

# Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

### Body Corporate:

**Body Corporate For:** CEDAR GREENSLOPES Community Title Scheme: 49533

**Lot No:** 204 on SP272954

**Address:** 9-15 REGINA STREET, GREENSLOPES QLD 4120

### Secretary of Body Corporate:

**Name:** RYAN PATTERSON

**Postal Address:** GPO BOX 3025, BRISBANE QLD 4001

**Email:** brisbane@abcm.com.au

### Body Corporate Manager:

**Name:** ARCHERS BODY CORPORATE MANAGEMENT

**Address:** LEVEL 4, 97 CREEK STREET, BRISBANE QLD 4001

**Telephone:** 3220 9400

### Body Corporate Committee:

Is there a committee for the Body Corporate? ☒ Yes ☐ No

If there is a committee, is the body corporate manager engaged to perform the functions of the committee? ☐ Yes ☒ No

### Annual Contributions and Levies:

**Current Financial Year End:** 31/12/2025

**Current Levy Year Issued:** 31/12/2024

If the "Current Financial Year" and the "Current Levy Year Issued" differ then the levies quoted in this disclosure statement are for the **Current Levy Year Issued**. Full year levies will be issued at the scheme's next AGM, within three months of EFY. This document will remain current until that AGM is held and new yearly levies are issued.

#### Administrative Fund Payable By This Lot:

Period Issued:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$741.88
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$741.88
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$1,032.42
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$1,032.42

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$3,548.60

#### Sinking Fund Payable By This Lot:

Period Issued:	01/01/2024 - 31/03/2024	Due Date:	1/01/2024	Payable:	\$276.76
Period Issued:	01/04/2024 - 30/06/2024	Due Date:	1/04/2024	Payable:	\$276.76
Period Issued:	01/07/2024 - 30/09/2024	Due Date:	1/07/2024	Payable:	\$319.34
Period Issued:	01/10/2024 - 31/12/2024	Due Date:	1/10/2024	Payable:	\$319.34

**DISCOUNT FOR PAYMENT DUE DATE:** NIL **GROSS LEVY PAYABLE:** \$1,192.20

**Other:** INSURANCE: **\$355.89** PER ANNUM PAYABLE BY INSTALMENTS WITH OTHER LEVIES

The levies above are for the year ended 31/12/2024. Levies for periods starting 1/01/2025 and 1/04/2025 were resolved at the last AGM and are: Administrative Fund **\$887.15**, Sinking Fund **\$298.05** and Insurance **\$88.97**. Further levies will be approved at the next AGM.

<b>Schedule of Lot Entitlements:</b>	Contribution Schedule Lot Entitlement:	155	Aggregate:	10011
	Interest Schedule Lot Entitlements:	384	Aggregate:	30666
<b>Improvements on Common Property for Which Buyer Will Be Responsible:</b>	NOTHING SIGHTED IN RECORDS PROVIDED			
<b>Body Corporate Assets Required To Be Recorded:</b>	REFER TO ASSET REGISTER ATTACHED			
<b>Information Prescribed under Regulation Module:</b>	ACCOMMODATION MODULE - NIL			
<b>Financial Statement Balances</b>	<b>Administrative Fund:</b> \$-13,035.89 as at 13/06/2025 <b>Sinking Fund:</b> \$319,046.11 as at 13/06/2025			
<b>Insurance</b>	Insurer:	QBE INSURANCE (AUSTRALIA) LIMITED VIA CHU UNDERWRITING AGENCIES PTY LTD		
	Policy No:	HU0006120005		
	Building:	\$32,414,690		
	Public Liability:	\$50,000,000		
	Other:	COMMON CONTENTS \$324,147, LOSS OF RENT \$4,862,203, VOLUNTARY WORKERS \$200,000, FIDELITY GUARANTEE \$100,000, OFFICE BEARERS' LIABILITY \$5,000,000, MACHINERY BREAKDOWN \$100,000, CATASTROPHE \$4,862,203, LOT OWNERS IMPROVEMENTS PER LOT \$250,000. POLICY EXPIRES 17/01/2026		
<b>Signing:</b>				
	_____ Seller / Sellers Agent		_____ Witness – not required if signed electronically	
	_____ Date			
<b>Buyer's Acknowledgement:</b>	The Buyer acknowledges having received and read this statement from the Seller			
	_____ Buyer / Buyers Agent		_____ Witness – not required if signed electronically	
	_____ Date			

**CEDAR GREENSLOPES CTS 49533**

BRISBANE

P: 07 3220 9400

F: 07 3220 9499

E: brisbane@abcm.com.au

9-15 Regina Street Greenslopes QLD 4120

**ARCHERS**

THE STRATA PROFESSIONALS

GPO Box 3025

Brisbane QLD 4001

www.abcm.com.au

**STATEMENT**

Ms Esther Chang  
Unit 507 / 10 Norton Street  
UPPER MOUNT GRAVATT QLD 4122

**Statement Period**

01 Jan 24 to 13 Jun 25

A/c No

204

Lot No

204

Page Number

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Last Certificate Issued: 02/05/17

Transfer Date: 03/05/17

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/01/24	Admin Fund	01/01/24 To 31/03/24	I0005316	741.88		741.88
01/01/24	Sinking Fund	01/01/24 To 31/03/24	I0005377	276.76		1,018.64
01/01/24	Insurance Fund	01/01/24 To 31/03/24	I0005438	82.82		1,101.46
29/01/24	Other	Arrears Notice Fee	M0000369	27.50		1,128.96
06/02/24	Receipt	Admin Fund	R0001656		741.88	387.08
06/02/24	Receipt	Sinking Fund	RA001656		276.76	110.32
06/02/24	Receipt	Insurance Fund	RB001656		82.82	27.50
06/02/24	Receipt	Other	RC001656		27.50	0.00
21/02/24	Admin Fund	01/04/24 To 30/06/24	I0005499	741.88		741.88
21/02/24	Sinking Fund	01/04/24 To 30/06/24	I0005560	276.76		1,018.64
21/02/24	Insurance Fund	01/04/24 To 30/06/24	I0005621	82.82		1,101.46
12/04/24	Other	Arrears Notice Fee	M0000385	27.50		1,128.96
26/04/24	Other	Arrears Notice Fee	M0000394	38.50		1,167.46
26/04/24	Receipt	Admin Fund	R0001713		741.88	425.58
26/04/24	Receipt	Sinking Fund	RA001713		276.76	148.82
26/04/24	Receipt	Insurance Fund	RB001713		82.82	66.00
26/04/24	Receipt	Other	RC001713		66.00	0.00
More details on next page...				\$2,296.42	\$2,296.42	Nil

Over 90 Days	90 Days	60 Days	30 Days	Current	<b>BALANCE DUE:</b>		<b>Nil</b>
0.00	0.00	0.00	0.00	0.00	Date Paid	Amount Paid	



CARD OR  
DIRECT DEBIT

**DEFT Reference Number:**  
305336281 1000 0002 044



**Biller Code:** 96503  
**Ref:** 305336281 1000 0002 044

Lot 204/ Unit 204  
Cedar Greenslopes

Visit [www.deft.com.au](http://www.deft.com.au) to pay by card or direct debit.

\*\* Payments by credit card may attract a surcharge



Pay in-store at Australia Post by cheque or EFTPOS  
All cheques must be made payable to:  
**Body Corporate for Cedar Greenslopes CTS 49533**

Internet & Telephone Banking - BPAY

Make this payment from your preferred bank account or card

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



\*496 305336281 10000002044

**TOTAL AMOUNT DUE  
DUE DATE**

**\$0.00**

# CEDAR GREENSLOPES CTS 49533

BRISBANE

P: 07 3220 9400

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E: brisbane@abcm.com.au

## ARCHERS

THE STRATA PROFESSIONALS

GPO Box 3025

Brisbane QLD 4001

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## STATEMENT

Ms Esther Chang  
Unit 507 / 10 Norton Street  
UPPER MOUNT GRAVATT QLD 4122

### Statement Period

01 Jan 24 to 13 Jun 25

A/c No	204	Lot No	204
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Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward		2,296.42	2,296.42	0.00
21/05/24	Admin Fund	01/07/24 To 30/09/24	I0005682	1,032.42		1,032.42
21/05/24	Sinking Fund	01/07/24 To 30/09/24	I0005743	319.34		1,351.76
21/05/24	Insurance Fund	01/07/24 To 30/09/24	I0005804	95.12		1,446.88
12/07/24	Other	Arrears Notice Fee	M0000402	33.00		1,479.88
19/07/24	Receipt	Admin Fund	R0001774		1,032.42	447.46
19/07/24	Receipt	Sinking Fund	RA001774		319.34	128.12
19/07/24	Receipt	Insurance Fund	RB001774		95.12	33.00
21/08/24	Admin Fund	01/10/24 To 31/12/24	I0005865	1,032.42		1,065.42
21/08/24	Sinking Fund	01/10/24 To 31/12/24	I0005926	319.34		1,384.76
21/08/24	Insurance Fund	01/10/24 To 31/12/24	I0005987	95.12		1,479.88
23/08/24	Receipt	Admin Fund	R0001786		1,032.42	447.46
23/08/24	Receipt	Sinking Fund	RA001786		319.34	128.12
23/08/24	Receipt	Insurance Fund	RB001786		95.12	33.00
23/08/24	Receipt	Other	RC001786		33.00	0.00
21/11/24	Admin Fund	01/01/25 To 31/03/25	I0006048	887.15		887.15
21/11/24	Sinking Fund	01/01/25 To 31/03/25	I0006109	298.05		1,185.20
21/11/24	Insurance Fund	01/01/25 To 31/03/25	I0006170	88.97		1,274.17
14/01/25	Other	Arrears Notice Fee	M0000427	33.00		1,307.17
16/01/25	Receipt	Admin Fund	R0001898		887.15	420.02
16/01/25	Receipt	Sinking Fund	RA001898		298.05	121.97
16/01/25	Receipt	Insurance Fund	RB001898		88.97	33.00
16/01/25	Receipt	Other	RC001898		33.00	0.00
21/02/25	Admin Fund	01/04/25 To 30/06/25	I0006231	887.15		887.15
21/02/25	Sinking Fund	01/04/25 To 30/06/25	I0006292	298.05		1,185.20
21/02/25	Insurance Fund	01/04/25 To 30/06/25	I0006353	88.97		1,274.17
14/04/25	Other	Arrears Notice Fee	M0000447	33.00		1,307.17
15/04/25	Receipt	Admin Fund	R0001960		887.15	420.02
15/04/25	Receipt	Sinking Fund	RA001960		298.05	121.97
15/04/25	Receipt	Insurance Fund	RB001960		88.97	33.00
15/04/25	Receipt	Other	RC001960		33.00	0.00
				\$7,837.52	\$7,837.52	Nil

# CEDAR GREENSLOPES CTS 49533

## BALANCE SHEET

AS AT 13 JUNE 2025

	ACTUAL 13/06/2025	ACTUAL 31/12/2024
<b><u>OWNERS FUNDS</u></b>		
Administrative Fund	(13,035.89)	(334.47)
Sinking Fund	319,046.11	283,797.24
<b><u>TOTAL</u></b>	<b><u>\$ 306,010.22</u></b>	<b><u>\$ 283,462.77</u></b>

### **THESE FUNDS ARE REPRESENTED BY**

#### **ASSETS**

Cash At Bank	231,961.24	276,598.71
Investment - Macquarie 1	75,000.00	75,000.00
Prepayments	0.00	8,251.96
Accrued Interest	0.00	1,550.55
Levies Billed - Not Yet Due	0.00	83,653.71
Levies Rec'd - Not Yet Billed	8,607.32	7,061.51
Levies In Arrears	2,050.66	0.00
Other Arrears	276.00	33.00
<b><u>TOTAL ASSETS</u></b>	<b><u>317,895.22</u></b>	<b><u>452,149.44</u></b>

#### **LIABILITIES**

G S T Clearing Account	(4,941.05)	2,465.19
Arrears Clearing Account	352.00	0.00
Provision For Income Tax	(876.74)	1,387.20
Creditors	918.50	0.00
Sundry Creditors	0.00	1,024.12
Accrued Expenses	0.00	7,891.79
Levies Billed - Not Yet Due	0.00	76,048.82
Levies Rec'd - Not Yet Billed	7,824.97	6,419.70
All Levies Rec'd In Advance	8,607.32	73,449.85
<b><u>TOTAL LIABILITIES</u></b>	<b><u>11,885.00</u></b>	<b><u>168,686.67</u></b>

<b><u>NET ASSETS</u></b>	<b><u>\$ 306,010.22</u></b>	<b><u>\$ 283,462.77</u></b>
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# CEDAR GREENSLOPES CTS 49533

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 13 JUNE 2025

	ACTUAL 01/01/25-13/06/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<b><u>ADMINISTRATIVE FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Administrative Fund	104,178.72	0.00		208,357.60
Levies - Insurance	12,918.76	0.00		25,837.46
<b><u>TOTAL ADMIN. FUND INCOME</u></b>	<b>117,097.48</b>	<b>0.00</b>		<b>234,195.06</b>
<b><u>EXPENDITURE - ADMIN. FUND</u></b>				
<b><u>BANK CHARGES</u></b>				
Transaction Fees	14.18	0.00		38.48
<b><u>BODY CORPORATE MANAGEMENT</u></b>				
Business Activity Statements	530.00	0.00		1,060.00
Disbursements	1,284.12	0.00		4,892.55
Secretarial Fees - Additional	240.50	0.00		902.50
Secretarial Fees	5,210.00	0.00		10,359.18
Disbursements - Additional	0.00	0.00	0.00	217.75
<b><u>CARETAKER</u></b>				
Caretaker	39,797.83	0.00		90,319.36
<b><u>CLEANING</u></b>				
Cleaning - General	0.00	0.00	0.00	3,127.27
Cleaning - Materials	0.00	0.00	0.00	1,320.68
Cleaning - Waste Collection	1,124.12	0.00		2,693.63
Cleaning - Garbage Chute	835.00	0.00		1,640.00
Cleaning - Carparks	258.35	0.00		765.10
<b><u>COMMUNITY POWER</u></b>				
Electricity	3,940.76	0.00		15,741.87
<b><u>COUNCIL FEES</u></b>				
Backflow Registration	304.00	0.00		292.00
<b><u>FIRE CONTROL</u></b>				
Fire - Contract	4,440.81	0.00		5,898.00
Fire - Repairs & Maintenance	3,291.74	0.00		3,656.67
Fire - Qfes Monitoring	0.00	0.00	0.00	2,763.68
Fire Safety Advisor	0.00	0.00	0.00	950.00
Fire - Annual Audit	0.00	0.00	0.00	425.00
<b><u>GAS</u></b>				
Gas	515.90	0.00		2,161.15

# CEDAR GREENSLOPES CTS 49533

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 13 JUNE 2025

	ACTUAL 01/01/25-13/06/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<b><u>INSURANCE</u></b>				
Insurance	31,291.44	0.00		20,837.70
Insurance - Stamp Duty	2,705.92	0.00		2,041.58
Insurance - Broker Fee	107.38	0.00		2,210.80
Insurance - Claims	0.00	0.00	0.00	2,946.36
Insurance - Refunds	0.00	0.00	0.00	(946.36)
<b><u>LICENCES &amp; FEES</u></b>				
Water Rates - No Gst	(383.08)	0.00	0.00	3,676.82
<b><u>LIFT EXPENSES</u></b>				
Lift - Contract	13,847.68	0.00		17,870.24
Lift - Repairs & Maintenance	0.00	0.00	0.00	655.00
Lift - Registration Fee	945.48	0.00		945.48
Lift - Telephone Fee	394.92	0.00		264.36
<b><u>PEST CONTROL</u></b>				
Pest Control	2,578.00	0.00		4,252.00
<b><u>PROFESSIONAL FEES</u></b>				
Insurance Valuations	740.91	0.00		0.00
Prep Of Income Tax Return	0.00	0.00	0.00	220.00
Work Place Health & Safety	0.00	0.00	0.00	445.00
<b><u>REPAIRS &amp; MAINTENANCE</u></b>				
R & M - Building	7,714.44	0.00		1,350.00
R & M - Gardens & Grounds	0.00	0.00	0.00	468.00
R & M - Electrical	2,557.50	0.00		2,129.45
R & M - Plant & Equipment	3,703.00	0.00		9,754.04
R & M - Plumbing	1,048.00	0.00		710.00
R & M - Security System	400.00	0.00		0.00
R & M - Auto Doors	360.00	0.00		720.00
<b><u>TOTAL ADMIN. EXPENDITURE</u></b>	<b>129,798.90</b>	<b>0.00</b>		<b>219,775.34</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b>\$ (12,701.42)</b>	<b>\$ 0.00</b>		<b>\$ 14,419.72</b>
Opening Admin. Balance	(334.47)	(334.47)	100.00	(14,754.19)
<b><u>ADMINISTRATIVE FUND BALANCE</u></b>	<b>\$ (13,035.89)</b>	<b>\$ (334.47)</b>		<b>\$ (334.47)</b>

# CEDAR GREENSLOPES CTS 49533

## STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 13 JUNE 2025

	ACTUAL 01/01/25-13/06/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<b><u>SINKING FUND</u></b>				
<b><u>INCOME</u></b>				
Levies - Sinking Fund	35,000.16	0.00		69,999.94
Interest Income	2,736.06	0.00		2,823.29
Interest Receivable	(1,550.55)	0.00	0.00	763.97
<b><u>TOTAL SINKING FUND INCOME</u></b>	<b>36,185.67</b>	<b>0.00</b>		<b>73,587.20</b>
<b><u>EXPENDITURE - SINKING FUND</u></b>				
Building Repairs	0.00	0.00	0.00	58,048.34
Electrical	0.00	0.00	0.00	780.01
Income Tax	(1,504.20)	0.00	0.00	1,230.60
Payg Instalments	201.00	0.00		0.00
Pumps	2,240.00	0.00		2,945.00
<b><u>TOTAL SINK. FUND EXPENDITURE</u></b>	<b>936.80</b>	<b>0.00</b>		<b>63,003.95</b>
<b><u>SURPLUS / DEFICIT</u></b>	<b><u>\$ 35,248.87</u></b>	<b><u>\$ 0.00</u></b>		<b><u>\$ 10,583.25</u></b>
Opening Sinking Fund Balance	283,797.24	283,797.24	100.00	273,213.99
<b><u>SINKING FUND BALANCE</u></b>	<b><u>\$ 319,046.11</u></b>	<b><u>\$ 283,797.24</u></b>		<b><u>\$ 283,797.24</u></b>



ASSET REGISTER

CEDAR GREENSLOPES CTS 49533

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
2x Grey single seater chairs						0.00	
1x Small side table						0.00	
5x framed foliage pictures						0.00	
1x TLC TV						0.00	
1x Ziegler & Brown BBQ						0.00	
1x CCTV NVR						0.00	
1X LG Computer Screen & mouse						0.00	
Page Totals					0.00	0.00	0.00
Report Totals					0.00	0.00	0.00



Level 14, 260 Queen Street  
Brisbane QLD 4000

## Certificate of Currency

### CHU Residential Strata Insurance Plan

<b>Policy No</b>	<b>HU0006120005</b>
<b>Policy Wording</b>	CHU RESIDENTIAL STRATA INSURANCE PLAN
<b>Period of Insurance</b>	17/01/2025 to 17/01/2026 at 4:00pm
<b>The Insured</b>	BODY CORPORATE FOR CEDAR GREENSLOPES COMMUNITY TITLE SCHEME 49533
<b>Situation</b>	9-15 REGINA STREET GREENSLOPES QLD 4120

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#### Policies Selected

##### Policy 1 – Insured Property

Building: \$32,414,690

Common Area Contents: \$324,147

Loss of Rent & Temporary Accommodation (total payable): \$4,862,203

##### Policy 2 – Liability to Others

Sum Insured: \$50,000,000

##### Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

##### Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

##### Policy 5 – Office Bearers' Legal Liability

Sum Insured: \$5,000,000

##### Policy 6 – Machinery Breakdown

Sum Insured: \$100,000

##### Policy 7 – Catastrophe Insurance

Sum Insured: \$4,862,203

Extended Cover - Loss of Rent & Temporary Accommodation: \$729,330

Escalation in Cost of Temporary Accommodation: \$243,110

Cost of Removal, Storage and Evacuation: \$243,110

##### Policy 8 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000

Legal Defence Expenses: \$50,000



**Policy 9 – Lot owners’ fixtures and improvements (per lot)**

Sum Insured: \$250,000

**Flood Cover is excluded.**

**Flood Exclusion**

Despite anything contained elsewhere in Your Policy We will not pay for loss or damage caused by or arising directly or indirectly from Flood.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

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

Date Printed

12/06/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.