



BCC DS
RECEIVED
 25-APR-2026
APPLICATION REF
 A007016294

43 DALMORE CTS 30000 RESOLUTION OF ALL OWNERS

Date of resolution 17/03/2026

Owners represented	Owner	Capacity
	PM Marnane	Lot 1 owner
	MJ Dray	Lot 2 owner
	JL Rudd & AJ John	Lot 3 owner

Votes received	Committee member	Vote Received
	JL Rudd & AJ John	Via email
	PM Marnane	Via phone

1. IMPROVEMENT TO LOT 2 – REPLACEMENT OF EXISTING PERGOLA

Submitted by: Margaret Dray, Owner – Lot 2

Resolved that the body corporate for CTS 30000 approve, pursuant to section 187 of the Body Corporate and Community Management (Standard Module) Regulation, an improvement to Lot 2 by the owner, Margaret Dray, consisting of the removal and replacement of the existing pergola, subject to the conditions set out below.

Improvement Description

The owner proposes to remove and replace the existing pergola located within the courtyard area of Lot 2 at 43 Dalmore Street, Ashgrove QLD 4060.

- Be installed entirely within the boundaries of Lot 2
- Be located in substantially the same position as the existing pergola
- Be of similar or improved quality and appearance
- Be consistent with the appearance and standard of the scheme
- Be constructed using suitable outdoor materials
- Be installed by appropriately licensed and insured contractors where required

The contractor’s quote, drawings, and specifications of the proposed pergola are attached. The owner confirms that any required council approvals and certifications will be obtained prior to commencement of works.

Conditions of Approval

1. The owner must comply with the Body Corporate and Community Management Act 1997, the applicable Regulation Module, and the body corporate by-laws.
2. The owner must obtain all necessary statutory approvals, permits, and certifications prior to commencing work and provide copies upon request.
3. All work must be carried out by appropriately licensed and insured contractors where required.
4. The work must be carried out in a proper and workmanlike manner and must not adversely affect common property, building structures, or services.
5. All costs associated with the removal of the existing pergola, installation of the new pergola, approvals, certification, and any associated works are the responsibility of the owner.
6. The owner, and any future owners of Lot 2, will be solely responsible for the ongoing maintenance, repair, replacement, and insurance of the pergola and associated fixtures.



43 DALMORE CTS 30000 RESOLUTION OF ALL OWNERS

7. The pergola will not become body corporate property or maintenance responsibility.
8. The owner is responsible for repairing any damage caused to common property or another lot resulting from the installation, existence, maintenance, or replacement of the pergola.
9. If access to common property or building services is required in the future, the owner must remove or modify the pergola at their own cost and reinstate it afterward.
10. These conditions attach to Lot 2 and are binding on the current owner and all future owners.

Attachments

- Contractor quote
- Drawings and specifications
- Photograph of existing pergola

Ordinary Resolution

Motion CARRIED.

Yes: 2

No: 0

Abstain: 0

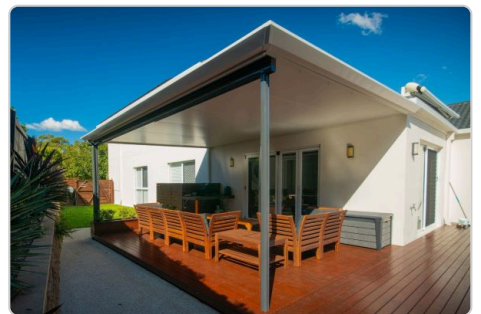
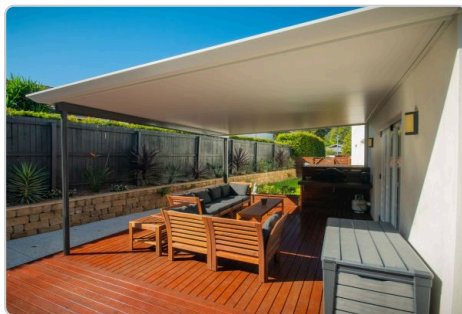
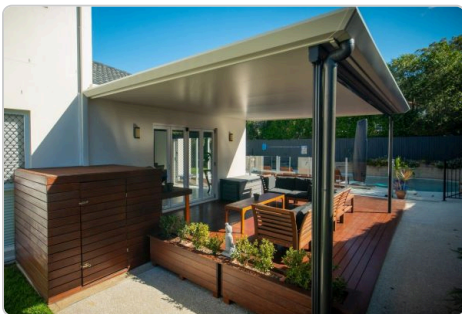
Invalid: 0

Secretary

P Marnane
c/- Capitol Body Corporate Administration
PO Box 326 Alderley QLD 4051
team@capitolbca.com.au

PROJECT PROPOSAL

WALL-MOUNTED PATIO



Prepared for:

Margaret Dray
0417779180
draymargaret5@gmail.com
2/43 Dalmore St Ashgrove

Prepared by:

Mathew Hambrook
0419220395
mathew@seqpatiogroup.com.au
1/20 huntington street clontarf 4019

Structure Description

Structure Type	Roofing	
Patio-Wall Fixed Design	Cooldek Insulated	\$8,489.60

Additional Services

Delivery	\$392.00
QBCC Insurance	\$392.00
Rubbish Removal	\$112.00
Building Application (BCC)	\$1,008.00
Demolition of Existing- Under 20m2	\$504.00
Development Application	\$2,419.20

Subtotal: \$13,316.80

Discounts

Standard Payment Terms Discount -\$1,426.80

Total (inc GST): \$11,890.00

Price valid for 14 days

Interested in a Payment Plan?

We partner with trusted financial providers to offer flexible payment solutions.

Talk to us about how we can help find a solution that fits your needs.



Standard Payment Terms Schedule

Deposit	10%	\$1,189.00
Building Approval Progress Payment	30%	\$3,567.00
Materials Progress Payment	50%	\$5,945.00
Final Payment	10%	\$1,189.00

NAB Bank Details - SEQ Patio Group | BSB: 084-855 | Account No: 501 800 997

Client acceptance: _____

Date: _____



JOB DETAILS

ORDER REFERENCE:
DESIGN NUMBER: O1134568
DATE: 10/02/2026
SALES PERSON: Mathew Hambrook

CUSTOMER DETAILS

CLIENT NAME: Margaret Dray
CONTACT NO: 0417779180
SITE ADDRESS: 2/43 Dalmore Street
Ashgrove

POSTCODE: 4060
EMAIL: draymargaret5@gmail.com

QUOTATION

QUOTE VALID FOR 30 DAYS

Thank you for the opportunity to prepare a quotation for your new exciting home improvement project.

Stratco is the leading manufacturer and supplier of verandah patio systems throughout Australia with the Outback providing superior customer satisfaction for well over 25 years.

As can be seen in the enclosed brochure, the Stratco Outback has the most comprehensive range of innovative designs, colours and accessories on the market. These can be easily integrated with each other to create a truly unique outdoor living experience tailored to your individual needs.

Manufactured from high tensile, high gloss steel, the Stratco Outback is the ultimate way to improve the look, functionality and value of your home. To ensure you get the maximum value from this investment we have also enclosed our "Selection, Use and Maintenance" brochure for your reference.

From our recent consultation, we have prepared the following quotation and attached a drawing for an Outback verandah patio design which we believe will best suit your needs.

STRATCO OUTBACK VERANDAH

FLAT ATTACHED TYPE 1A

LENGTH (MM) 4,750
WIDTH (MM) 3,400
HEIGHT (MM) 2,800
WIND CATEGORY N2
ROOF DECK COOLDEK CLASSIC 50MM
FOOTING TYPE ON CONCRETE

ADDITIONAL ITEMS INCLUDED

Footings (2)
Pull Throughs (4)

TOTAL QUOTE INCLUDING 10% GST

This quotation is for supply & install of a custom manufactured kit.

Once again, thank you for this opportunity and please give me a call if you would like any additional information.

Kind Regards,

Mathew Hambrook

THE STRATCO Advantage  

Stratco is a 100% AUSTRALIAN OWNED success story, proudly boasting over 70 years of manufacturing excellence. Stratco operates 15 manufacturing facilities around Australia, employing many hundreds of Australians.

DESIGNED • ENGINEERED • TESTED • MANUFACTURED • GUARANTEED



PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.

JOB DETAILS

ORDER REFERENCE:
DESIGN NUMBER: O1134568
SALES PERSON: Mathew Hambrook

CUSTOMER DETAILS

CLIENT NAME: Margaret Dray
PHONE NUMBER: 0417779180
ACCOUNT CODE: SEQPATIO



DELIVERY DETAILS

DELIVERY INSTRUCTIONS: 2/43 Dalmore Street
Ashgrove

ADDITIONAL INSTRUCTIONS: 4060

Unit

Design Type Flat Attached Type 1A

Dimensions

Deck Overhang 0
Height Rear 2800mm
Length 4750mm
Width 3400mm

Site Details

WindSpeed N2

Engineering

Column Spacing 5467mm

Components

140 Column Wraps No
Back Channel Details Standard Back Channel
Back Channel Fixings Attached To Wall
Beam Type 120 Outback Beam
Beams Bolt Through Columns No
Column Size 68 Outback Column
Downpipe Type Downpipe 90mm PVC
Gutter Type Outback Edge 160 Gutter

Roof Details

Deck Type Cooldek Classic 50mm

Cooldek Options

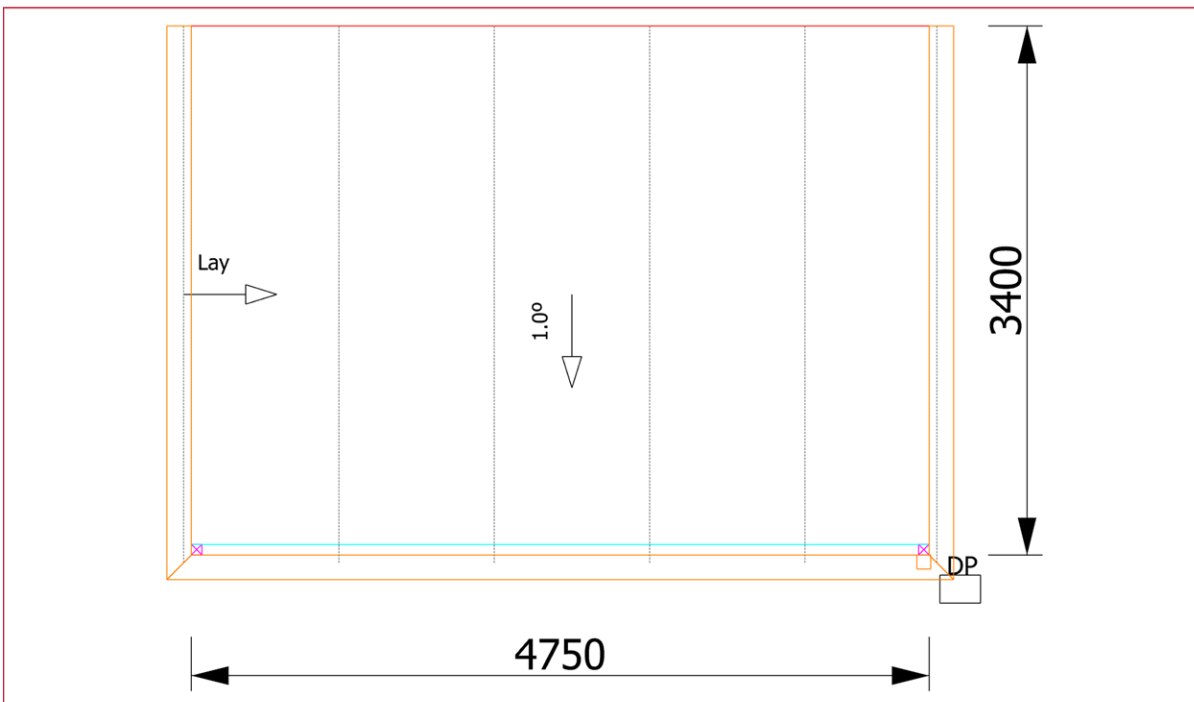
Cooldek Cutback 65mm
Cooldek Underside Type Smooth
Use BAL Flashings No

Footing Details

Footing Type On Concrete

Colours

Column Colour Alpine™
Cooldek Bottom Colour Off White
Cooldek Cutback Colour Off White
Cooldek Side Capping Colour Off White
Downpipe Colour Off White
External Beam Colour Alpine™
Gutter Colour Off White
Roof Colour Off White



CUSTOMER SIGNATURE:

DATE: 10/02/2026

Front/Left Isometric View

Order Reference

Sales Person

Client Name

Mathew Hambrook

Margaret Dray

Design Number

Date

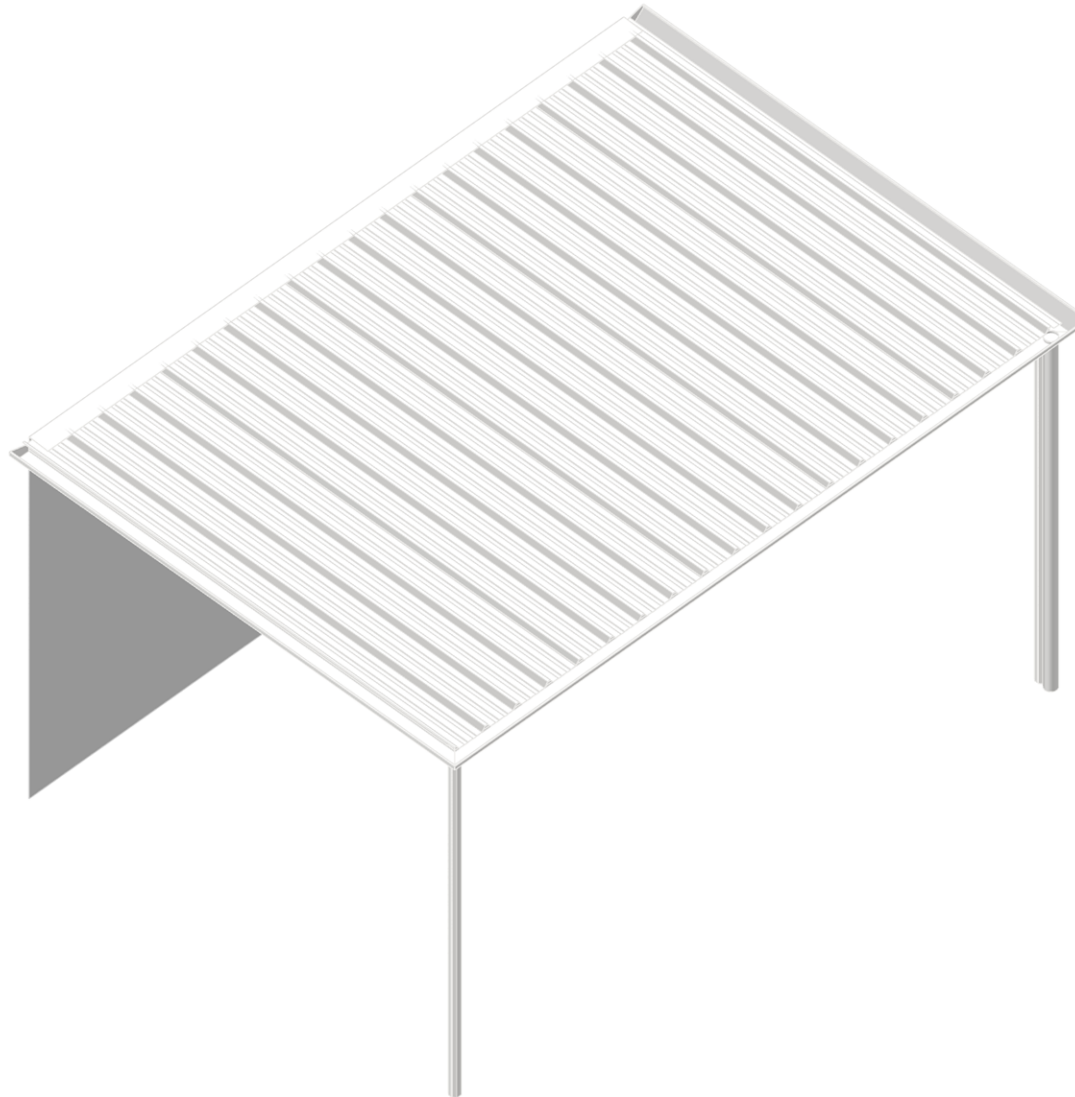
Site Address

01134568

10/02/2026

2/43 Dalmore Street

Ashgrove



Current View

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Margaret Dray

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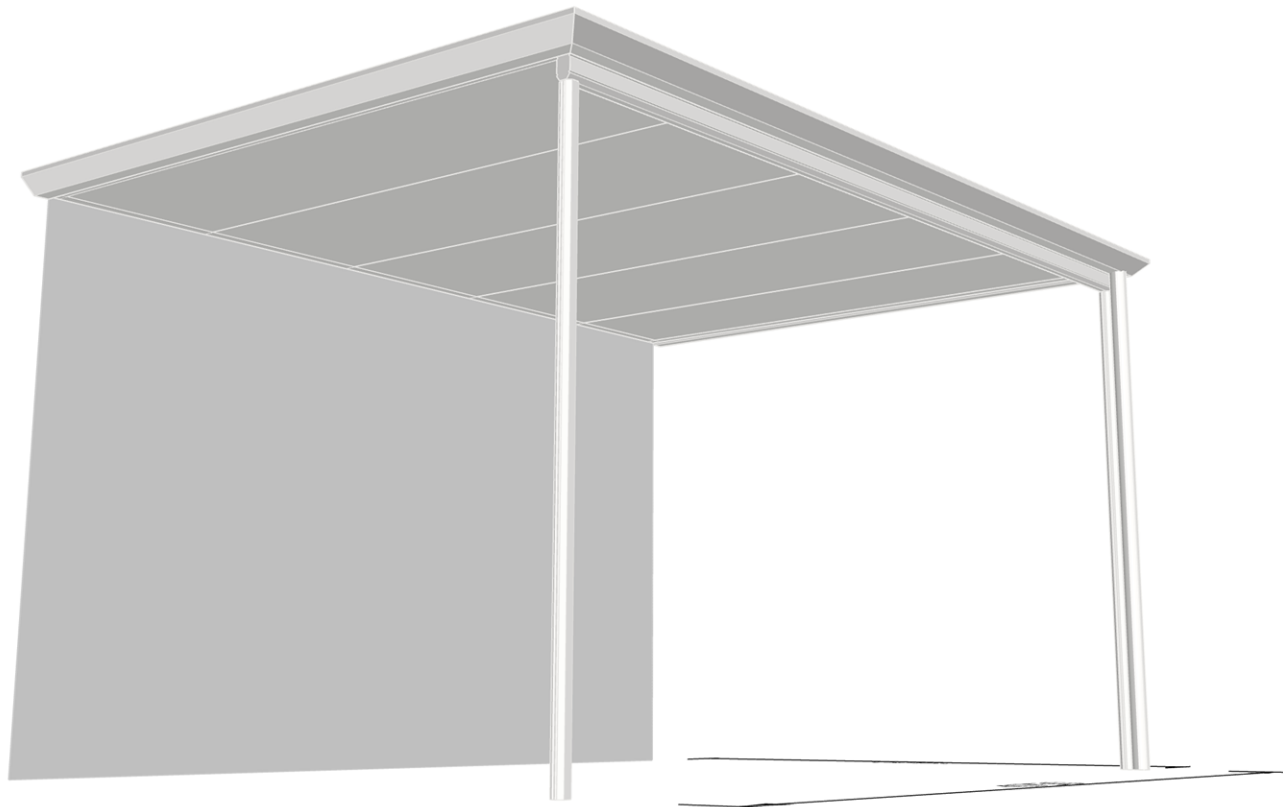
Site Address

01134568

10/02/2026

2/43 Dalmore Street

Ashgrove





ADDITIONAL TERMS-

Annexure A- Special Conditions

Stormwater to Ground Level- YES/NO

Stormwater connected by others- YES/NO

Stormwater Connected by SEQ Patio Group- YES/NO

Council Approvals/Building Applications by Client- YES/NO

Council Approvals/Building Applications by SEQ Patio Group- YES/NO

Annexure B- Excluded Items

Electrical Works are not the responsibility of SEQ

Lights, fans

Painting/Staining

Fence Building or reinstatement

Pool Fencing or reinstatement

Core Drilling through Concrete for Footings

Concrete Slab

Concrete Cutting

Additional Engineering

Drafting or Architectural Design

Connection of Stormwater to existing, if unable to dig with hand tools

Commercial Certification

Lifting Equipment/Cranes

Scaffold (unless quoted)

Asbestos Removal

Unforeseen works

Removal of Spoil from Site

ACCEPTED and SIGNED;

(Client)

BODY CORPORATE FOR CTS 30000

MOTION – IMPROVEMENT TO LOT 2 – REPLACEMENT OF EXISTING PERGOLA

Submitted by: Margaret Dray, Owner – Lot 2

Motion (Ordinary Resolution)

That the body corporate for CTS 30000 approve, pursuant to section 187 of the Body Corporate and Community Management (Standard Module) Regulation, an improvement to Lot 2 by the owner, Margaret Dray, consisting of the removal and replacement of the existing pergola, subject to the conditions set out below.

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Attachments

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Submitted by:

Margaret Dray

Owner – Lot 2

CTS 30000

43 Dalmore Street, Ashgrove QLD 4060

Date: 25 February 2026

