760

Cost escalation for lapse period between

policy renewal dates (worst possible case) :-

12 months inflation at 0.45% per month \$ 449,097

\$ 8,845,857

Add provision for GST \$ 884,586

\$ 9,730,443

RECOMMENDED COVER (Inc. GST) ,

ADOPT

\$ 9,740,000

(Based on Rawlinson's industry model)

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

30/01/2025

1121

CONSTRUCTION DETAILS.

Year Built:	2002
Footings:	Reinforced concrete.
Floors:	Reinforced concrete.
Wall Cladding	Rendered masonry block
Windows:	Aluminium framed sliding glass
Roofing:	Colorbond corrugated metal.
Fences:	Decorative pillars, palings, tubular metal panels.
Landscaping:	Tasteful plantings of palms and shrubs.
Comments :	Stratford Gardens Apartments is formed of two-detached two-storey buildings of conventional design and construction containing a total of 28 strata titled residential units. Other site improvements include two in-ground swimming pools, two concrete driveways, multi-vehicle carport structures, established gardens, boundary and internal fencing.



SINKING FUND AUDIT.

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

Inflation Rate	2.4%	average since 2011
Building Cost Inflation Index,	3.7%	average since 2012
Building Constructed	2002	
Base Year	2025	30/01/2025

ITEM	QTY.	UNIT	UNIT PRICE	CURRENT COST	TOTAL LIFE	LIFE LEFT	Cycle 1	
							Year	Year
<u>EXCLUDES GST</u>								
Minor repairs / Replacements; allow	1	off	\$2,800	\$2,800	1	0	-\$2,800	2025
Pressure clean paved areas	1	off	\$2,000	\$2,000	1	0	-\$2,000	2025
Replace % of external light fittings	3	ea	\$350	\$1,050	1	0	-\$1,050	2025
Repainting contract, 7 years	Year	ea	\$19,814	\$19,814	15	0	-\$19,814	2025
Replace pool equipment; allow	1	ea	\$2,500	\$2,500	4	0	-\$2,500	2025
Replace poolside furniture; allow	1	off	\$300	\$300	8	0	-\$300	2025
Replace pump shed	1	off	\$800	\$800	10	0	-\$800	2025
Acid wash pool 1	1	off	\$4,500	\$4,500	15	0	-\$4,500	2025
Tree lopping allowance	1	off	\$2,500	\$2,500	2	1	-\$2,592	2026
Replace TBR fences; allow	1	off	\$25,000	\$25,000	15	1	-\$25,918	2026
Replace roof screws; allow	2765	m ²	\$16	\$44,240	15	1	-\$45,865	2026
Repair guttering	80	m	\$120	\$9,600	25	2	-\$10,318	2027
Acid wash pool 2	1	off	\$4,500	\$4,500	15	5	-\$5,389	2030
Replace % of pool fencing	40	m	\$300	\$12,000	15	6	-\$14,899	2031
Replace pool shade	40	m ²	\$100	\$4,000	6	6	-\$4,966	2031
Wash external walls	2280	m ²	\$4	\$9,120	15	10	-\$13,081	2035
Replace guttering	380	m	\$120	\$45,600	35	10	-\$65,403	2035
Replace % of downpipes	192	m	\$15	\$2,880	15	13	-\$4,603	2038
Replace pool pebblecrete	2	ea	\$18,000	\$36,000	40	17	-\$66,463	2042
Replace roof iron	2765	m ²	\$100	\$276,500	55	32	-\$876,842	2057

COSTS ARE LISTED IN LIFE-LEFT ORDER.

WHEREVER PRACTICABLE, ROOF MAINTENANCE, GUTTERING AND DOWNPIPES WORK COULD BE TIMED TO COINCIDE WITH REPAINTING TO OPTIMISE SCAFFOLDING HIRE.

SINKING FUND AUDIT.

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

Inflation Rate 2.4% average since 2011
 Building Cost Inflation Index, 3.7% average since 2012
 Building Constructed 2002
 Base Year 2025 30/01/2025

ITEM	QTY.	UNIT	UNIT PRICE	CURRENT COST	TOTAL LIFE	LIFE LEFT			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
							Cycle 1	Year											
EXCLUDES GST																			
Minor repairs / Replacements; allow	1	off	\$2,800	\$2,800	1	0			-2,800	-2,903	-3,009	-3,120	-3,235	-3,353	-3,476	-3,604	-3,736	-3,874	-4,016
Pressure clean paved areas	1	off	\$2,000	\$2,000	1	0			-2,000	-2,073	-2,150	-2,229	-2,310	-2,395	-2,483	-2,574	-2,669	-2,767	-2,869
Replace % of external light fittings	3	ea	\$350	\$1,050	1	0			-1,050	-1,089	-1,129	-1,170	-1,213	-1,257	-1,304	-1,352	-1,401	-1,453	-1,506
Repainting contract, 7 years	Year	ea	\$19,814	\$19,814	15	0			-19,814	-20,287	-20,770	-21,266	-21,773	-22,292	0	0	0	0	0
Replace pool equipment; allow	1	ea	\$2,500	\$2,500	4	0			-2,500	0	0	0	-2,888	0	0	0	-3,336	0	0
Replace poolside furniture; allow	1	off	\$300	\$300	8	0			-300	0	0	0	0	0	0	0	-400	0	0
Replace pump shed	1	off	\$800	\$800	10	0			-800	0	0	0	0	0	0	0	0	0	-1,147
Acid wash pool 1	1	off	\$4,500	\$4,500	15	0			-4,500	0	0	0	0	0	0	0	0	0	0
Tree lopping allowance	1	off	\$2,500	\$2,500	2	1			0	-2,592	0	-2,786	0	-2,994	0	-3,218	0	-3,459	0
Replace TBR fences; allow	1	off	\$25,000	\$25,000	15	1			0	-25,918	0	0	0	0	0	0	0	0	0
Replace roof screws; allow	2765	m ²	\$16	\$44,240	15	1			0	-45,865	0	0	0	0	0	0	0	0	0
Repair guttering	80	m	\$120	\$9,600	25	2			0	0	-10,318	0	0	0	0	0	0	0	0
Acid wash pool 2	1	off	\$4,500	\$4,500	15	5			0	0	0	0	0	-5,389	0	0	0	0	0
Replace % of pool fencing	40	m	\$300	\$12,000	15	6			0	0	0	0	0	0	-14,899	0	0	0	0
Replace pool shade	40	m ²	\$100	\$4,000	6	6			0	0	0	0	0	0	-4,966	0	0	0	0
Wash external walls	2280	m ²	\$4	\$9,120	15	10			0	0	0	0	0	0	0	0	0	0	-13,081
Replace guttering	380	m	\$120	\$45,600	35	10			0	0	0	0	0	0	0	0	0	0	-65,403
Replace % of downpipes	192	m	\$15	\$2,880	15	13			0	0	0	0	0	0	0	0	0	0	0
Replace pool pebblecrete	2	ea	\$18,000	\$36,000	40	17			0	0	0	0	0	0	0	0	0	0	0
Replace roof iron	2765	m ²	\$100	\$276,500	55	32			0	0	0	0	0	0	0	0	0	0	0

THIS VERSION OF THE "AUDIT" PAGE CONFIRMS THAT RECURRING COSTS ARE EXTENDED ACROSS THE TIME FRAME.

-33,764 -100,726 -37,376 -30,570 -31,419 -37,681 -27,129 -10,748 -11,543 -11,552 -88,022

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

30/01/2025

INFLATION RATE 2.4% average since 2011
 EARNINGS RATE 1.00%
 TAX RATE 30.00%
 AFTER-TAX RATE 0.70%

CALENDAR YEAR BEGINNING IN:-	BEGIN. BALANCE	FUND CONTRIBUTIONS	INTEREST EARNED	EXPENSE Incl. GST	END BALANCE
---------------------------------	-------------------	-----------------------	--------------------	----------------------	----------------

2025	0	\$52,052	\$50,000	\$539	-\$37,140	\$65,451
2026	1	\$65,451	\$51,192	\$637	-\$110,799	\$6,482
2027	2	\$6,482	\$52,413	\$229	-\$41,114	\$18,011
2028	3	\$18,011	\$35,366	\$250	-\$33,627	\$20,000
2029	4	\$20,000	\$36,210	\$267	-\$34,561	\$21,916
2030	5	\$21,916	\$37,073	\$283	-\$41,450	\$17,823
2031	6	\$17,823	\$37,958	\$258	-\$29,842	\$26,196
2032	7	\$26,196	\$38,863	\$319	-\$11,823	\$53,556
2033	8	\$53,556	\$39,790	\$514	-\$12,697	\$81,162
2034	9	\$81,162	\$40,739	\$711	-\$12,707	\$109,904
2035	10	\$109,904	\$41,710	\$915	-\$96,824	\$55,706
2036	11	\$55,706	\$42,705	\$539	-\$13,658	\$85,293
2037	12	\$85,293	\$43,723	\$750	-\$20,942	\$108,824
2038	13	\$108,824	\$44,766	\$918	-\$19,742	\$134,766
2039	14	\$134,766	\$45,834	\$1,104	-\$10,662	\$171,042
2040	15	\$171,042	\$46,927	\$1,362	-\$61,718	\$157,612
2041	16	\$157,612	\$48,046	\$1,271	-\$152,576	\$54,353

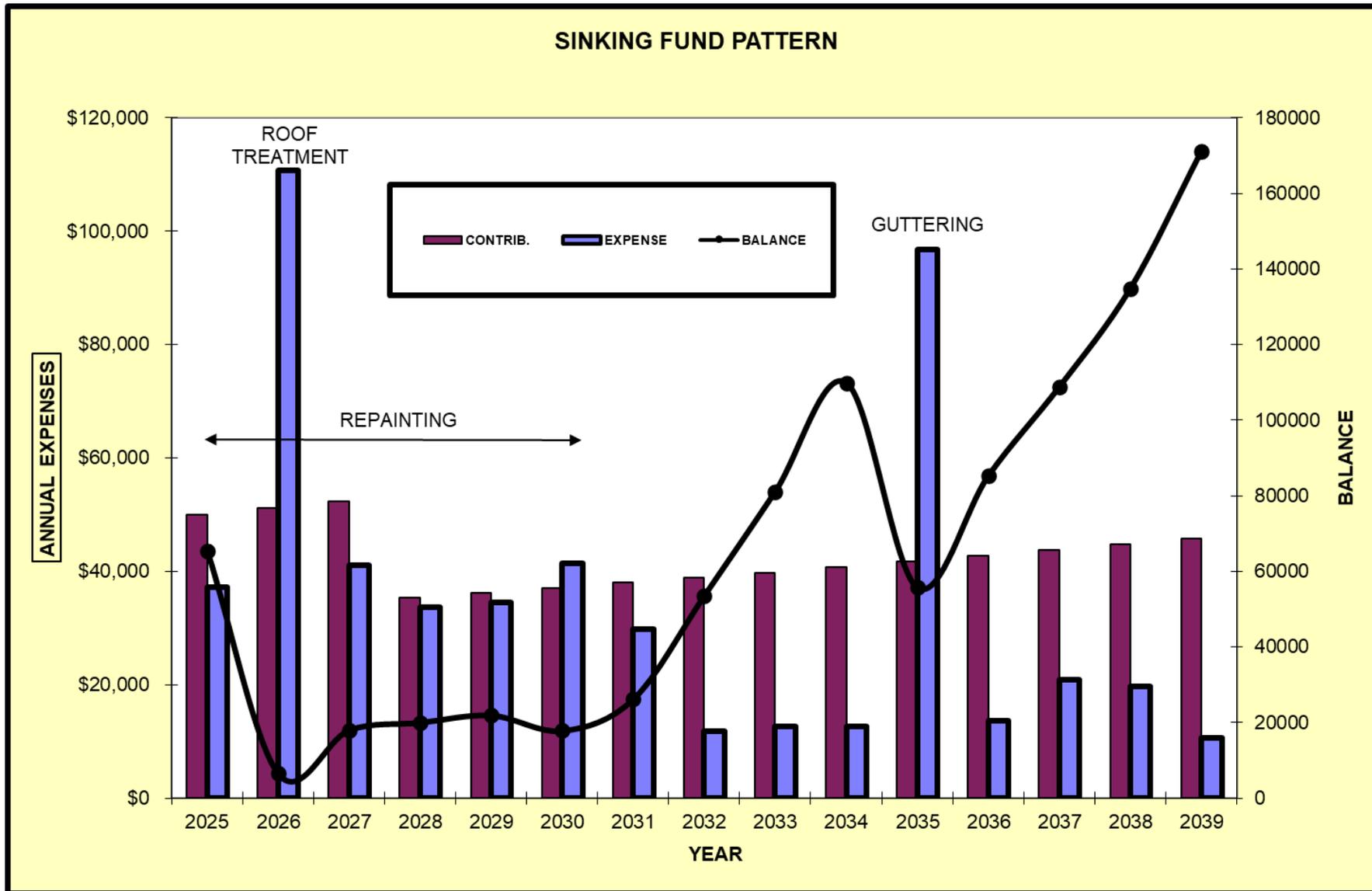
**NOTE THAT CONTRIBUTIONS SHOULD
 REDUCE IN YEAR 2028 AFTER ROOFING
 COSTS ARE MET.**

"STRATFORD GARDENS APARTMENTS" - SP 144923 / CTS 30763

3 Stratford Parade, Stratford QLD 4870

30/01/2025

LOT	CONTRIBUTION ENTITLEMENT	FUND CONTRIBUTIONS				
		2025	2026	2027	2028	2029
1	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
2	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
3	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
4	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
5	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
6	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
7	14	\$1,966	\$2,013	\$2,061	\$1,391	\$1,424
8	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
9	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
10	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
11	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
12	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
13	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
14	14	\$1,966	\$2,013	\$2,061	\$1,391	\$1,424
15	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
16	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
17	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
18	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
19	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
20	13	\$1,826	\$1,869	\$1,914	\$1,291	\$1,322
21	14	\$1,966	\$2,013	\$2,061	\$1,391	\$1,424
22	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
23	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
24	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
25	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
26	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
27	12	\$1,685	\$1,726	\$1,767	\$1,192	\$1,221
28	14	\$1,966	\$2,013	\$2,061	\$1,391	\$1,424
28	356	\$50,000	\$51,192	\$52,413	\$35,366	\$36,210



INDICES

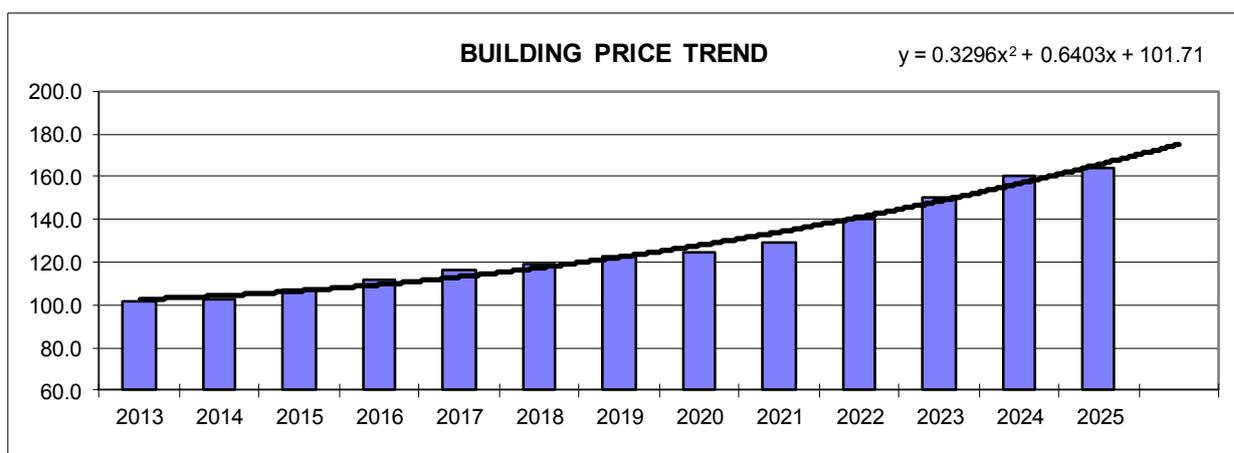
QUEENSLAND BUILDING PRICE & C.P.I. TRENDS.

Building Price Index

(Brisbane's June quarter quoted)

(Prediction)

<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
101.3	102.8	107.4	111.7	116.2	118.8	123.0	124.5	129.2	140.3	150.2	160.9	164.2
0.8%	1.4%	4.5%	4.0%	4.0%	2.2%	3.5%	1.2%	3.8%	8.6%	7.1%	7.1%	2.1%
13-YEAR AVERAGE =				3.9% p.a.				LAST 5-YEAR'S AVERAGE			5.7%	

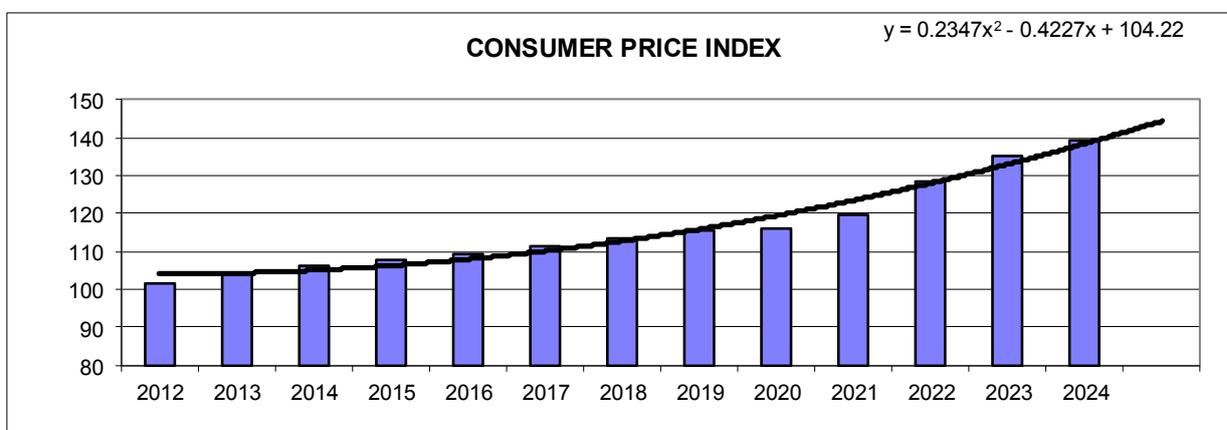


Source : Raw linson's Construction Handbook.

Consumer Price Index

(Australia's September quarter quoted)

<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
101.8	104	106.4	108	109.4	111.4	113.5	115.4	116.2	119.7	128.4	135.3	139.1
.0	2.2%	2.3%	1.5%	1.3%	1.8%	1.9%	1.7%	0.7%	3.0%	7.3%	5.4%	2.8%
13-YEAR AVERAGE =				2.7% p.a.				LAST 5-YEAR'S AVERAGE =			3.8%	



Source : ABS.

This form may be used for the purposes of section 246AB of the *Building Act 1975*.

IMPORTANT: the pool owner is responsible for ensuring the barrier is compliant with the pool safety standard at all times, even after receiving this Form 26. Failing to do so can result in penalties.

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – any amendment should be crossed out and initialed

1. POOL OWNER/S For a shared pool the owner is usually the body corporate.

OWNER 1

Title Mr Mrs Miss Ms Other

Surname T H E B O D Y C O R P O R A T E F O R

First Name S T R A T F O R D G A R D E N S

c / - T C M S T R A T A

OWNER 2

Title Mr Mrs Miss Ms Other

Surname

First Name

2. LOCATION OF THE SWIMMING POOL Lot on plan details are usually shown on title documents and rates notices.

Postal Address 3 S T R A T F O R D P D E

S T R A T F O R D

State Q L D Postcode 4 8 7 0

Lot/s on plan 9999/SP/144923

Local Government Area CAIRNS REGIONAL

3. SHARED POOL OR NON-SHARED POOL (please insert an X in the relevant box)

Shared pool Non-shared pool

PRIVACY NOTICE: The information on this form is collected as required under the *Building Act 1975*. This information may be stored in the local government database and will be used for compliance, statistical research, information provision and evaluation of the pool safety laws. Information collected may be requested by government agencies which have certain powers to request this information or disclosed by order of a court or tribunal of competent jurisdiction. All information held by the QBCC may be subject to application for access under the *Right to Information Act 2009*. Information may be released in accordance with the *Right to Information Act 2009* and QBCC's Right to Information Policy.

4. HOW IS THE POOL NOT A COMPLYING POOL

Provide a description of how the pool does not comply with the pool safety standard - use attachments if required.

Pool fencing on RHS pool was severely damaged after a nearby tree fell on it. Temporary fencing is currently in place to ensure the pool area is safe until further permanent works are complete.

5. ACTION REQUIRED TO MAKE THE POOL A COMPLYING POOL

Describe what must be done to make the pool comply with the pool safety standard - use attachments if required.

The temporary fencing will need to be replaced with permanent compliant pool fencing.

6. DATE OF POOL INSPECTION

Date

D	D		M	M	Y	Y	Y	Y	
1	8	/	1	1	/	2	0	2	5

