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18 OCT 2012

Body Corporate & Community
Management & Other
Legislation Amendment Bill 2012
Submission 168

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From: Ian & Catherine Clark, Admiralty Towers II, [REDACTED]
SAFETY COMMITTEE

To: The Research Director, Legal Affairs and Community Safety Committee
Parliament House, George Street, Brisbane, Qld 4000

Date: 17th October 2012

Dear Sir / Madam

Re: BODY CORPORATE AND COMMUNITY MANAGEMENT AND OTHER
LEGISLATION AMENDMENT BILL 2012

We are grateful to the Hon. Jarrod Bleijie, MP and the LNP for tabling legislation in Parliament to correct the grave injustice of the 2011 Body Corporate & Community Management Act that enabled a single lot owner and a Body Corporate Committee to render null and void a court, tribunal, or specialist adjudicator's order, with respect to Contribution Lot Entitlements (CLE's).

We fully support the LNP initiative to amend this flawed, regressive legislation, and reinstate sound legal principle: ... *"For the Contribution Schedule, the respective lot entitlements should be equal, except to the extent to which it is just and equitable in the circumstances for them not to be equal."*

In Admiralty Towers II, (as in many schemes) it is to be expected that the loudest voices, those who have benefited from reverting to the developer's allocation of Contribution Lot Entitlements (CLE's) and costs will protest the LNP proposal, and seek to continue their windfall advantage. The significantly lower costs enjoyed by many owners are presently subsidized by a small number of the total of 193 Lot Owners in our CTS Scheme 15344, who pay a far higher percentage of the total cost of running and maintaining the common property.

Under the LNP legislation as presently drafted, the steps required to reinstate ATII's previous Adjudication Order lack a strict time-frame and any effective means or sanctions to compel full and speedy compliance on the part of a Committee implacably opposed to such action.

Among the most vocal, strong advocates for maintaining the present inequitable 'status quo' are the office holders of our current Body Corporate Committee, who took control of ATII two years ago, after forcing the mass resignation of the elected Committee.

To ensure speedy reinstatement of the Adjudication Order 0328-2007 by the Hon. Gary Bugden, unhampered by a Committee that may well be inclined to drag out the process indefinitely ... or for as long as possible, we suggest the following Amendments: ¹

Section 403(3)

A **30** day period – not the 60 days currently proposed, should be long enough for the Committee to issue a notice to each owner, inviting them to make submissions as to what modification, if

¹ Ref: Anthony Delaney (Lawyers) Letter 21 Sept 2012: re Body Corporate And Community Management And Other Legislation amendment Bill 2012.

any, is required to be made to the last adjustment order entitlement as a result of a subdivision, amalgamation, boundary change or material change.

Section 403(4)

The Bill contains only a minimum submission period of **28 days**. No MAXIMUM period is stated that the Committee is obliged to set. This loophole will allow long and indefinite delays by an obstructive Committee. We suggest a mandatory maximum submission period of **45 days**.

Section 404(2)

After considering the submissions, the Bill does not provide a timeframe in which a committee must decide what modification, if any, is required to be made under subdivision (3) to the last adjustment order entitlements for a scheme. This potentially permits months long delay. A period of **14 days** ought to be sufficient for a committee to make a decision, following which as the Bill correctly provides, it must be notified to all Owners within **7 days**.

We suggest including the provision that ALL Owners must be notified IN WRITING – even if they have given permission to receive some communications of the Body Corporate by e mail or electronic means. With respect to Lot Entitlements – all information should be required in writing to the last known postal address of the Lot Owner.

Section 404(4)

From the time of a committee making a decision, the Bill provides a period of **90 days** to lodge a request to record a new Community Management Statement, incorporating the last adjustment order entitlements. This period is far too long, and we believe it can be shortened to **30 days**, as the submission and decision process is now completed.

Additional comments:

Under previous legislation, the *market value* of a Lot was specifically excluded from consideration in setting Contribution Lot Entitlements. Restoration of this sound principle is the only way to eradicate conflict within a building. We believe opposing views arise from a fundamental misinterpretation of each Lot owner's shared responsibility for the common property of a CTS scheme. The price an owner pays to purchase a Lot has no bearing whatsoever on the cost of running and maintaining the property all own in common.

Clark Submission to Hon. Jarrod Bleijie and Hon. Robert Cavalluci [Enclosed]

Admiralty Towers II is a prime example of the urgent need to amend the current legislation, and speedily reinstate Adjudication Order 0328-2007 by the Hon. Gary Bugden. As evidence of the damaging financial consequences specific to Admiralty Towers II caused by Mr. Lawlor's amendments to the Act, we attach our 12 May 2012 Submission and Tables, sent to Hon. Robert Cavalluci, MP – and copied to Hon. Jarrod Bleijie, Attorney General.

The attached Tables detail and compare the 'pre-Adjustment' and 'Adjudication' costs of common property expenses paid by each owner of the total 193 Lots in AT II.

Each of the four Tables clearly demonstrate the disproportionate, heavy and unfair financial burden that a mere handful of owners (20 out of a total of 193 Lots) are now forced to bear - as a result of reverting to the inequity of the Developer's haphazard distribution of CLE's, whereby
95 Lots pay less than 0.46%; 78 lots pay 0.46% - 0.62%; 20 lots pay 0.74% - 1.58%

We seek speedy reinstatement of Adjudication Order 0328-2007, based on two independent Quantity Surveyor reports, to restore fairness and balance in distribution of CLE's whereby
**2 Lots pay 0.46%; 106 Lots pay 0.49%-0.51%; 81 Lots pay 0.53%-0.57%;
4 Lots pay 0.59-0.62%**

Please refer to Table 4, Sheet 4

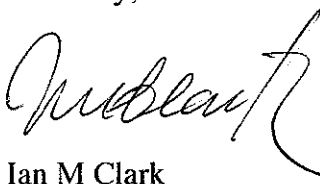
20 Lot Owners with the highest CLE's and % of costs pay \$303,854.32 ((0.74%-1.58%)
21 Lot Owners " " lowest " " " " \$101,234.09 (0.05%-0.36%)

As owners of Lot [redacted], we now pay [redacted] - the [redacted] % of Contribution Lot Entitlements

Tables 1, 2 and 3 compare the inequitable distribution of costs for all 193 Lots in ATII.

We appreciate the work of the Legal Affairs and Community Safety Committee, and thank you for considering our comments.

Sincerely,


Ian M Clark


Carol N Clark

Admiralty Towers II

[redacted]
[redacted]
[redacted]

Adjudication Order Lot Entitlements [0328-2007 AT II]				Current 2012 'Pre-Adjustment' Contribution Lot Entitlements set by the Developer			
Number of Contribution Lot Entitlements	% of Total to each Lot	Distribution of 2017 Contrib. Lot Entitlements	No. of Lots with the same Entitlements	Number of Lot Contribution Lot Entitlements	Current Entitlement as a %	Distribution of 9506 Lot Entitlements: Lots with the same number of Lot entitlements each pay the same Levies	No. of Lots with the same Entitlements
9	0.46%	18	2	5	0.05%	1	1
10	0.49%-0.51%	1,060	106	32	0.34%	5,8,9,14,15,20,21	7
11	0.53%-0.57%	891	81	33	0.35%	26,27,32,33,38,39	6
12	0.59%-0.62%	48	4	34	0.36%	4,44,45,50,51,56,57	7
				35	0.37%	7,10,13,16,19,22,62,63,68,69,74,75,80,81	14
				36	0.38%	25,28,31,34,37,40,43,46 86,87,92,93,98,99,	14
				37	0.39%	49,52,55,58,61,64,104,105,110,111,116,117,	12
				38	0.40%	67,70,73,76,79,82,122,123	8
				39	0.41%	85,88,91,94,97,100,103,106	8
				40	0.42%	109,112,115,118,121,124,	6
				42	0.44%	127, 129	2
				43	0.45%	132,134,137,139,142,144, 147,149,152,154,	10
				44	0.46%	157,159,162, 164, 167,169,172,174,177, 179,	10
				45	0.47%	2,182,184	3
				48	0.50%	3,6,11,12,17	5
				49	0.52%	18,23,24,29,30,35	6
				50	0.53%	36,41,42,47,48,53,54,59,	8
				51	0.54%	60,65,66,71,72,77	6
All of the 193 Lots in AT II pay 0.46% - 0.62% of Levies				52	0.55%	78,83,84,89,90,95	6
				53	0.56%	96,101,102,107,108,113, 114,119	8
				54	0.57%	120,125	2
				56	0.59%	126,130,131,135,136,140,	6
				57	0.60%	141,145,146,150,151,155	6
				58	0.61%	156,160,161,165,166,170,171,175,	8
				59	0.62%	176, 180, 181, 185	4
				70	0.74%	133	1
				73	0.77%	128	1
				87	0.92%	138	1
				88	0.93%	143,148	2
				89	0.94%	153,158	2
Note: Distribution of Lot Entitlements: Lots with the same number of Lot Entitlements each pay the same Levies.				90	0.95%	163,168	2
Ref: 2007 Adjudication Order: Schedule 'B' in Table 5 of the Leary Report was determined "in all the circumstances of this matter.." to be "just and equitable." Findings; Paragraphs 27(f) and 28, Page 7 of 8 pages				91	0.96%	173,178	2
				92	0.97%	183	1
				105	1.10%	187,190	2
				112	1.18%	186, 188, 189, 191	4
				150	1.58%	192,193	2

95 Lots pay less than 0.46% of Levies
78 Lots pay 0.46% - 0.62% of Levies
20 Lots pay 0.74% - 1.58% of Levies

Admiralty Towers II. CTS 15344. 193 Lots. 'Pre-Adjustment Schedule: 9506 Contribution Lot Entitlements			Administration Fund. 2012: (Cost p.a. Sinking Fund. 2012. (Cost p.a. divided divided by 9506 x CLE's to each Lot.) by 9506 x CLE's to each Lot.)				
Lots allocated the same number of Contribution Lot entitlements (CLE's) pay identical costs per annum.	No. of Lots with the same CLE's	% of Total CLE's	Contrib. Lot Entitlements to each Lot:	Electricity \$136,364 p.a. @ \$14.345 per CLE.	Caretaker \$218,182 p.a. @ \$22.95 per CLE.	Intercom System \$194,685 p.a. @ \$20.48 per CLE	Fire Protection \$87,360 p.a. @ \$9.19 per CLE
1	1	0.05%	5	\$71.72	\$114.76	\$102.40	\$45.95
5,8,9,14,15,20,21	7	0.34%	32	\$459.04	\$734.46	\$655.36	\$294.08
26,27,32,33,38,39	6	0.35%	33	\$473.38	\$757.42	\$657.84	\$303.27
4,44,45,50,51,56,57	7	0.36%	34	\$487.73	\$780.37	\$696.32	\$312.46
7,10,13,16,19,22,62,63,68,69,74,75,80,81	14	0.37%	35	\$502.25	\$803.32	\$716.80	\$321.65
25,28,31,34,37,40,43,46 86,87,92,93,98,99	14	0.38%	36	\$516.42	\$826.27	\$737.28	\$330.84
49,52,55,58,61,64,104,105,110,111,116,117	12	0.39%	37	\$530.76	\$849.22	\$757.76	\$340.03
67, 70, 73, 76, 79, 82,122,123	8	0.40%	38	\$545.11	\$872.17	\$778.24	\$349.22
85,88,91,94,97,100,103,106	8	0.41%	39	\$559.45	\$895.13	\$798.72	\$358.41
109, 112, 115,118, 121, 124	6	0.42%	40	\$573.80	\$918.08	\$819.20	\$367.60
127, 129	2	0.44%	42	\$602.49	\$963.98	\$860.16	\$385.98
132,134,137,139,142,144, 147,149,152,154	10	0.45%	43	\$616.83	\$986.94	\$880.64	\$395.17
157,159,162, 164, 167,169,172,174,177, 179	10	0.46%	44	\$631.18	\$1,009.89	\$901.12	\$404.36
2,182,184	3	0.47%	45	\$645.52	\$1,055.79	\$921.60	\$413.55
3,6,11,12,17	5	0.50%	48	\$688.56	\$1,101.70	\$983.04	\$441.12
18,23,24,29,30,35	6	0.52%	49	\$702.90	\$1,124.65	\$1,003.52	\$450.31
36,41,42,47,48,53,54,59	8	0.53%	50	\$717.25	\$1,147.60	\$1,024.00	\$459.50
60,65,66,71,72,77	6	0.54%	51	\$731.59	\$1,170.55	\$1,044.48	\$468.69
78,83,84,89,90,95	6	0.55%	52	\$745.94	\$1,193.50	\$1,064.96	\$477.88
96, 101, 102,107,108,113,114,119	8	0.56%	53	\$760.29	\$1,216.45	\$1,085.44	\$487.07
120,125,	2	0.57%	54	\$774.63	\$1,239.40	\$1,105.92	\$496.26
126, 130, 131, 135, 136, 140	6	0.59%	56	\$803.32	\$1,285.31	\$1,146.88	\$514.64
141, 145, 146, 150, 151, 155	6	0.60%	57	\$817.66	\$1,308.26	\$1,167.36	\$523.83
156, 160, 161, 165, 166, 170, 171, 175	8	0.61%	58	\$832.01	\$1,331.22	\$1,187.84	\$533.02
176, 180, 181, 185	4	0.62%	59	\$846.35	\$1,354.17	\$1,208.32	\$542.21
133	1	0.74%	70	\$1,004.15	\$1,606.64	\$1,433.60	\$643.30
128	1	0.77%	73	\$1,047.18	\$1,675.49	\$1,495.04	\$670.87
138	1	0.92%	87	\$1,248.01	\$1,996.82	\$1,781.76	\$799.53
143, 148	2	0.93%	88	\$1,262.36	\$2,019.77	\$1,802.24	\$808.72
153, 158	2	0.94%	89	\$1,276.70	\$2,042.72	\$1,822.72	\$817.91
163,168	2	0.95%	90	\$1,291.05	\$2,065.68	\$1,843.20	\$827.10
173,178	2	0.96%	91	\$1,305.39	\$2,088.63	\$1,863.68	\$836.29
183	1	0.97%	92	\$1,319.74	\$2,111.58	\$1,884.16	\$845.48
187,190	2	1.10%	105	\$1,506.22	\$2,409.96	\$2,150.40	\$964.95
186, 188, 189, 191	4	1.18%	112	\$1,606.64	\$2,570.52	\$2,293.76	\$1,029.28
192,193	2	1.58%	150	\$2,151.75	\$3,442.80	\$3,072.00	\$1,378.50

Costs are calculated based on the 24 Feb AGM Projected Budget for 2012, and the 'Pre- Adjustment' Schedule Contribution Lot Entitlements.
Tables prepared by Carol Clark, Admiralty Towers II, [REDACTED]

ADMIRALTY TOWERS II CTS 15344 PROPOSED ANNUAL BUDGET

<u>SINKING FUND</u>	ACTUAL 01/12/10-30/11/11	BUDGET 01/12/10-30/11/11	BUDGET 01/12/11-30/11/12
<u>INCOME</u>			
Levies - Sinking Fund	483,255.25	483,259.54	457,259.00
Discount - Sinking Fund	(89,388.46)	(86,651.91)	(91,451.80)
Special Sinking Fund Levy	0.00	0.00	28,515.00
Sinking Fund Special Discount	(134.27)	0.00	0.00
Interest Received - Investment	48,463.58	0.00	47,318.00
Interest Received - Other	5,610.50	0.00	0.00
Interest On Overdue Levies	(275.00)	0.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	448,541.60	386,607.63	441,640.20
<u>EXPENDITURE - SINKING FUND</u>			
Building - Airconditioning	0.00	4,234.18	4,546.00
Building - Ventilation	0.00	0.00	36,364.00
Building - Door Repair/Replace	773.00	0.00	0.00
Building - General	53,533.93	0.00	0.00
Building - Painting	0.00	22,249.45	0.00
Building - Refurnishment	13.54	0.00	0.00
Building - Refurb Foyer	0.00	0.00	77,456.00
Building - Tiles	0.00	0.00	27,273.00
Fences, Gates & Balustrades	0.00	0.00	3,573.00
Fire Protection Equipment	448.20	12,637.09	87,360.00
Flood Mitigation	18,785.00	125,000.00	0.00
Intercom System	0.00	0.00	194,825.00
Landscaping - General	0.00	0.00	3,636.00
Pool & Spa - Equipment	0.00	10,901.82	0.00
Provision For Contingencies	0.00	30,365.06	44,473.00
Roads, Carpark & Driveway	0.00	0.00	31,785.00
Provision For Bulk Power Setup	0.00	0.00	65,455.00
Income Tax	5,669.84	0.00	3,000.00
<u>TOTAL SINK FUND EXPENDITURE</u>	\$ 81,223.51	\$ 205,885.60	\$ 654,607.00
<u>SURPLUS / DEFICIT</u>	\$ 367,318.09	\$ 180,722.03	\$ (212,966.80)
Opening Sinking Fund Balance	823,824.10	823,824.10	1,191,142.19
<u>SINKING FUND BALANCE</u>	\$ 1,191,142.19	\$ 1,004,546.13	\$ 978,175.39
NUMBER OF UNITS OF ENTITLEMENT:		9,506	9,506
AMOUNT PER UNIT OF ENTITLEMENT:	\$	50.8373	\$ 48.1021
DISCOUNT PER UNIT OF ENTITLEMENT:	\$	10.1673	\$ 9.8204
NET PER UNIT OF ENTITLEMENT:	\$	40.6699	\$ 38.4817

ADMIRALTY TOWERS II CTS 15344 PROPOSED ANNUAL BUDGET

<u>ADMINISTRATIVE FUND</u>	ACTUAL	BUDGET	BUDGET
	01/12/10-30/11/11	01/12/10-30/11/11	01/12/11-30/11/12
<u>INCOME</u>			
Levies - Administrative Fund	926,133.49	926,105.55	933,500.00
Discount - Admin Fund	(172,522.42)	(185,221.11)	(171,560.00)
Insurance Levy Income	107,514.72	76,589.88	32,485.00
Interest On Overdue Levies	5,631.07	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	866,756.86	817,474.12	719,133.00
<u>EXPENDITURE - ADMIN. FUND</u>			
Audit Fees	4,000.00	3,113.28	4,545.00
Bank Charges	153.43	55.11	100.00
B C M - Additional Fees	7,673.20	6,000.00	4,091.00
B C M - Bas Preparation	600.00	2,341.17	1,136.00
B C M - Contract Fee	24,511.81	21,972.92	23,636.00
B C M - Insurance	(16.60)	0.00	0.00
B C M - Internet Communication	318.50	0.00	318.00
B C M - Reconciliation Stmt	99.00	0.00	120.00
B C M - Postage	1,110.30	0.00	1,364.00
B C M - Printing & photocopying	4,989.22	9,000.00	1,818.00
B C M - Scanned Documents	184.50	0.00	455.00
B C M - Stationery	118.41	0.00	182.00
B C M - Telephone & Faxes	136.85	0.00	182.00
B C M (p) - Secretarial Admin	(727.10)	0.00	0.00
B C M (p) - Sec Additional	140.00	0.00	0.00
B C M (p) - Tax Fee (Bas)	549.25	0.00	0.00
Caretaker - Contract	205,221.06	226,514.23	218,182.00
Committee Expenses - General	1,358.28	0.00	4,899.00
Consultancy	7,390.00	936.68	5,455.00
Electricity - Expense	144,084.85	156,742.48	136,364.00
Fees & Permits	768.40	0.00	500.00
Insurance - Building	76,547.66	84,792.03	83,744.00
Insurance - Stamp Duty	18.33	0.00	6,289.00
Legal Expenses	9,304.71	15,000.00	9,091.00
Levy Recovery Costs	0.00	0.00	455.00
R & M - Air Conditioning	20,363.13	12,461.47	18,182.00
R & M - Building	13,298.71	22,964.90	22,737.00
R & M - Cleaning Garbage Chute	3,458.18	7,717.30	7,046.00
R & M - Cleaning General	2,599.91	14,000.00	4,545.00
R & M - Cleaning Materials	3,626.22	2,221.38	3,636.00
R & M - Cleaning Windows	476.40	15,000.00	15,455.00
R & M - Doors & Windows	2,057.53	1,000.00	1,818.00
R & M - Driveway & Paths	0.00	1,500.00	909.00
R & M - Electrical	4,908.20	15,226.23	5,455.00
R & M - Light Globes	0.00	0.00	4,091.00
R & M - Pumps And Motors	665.00	5,000.00	1,364.00
R & M - False Fire Alarms	26,859.30	0.00	3,636.00
R & M - Fence, Gate & Balst	500.00	500.00	909.00
R & M - Fire Control System	35,314.76	35,538.69	27,273.00
R & M - Garden & Ground General	1,716.99	2,000.00	1,818.00
R & M - Garage & Boom Gate	720.00	5,000.00	909.00
R & M - Generator	30,092.71	1,413.29	6,818.00

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
1	Venice	0.46%	9	4212.72	2244.33	6457.05	0.05%	5	496.60	264.56	761.16	-5695.90	
2	Venice	0.46%	9	4212.72	2244.33	6457.05	0.47%	45	4469.37	2381.05	6850.42	-393.73	\$393.37
3	E/1	0.53%	11	5148.88	2743.07	7891.95	0.50%	48	4767.33	2539.79	7307.12	-584.83	
4	E/1	0.49%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
5	E/1	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
6	F/2	0.53%	11	5148.88	2743.07	7891.95	0.50%	48	4767.33	2539.79	7307.12	-584.83	
7	F/2	0.49%	10	4680.80	2493.7	7174.50	0.37%	35	3476.17	1851.93	5328.10	-1846.40	
8	F/2	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
9	F/2	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
10	F/2	0.49%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
11	F/2	0.53%	11	5148.88	2743.07	7891.95	0.50%	48	4767.33	2539.79	7307.12	-584.83	
12	G/3	0.53%	11	5148.88	2743.07	7891.95	0.50%	48	4767.33	2539.79	7307.12	-584.83	
13	G/3	0.49%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
14	G/3	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
15	G/3	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
16	G/3	0.49%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
17	G/3	0.53%	11	5148.88	2743.07	7891.95	0.50%	48	4767.33	2539.79	7307.12	-584.83	
18	H/4	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
19	H/4	0.49%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
20	H/4	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
21	H/4	0.50%	10	4680.80	2493.70	7174.50	0.34%	32	3178.22	1693.19	4871.41	-2303.09	
22	H/4	0.49%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
23	H/4	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
24	I/5	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
25	I/5	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
26	I/5	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	

Ref: AGM 24/02/12: BCCM Order 0328-2007 and 'Leary Report'
Tables prepared by Carol Clark, Admiralty Towers II, [REDACTED]

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
27	I/5	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	
28	I/5	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
29	I/5	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
30	J/6	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
31	J/6	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
32	J/6	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	
33	J/6	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	
34	J/6	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
35	J/6	0.53%	11	5148.88	2743.07	7891.95	0.52%	49	4866.65	2592.70	7459.35	-432.60	
36	J/6	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
37	K/7	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
38	K/7	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	
39	K/7	0.50%	10	4680.80	2493.70	7174.50	0.35%	33	3277.54	1746.11	5023.65	-2150.85	
40	K/7	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
41	K/7	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.62	7611.59	-280.37	
42	L/8	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
43	L/8	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
44	L/8	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
45	L/8	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
46	L/8	0.49%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
47	L/8	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
48	M/9	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
49	M/9	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
50	M/9	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
51	M/9	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
52	M/9	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
53	M/9	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
54	N/10	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
55	N/10	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
56	N/10	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
57	N/10	0.50%	10	4680.80	2493.70	7174.50	0.36%	34	3376.86	1799.02	5175.88	-1998.62	
58	N/10	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
59	N/10	0.53%	11	5148.88	2743.07	7891.95	0.53%	50	4965.97	2645.61	7611.58	-280.37	
60	O/11	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
61	O/11	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
62	O/11	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
63	O/11	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
64	O/11	0.49%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
65	O/11	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
66	P/12	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
67	P/12	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
68	P/12	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
69	P/12	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
70	P/12	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
71	P/12	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
72	Q/13	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
73	Q/13	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
74	Q/13	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
75	Q/13	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
76	Q/13	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
77	Q/13	0.53%	11	5148.88	2743.07	7891.95	0.54%	51	5065.28	2698.53	7763.81	-128.14	
78	R/14	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
79	R/14	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
80	R/14	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
81	R/14	0.50%	10	4680.80	2493.70	7174.50	0.37%	35	3476.18	1851.93	5328.11	-1846.39	
82	R/14	0.49%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
83	R/14	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09
84	S/15	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09
85	S/15	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
86	S/15	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
87	S/15	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
88	S/15	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
89	S/15	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09
90	T/16	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09
91	T/16	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
92	T/16	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
93	T/16	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
94	T/16	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
95	T/16	0.53%	11	5148.88	2743.07	7891.95	0.55%	52	5164.60	2751.44	7916.04	24.09	\$24.09
96	U/17	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	170.39	\$176.32
97	U/17	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
98	U/17	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
99	U/17	0.50%	10	4680.80	2493.70	7174.50	0.38%	36	3575.49	1904.84	5480.33	-1694.17	
100	U/17	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
101	U/17	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	170.39	\$176.32
102	V/18	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	170.39	\$176.32
103	V/18	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
104	V/18	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment' Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
105	V/18	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
106	V/18	0.49%	10	4680.80	2493.70	7174.50	0.41%	39	3873.45	2063.58	5937.03	-1237.47	
107	V/18	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	176.32	\$176.32
108	W/19	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	176.32	\$176.32
109	W/19	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
110	W/19	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
111	W/19	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
112	W/19	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
113	W/19	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	176.32	\$176.32
114	X/20	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	176.32	\$176.32
115	X/20	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
116	X/20	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
117	X/20	0.50%	10	4680.80	2493.70	7174.50	0.39%	37	3674.81	1957.76	5632.57	-1541.93	
118	X/20	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
119	X/20	0.53%	11	5148.88	2743.07	7891.95	0.56%	53	5263.92	2804.35	8068.27	176.32	\$176.32
120	Y/21	0.53%	11	5148.88	2743.07	7891.95	0.57%	54	5363.24	2857.26	8220.50	328.55	\$328.55
121	Y/21	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
122	Y/21	0.50%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
123	Y/21	0.50%	10	4680.80	2493.70	7174.50	0.40%	38	3774.13	2010.67	5784.80	-1389.70	
124	Y/21	0.49%	10	4680.80	2493.70	7174.50	0.42%	40	3972.77	2116.49	6089.26	-1085.24	
125	Y/21	0.53%	11	5148.88	2743.07	7891.95	0.57%	54	5363.24	2857.26	8220.50	328.55	\$328.55
126	Z/22	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02
127	Z/22	0.51%	10	4680.80	2493.70	7174.50	0.44%	42	4171.41	2222.32	6393.73	-780.77	
128	Z/22	0.54%	11	5148.88	2743.07	7891.95	0.77%	73	7250.31	3862.60	11112.91	3220.96	\$3,220.96
129	Z/22	0.51%	10	4680.80	2493.70	7174.50	0.44%	42	4171.41	2222.32	6393.73	-780.77	
130	Z/22	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE In TOTAL COST of Levies p.a. Pre- Adjustment Schedule
131	AA/23	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02
132	AA/23	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
133	AA/23	0.53%	11	5148.88	2743.07	7891.95	0.74%	70	6952.35	3703.86	10656.21	2764.26	\$2,764.26
134	AA/23	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
135	AA/23	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02
136	BB/24	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02
137	BB/24	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
138	BB/24	0.54%	11	5148.88	2743.07	7891.95	0.92%	87	8640.78	4603.37	13244.15	5352.20	\$5,352.20
139	BB/24	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
140	BB/24	0.55%	11	5148.88	2743.07	7891.95	0.59%	56	5561.88	2963.09	8524.97	633.02	\$633.02
141	CC/25	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
142	CC/25	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
143	CC/25	0.54%	11	5148.88	2743.07	7891.95	0.93%	88	8740.10	4656.28	13396.38	5504.43	\$5,504.43
144	CC/25	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
145	CC/25	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
146	DD/26	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
147	DD/26	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
148	DD/26	0.54%	11	5148.88	2743.07	7891.95	0.93%	88	8740.10	4656.28	13396.38	5504.43	\$5,504.43
149	DD/26	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
150	DD/26	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
151	EE/27	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
152	EE/27	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
153	EE/27	0.54%	11	5148.88	2743.07	7891.95	0.94%	89	8839.42	4709.19	13548.61	5656.66	\$5,656.66
154	EE/27	0.51%	10	4680.80	2493.70	7174.50	0.45%	43	4270.73	2275.23	6545.96	-628.54	
155	EE/27	0.55%	11	5148.88	2743.07	7891.95	0.60%	57	5661.20	3016.00	8677.20	785.25	\$785.25
156	FF/28	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99,3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
157	FF/28	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
158	FF/28	0.54%	11	5148.88	2743.07	7891.95	0.94%	89	8839.42	4709.19	13548.61	5656.66	\$5,656.66
159	FF/28	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
160	FF/28	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
161	GG/29	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
162	GG/29	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
163	GG/29	0.54%	11	5148.88	2743.07	7891.95	0.95%	90	8938.74	4762.11	13700.85	5808.90	\$5,808.90
164	GG/29	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
165	GG/29	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
166	HH/30	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
167	HH/30	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
168	HH/30	0.54%	11	5148.88	2743.07	7891.95	0.95%	90	8938.74	4762.11	13700.85	5808.90	\$5,808.90
169	HH/30	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
170	HH/30	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
171	II/31	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
172	II/31	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
173	II/31	0.54%	11	5148.88	2743.07	7891.95	0.96%	91	9038.06	4815.01	13853.07	5961.12	\$5,961.12
174	II/31	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
175	II/31	0.55%	11	5148.88	2743.07	7891.95	0.61%	58	5760.52	3068.91	8829.43	937.48	\$937.48
176	JJ/32	0.55%	11	5148.88	2743.07	7891.95	0.62%	59	5859.84	3121.83	8981.67	1089.72	\$1,089.72
177	JJ/32	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-476.31	
178	JJ/32	0.54%	11	5148.88	2743.07	7891.95	0.96%	91	9038.06	4815.01	13853.07	5961.12	\$5,961.12
179	JJ/32	0.51%	10	4680.80	2493.70	7174.50	0.46%	44	4370.05	2328.14	6698.19	-481.24	
180	JJ/32	0.55%	11	5148.88	2743.07	7891.95	0.62%	59	5859.84	3121.83	8981.67	1089.72	\$1,089.72
181	KK/33	0.55%	11	5148.88	2743.07	7891.95	0.62%	59	5859.84	3121.83	8981.67	1089.72	\$1,089.72
182	KK/33	0.51%	10	4680.80	2493.70	7174.50	0.47%	45	4469.37	2381.05	6850.42	-324.08	

2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING BCCM ORDER 0328-2007 SCHEDULE ADJUSTED BY SPECIALIST ADJUDICATOR. 2017 CLE's							2012 CONTRIBUTION LOT ENTITLEMENTS - LEVIED USING THE 'PRE-ADJUSTMENT' SCHEDULE SET BY THE DEVELOPER. 9506 CLE's						
Lot	Level E=1 NN=36	2007 BCCM Adjudication Order: % of total CLE's allocated to each Lot	2007 BCCM Order: Total of 2017 CLE's	Administration Fund \$858,300. 2007 Adjudication Schedule @ \$468.08 per CLE Incl. 20% Discount + 10% GST	Sinking Fund \$457,259. 2007 Adjudication Schedule @ \$249.37 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund. 2007 Adjudication Schedule Incl. 20% Discount +10% GST	2012 'Pre- Adjustment Schedule % of total CLE's to each Lot	2012 Current Total of 9506 CLE's	Administration Fund \$858,300. 2012 Pre- Adjustment Schedule @ \$99.3193 per CLE Including 20% Discount + 10% GST	Sinking Fund \$457,259 Pre- Adjustment Schedule @ \$52.9123 per CLE Including 20% Discount +10% GST	TOTAL COST Admin + Sinking Fund: 2012 Pre- Adjustment Schedule Including 20% Discount + 10% GST	2012: INCREASE or DECREASE in Total Cost of Levies p.a. Pre- Adjustment Schedule.	2012 CURRENT INCREASE in TOTAL COST of Levies p.a. Pre- Adjustment Schedule
183	KK/33	0.54%	11	5148.88	2743.07	7891.95	0.97%	92	9137.38	4867.93	14005.31	6113.36	\$6,113.36
184	KK/33	0.51%	10	4680.80	2493.70	7174.50	0.47%	45	4469.37	2381.05	6850.42	-324.08	
185	KK/33	0.55%	11	5148.88	2743.07	7891.95	0.62%	59	5859.84	3121.83	8981.67	1089.72	\$1,089.72
186	LL/34	0.59%	12	5616.96	2992.44	8609.40	1.18%	112	11123.76	5926.18	17049.94	8440.54	\$8,440.54
187	LL/34	0.54%	11	5148.88	2743.07	7891.95	1.10%	105	10428.53	5555.80	15984.33	8092.38	\$8,092.38
188	LL/34	0.59%	12	5616.96	2992.44	8609.40	1.18%	112	11123.76	5926.18	17049.94	8440.54	\$8,440.54
189	MM/35	0.57%	11	5148.88	2743.07	7891.95	1.18%	112	11123.76	5926.18	17049.94	9145.45	\$9,157.99
190	MM/35	0.54%	11	5148.88	2743.07	7891.95	1.10%	105	10428.53	5555.80	15984.33	8092.38	\$8,092.38
191	MM/35	0.57%	11	5148.88	2743.07	7891.95	1.18%	112	11123.76	5926.18	17049.94	9145.45	\$9,157.99
192	NN/36	0.62%	12	5616.96	2992.44	8609.40	1.58%	150	14897.90	7936.85	22834.75	14225.35	\$14,225.35
193	NN/36	0.62%	12	5616.96	2992.44	8609.40	1.58%	150	14897.90	7936.85	22834.75	14225.35	\$14,225.35
		0.99%	2017				1.002	9506					



<p>MOTION 6.</p>	<p>STATUTORY MOTION – ADOPTION OF THE SINKING FUND BUDGET AND FIXING OF CONTRIBUTIONS</p> <p><i>Ordinary Resolution</i></p> <p>RESOLVED that the Body Corporate approve that the sinking fund contributions for the financial year ending 30 November 2012 totalling \$457,259,00 inclusive of the 20% discount be adopted at the rate of \$48,1021 per lot entitlement, inclusive of the 20% discount, with contributions levied by three (3) instalments</p> <p style="text-align: center;">AND</p> <p>That the Committee may issue an interim levy for the first levy period of the following financial year.</p>	<p>YES 52</p> <p>NO 0</p> <p>ABSTAIN 3</p> <p>No vote = 3</p>																																													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Installment</th> <th style="width: 15%;">Levy Excl GST</th> <th style="width: 10%;">GST</th> <th style="width: 15%;">Total</th> <th style="width: 35%;">Due Date</th> </tr> </thead> <tbody> <tr> <td>01/12/2011-31/03/2012</td> <td>\$13.1668</td> <td>\$1.3167</td> <td>\$14.4835</td> <td>Pre-issued</td> </tr> <tr> <td>01/04/2012-31/07/2012</td> <td>\$17.4676</td> <td>\$1.7468</td> <td>\$19.2144</td> <td>16/04/12</td> </tr> <tr> <td>01/08/2012-30/11/2012</td> <td><u>\$17.4676</u></td> <td><u>\$1.7468</u></td> <td><u>\$19.2144</u></td> <td>01/08/12</td> </tr> <tr> <td></td> <td>\$48.1020</td> <td>\$4.8103</td> <td>\$52.9123</td> <td></td> </tr> <tr> <td colspan="5" style="text-align: center;"> <p>9506 Total Contribution Entitlements</p> <p><i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i></p> <p><i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p> </td> </tr> <tr> <th>Installment</th> <th>Levy Excl GST</th> <th>GST</th> <th>Total</th> <th>Due Date</th> </tr> <tr> <td>01/12/2012-31/03/2013</td> <td>\$17.4676</td> <td>\$1.7468</td> <td>\$19.2144</td> <td>01/12/2012</td> </tr> <tr> <td colspan="5" style="text-align: center;"> <p>9506 Total Contribution Entitlements</p> <p><i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i></p> <p><i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p> </td> </tr> </tbody> </table>	Installment	Levy Excl GST	GST	Total	Due Date	01/12/2011-31/03/2012	\$13.1668	\$1.3167	\$14.4835	Pre-issued	01/04/2012-31/07/2012	\$17.4676	\$1.7468	\$19.2144	16/04/12	01/08/2012-30/11/2012	<u>\$17.4676</u>	<u>\$1.7468</u>	<u>\$19.2144</u>	01/08/12		\$48.1020	\$4.8103	\$52.9123		<p>9506 Total Contribution Entitlements</p> <p><i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i></p> <p><i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p>					Installment	Levy Excl GST	GST	Total	Due Date	01/12/2012-31/03/2013	\$17.4676	\$1.7468	\$19.2144	01/12/2012	<p>9506 Total Contribution Entitlements</p> <p><i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i></p> <p><i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p>					
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<p>MOTION 7.</p>	<p>STATUTORY MOTION – CONFIRMATION OF INSURANCE</p> <p><i>Ordinary Resolution</i></p> <p>RESOLVED that the insurance details set out in Motion 7 are confirmed and that the Body Corporate Committee be authorised to obtain quotations and renew the building insurance for the twelve (12) month period from 1 December 2012 to 30 November 2013.</p>	<p>YES 51</p> <p>NO 0</p> <p>ABSTAIN 3</p> <p>No vote = 4</p>																																													



<p>MOTION 4.</p>	<p>STATUTORY MOTION - APPOINTMENT OF AUDITOR <i>Ordinary Resolution – Motion with Alternatives</i> RESOLVED that the Body Corporate statement of accounts for the financial year 1 December 2011 to 30 November 2012 be audited by Morrissey Audit Service, at 11/16 Finchley Street, Milton Qld 4066 or Business Logic Accountants of 3374 Pacific Highway, Springwood Qld 4127</p>	<p>YES 46 NO 3 ABSTAIN 4 No vote = 5</p>																																			
<p>MOTION 5.</p>	<p>STATUTORY MOTION – ADOPTION OF THE ADMINISTRATIVE FUND BUDGET AND FIXING OF CONTRIBUTIONS <i>Ordinary Resolution</i> RESOLVED that the Body Corporate approve that the administrative fund budget for the financial year ending 30 November 2012 totalling \$858,300.00 inclusive of the 20% discount, per lot entitlement with contributions levied by three (3) instalments</p> <p style="text-align: center;">AND</p> <p>That the Committee may issue an interim levy for the first levy period of the following financial year.</p> <table border="1" data-bbox="256 1086 1252 1299"> <thead> <tr> <th>Installment</th> <th>Levy Excl GST</th> <th>GST</th> <th>Total</th> <th>Due Date</th> </tr> </thead> <tbody> <tr> <td>01/12/2011-31/03/2012</td> <td>\$33,6115</td> <td>\$3,3612</td> <td>\$36,9727</td> <td>Pre-issued</td> </tr> <tr> <td>01/04/2012-31/07/2012</td> <td>\$28,3393</td> <td>\$2,8339</td> <td>\$31,1733</td> <td>16/04/12</td> </tr> <tr> <td>01/08/2012-30/11/2012</td> <td>\$28,3393</td> <td>\$2,8339</td> <td>\$31,1733</td> <td>01/08/12</td> </tr> <tr> <td></td> <td>\$90,2901</td> <td>\$9,029</td> <td>\$99,3193</td> <td></td> </tr> </tbody> </table> <p style="text-align: center;">9506 Total Contribution Entitlements <i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i> <i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p> <table border="1" data-bbox="256 1467 1252 1624"> <thead> <tr> <th>Installment</th> <th>Levy Excl GST</th> <th>GST</th> <th>Total</th> <th>Due Date</th> </tr> </thead> <tbody> <tr> <td>01/12/2012-01/03/2013</td> <td>\$28,3393</td> <td>\$2,8339</td> <td>\$31,1733</td> <td>01/12/2012</td> </tr> </tbody> </table> <p style="text-align: center;">9506 Total Contribution Entitlements <i>PLEASE NOTE: 20% discount applies if payment is received into the Body Corporate bank account on or before the due date.</i> <i>PLEASE NOTE: 2.5% interest per month is applicable on all levy arrears.</i></p>	Installment	Levy Excl GST	GST	Total	Due Date	01/12/2011-31/03/2012	\$33,6115	\$3,3612	\$36,9727	Pre-issued	01/04/2012-31/07/2012	\$28,3393	\$2,8339	\$31,1733	16/04/12	01/08/2012-30/11/2012	\$28,3393	\$2,8339	\$31,1733	01/08/12		\$90,2901	\$9,029	\$99,3193		Installment	Levy Excl GST	GST	Total	Due Date	01/12/2012-01/03/2013	\$28,3393	\$2,8339	\$31,1733	01/12/2012	<p>YES 51 NO 0 ABSTAIN 3 No vote = 4</p>
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2012 BODY CORPORATE COSTS FOR 21 LOTS WITH THE LOWEST NUMBER AND % OF CONTRIBUTION LOT ENTITLEMENTS						2012 BODY CORPORATE COSTS FOR 20 LOTS WITH THE HIGHEST NUMBER AND % OF CONTRIBUTION LOT ENTITLEMENTS					
No. of CLE's	Lots with the same number of Contribution Lot Entitlements pay the same Levies	Number of Lots with the same CLE's & Levies	% of Body Corporate Levies paid by each Lot with the same number of CLE's	Annual Levy paid by Lots with the same number of CLE's	Levies paid by 21 Lots with the Lowest Number and % of Contribution Lot Entitlements	No. of CLE's	Lots with the same number of Contribution Lot Entitlements pay the same Levies	Number of Lots with the same CLE's & Levies	% of Body Corporate Levies paid by each Lot with the same number of CLE's	Annual Levy paid by Lots with the same number of CLE's	Levies paid by 20 Lots with the Highest Number and % of Contribution Lot Entitlements
5	1	1	0.05%	\$761.16	\$761.16	70	133	1	0.74%	\$10,656.21	\$10,656.21
32	5,8,9,14,15,20,21	7	0.34%	4871,41	\$34,099.87	73	128	1	0.77%	\$11,112.91	\$11,112.91
33	26,27,32,33,38,39	6	0.35%	\$5,023.65	\$30,141.90	87	138	1	0.92%	\$13,244.15	\$13,244.15
34	4,44,45,50,51,56,57	7	0.36%	\$5,175.88	\$36,231.16	88	143, 148	2	0.93%	\$13,396.38	\$26,792.76
					\$101,234.09	89	153, 158	2	0.94%	\$13,548.61	\$27,097.22
	Total: 21 Lots					90	163, 168	2	0.95%	\$13,700.85	\$27,401.70
						91	173, 178	2	0.96%	\$13,853.07	\$27,706.14
						92	183	1	0.97%	\$14,005.31	\$14,005.31
						105	187, 190	2	1.10%	\$15,984.33	\$31,968.66
						112	186, 188, 189, 191	4	1.18%	\$17,049.94	\$68,199.76
						150	192, 193	2	1.58%	\$22,834.75	\$45,669.50
							Total: 20 Lots				\$303,854.32
NOTE: One step above the 21 lowest paying Lots, costs incurred rise from \$5,324.19 p.a. (0.37% with 35 CLE's) to \$8,975.06 p.a. (0.62% with 59 CLE's)						NOTE: One step below the 20 highest paying Lots, costs incurred descend significantly to \$8,975.06 p.a. (0.62% with 59 CLE's).					

'Pre-Adjustment' Schedule range of CLE's and costs: 0.34% - 1.58%
2007 Adjudication Schedule range of CLE's and costs: 0.46% - 0.62%