

BODY CORPORATE DISCLOSURE STATEMENT

Section 206, Body Corporate and Community Management Act, 1997

As at 7th July 2025

1. BODY CORPORATE DETAILS

Name of Scheme: Greenwood Heights
Address of Scheme: 17 Marlow Street WOODRIDGE QLD 4114
Community Titles Scheme Number: 23790
Regulation Module: Accommodation
Lot Number this statement relates to:
Unit Number this statement relates to:

2. BODY CORPORATE MANAGER DETAILS

Name of Manager: RUBICON Body Corporate Services
ABN / ACN: 47148893458
Address of Manager: Level 9, 300 Ann Street Brisbane City Queensland 4000
Telephone: 3236 1000
Facsimile:
E-mail Address: admin@rubiconbcs.com.au

3. ANNUAL CONTRIBUTIONS

Annual Administrative Fund Contribution payable by the owner of the lot.	\$3,253.33
Annual Sinking Fund Contribution payable by the owner of the lot.	\$341.67
Total annual contributions (both funds)	<hr/> \$3,595.00

4. COMMITTEE DETAILS

Is there a Committee appointed? YES.

5. IMPROVEMENTS ON COMMON PROPERTY FOR WHICH THE BUYER WILL BE RESPONSIBLE

Nil.

6. BODY CORPORATE ASSETS REQUIRED TO BE RECORDED IN THE ASSETS REGISTER

The following assets have been recorded in the scheme's Asset Register:

Purchase Date	Description	Disposal Date	Cost / Estimated Value
04/09/2015	Stihl MS170 Chainsaw	N/A	\$392.00
12/09/2015	CCTV Equipment - Cameras & HD Recorder	N/A	\$1,908.50
07/12/2015	5 Cameras DVR's H/Drives	N/A	\$1,430.00
07/12/2015	16 Channel DVR + 3T/B H/Drive	N/A	\$1,045.00
12/11/2015	3 DVR Recorders, 3 x 3 TB Harddrives	N/A	\$1,720.40
11/04/2017	Trident Pro Robotic Pool Cleaner	N/A	\$2,150.00
31/08/2017	Chemfloplus Chlorinator	N/A	\$2,700.00
21/03/2019	CCTV System	N/A	\$5,720.00
06/11/2018	CCTV cameras etc	N/A	\$6,237.00

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 7th July 2025

For Community Titles Scheme for Greenwood Heights - CTS 23790 - Lot 59

02/10/2022	Installed new filter	N/A	\$2,950.00
15/04/2022	CCTV System	N/A	\$6,594.50
11/02/2021	Intercom & security system	N/A	\$6,094.00
30/10/2020	BBQ - Ex Barbeques Galore	N/A	\$3,077.60
12/02/2021	Dual Pump System	N/A	\$1,025.00
18/10/2021	Kawasaki FR series V-twin mower	N/A	\$10,499.00
16/03/2023	New Chemfloplus	N/A	\$2,495.00
19/11/2023	Waterco hydrostorm 2Hp pump	N/A	\$1,295.00

7. OTHER INFORMATION

The following information in regard to this scheme has been disclosed in accordance with the requirements of the regulation module:

SECRETARYS CONTACT DETAILS: C/- RUBICON, PO Box 1204, NEW FARM QLD 4005

BODY CORPORATE DISCLOSURE STATEMENT

(Continued)

As at 7th July 2025

For Community Titles Scheme for Greenwood Heights - CTS 23790 - Lot 59

SIGNING

Seller / Authorised Person

Witness

Date

BUYERS ACKNOWLEDGEMENT

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer

Witness

Date

Body Corporate for Greenwood Heights CTS 23790

ANNEXURE TO DISCLOSURE STATEMENT

The following information is provided as an annexure to the Disclosure Statement for Lot 59 dated 7th July 2025. The information does not form part of the Disclosure Statement.

Scheme information

CTS:	23790
Building Name:	Greenwood Heights
Property Address:	17 Marlow Street WOODRIDGE QLD 4114
Module Type:	Accommodation
Financial Year End:	31-August-2025
ABN	64 199 842 233
GST registered?	YES

Insurance information

<u>Policy Details</u>	
Policy No.	HU0016761
Expiry Date	30-September-2025
Insurance Company	CHU Underwriting Agencies Pty Ltd
Broker	Arthur J Gallagher and Co
Premium	70702.93

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	7,223,083
Building Catastrophe - Loss of Rent/Temp Accom	1,083,462
Building Catastrophe - Removal of Contents/Evacuat	361,154
Building Catastrophe - Temporary Accommodation	361,154
Common Area Contents	617,136
Damage (i.e. Building) Policy	48,153,893
Fidelity Guarantee Insurance	250,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss of Rent	7,223,083
Lot Owner's Fixtures and Improvements	250,000
Office Bearers Liability Insurance	5,000,000
Property, Death and Injury (Public Liability)	30,000,000
Voluntary Workers Insurance	200,000/2,000

Lot information

Lot No.	59	Contribution Unit Entitlements:	1
Unit No.	59	Interest Unit Entitlements:	1
Type of Lot:	Residential	Aggregate Contribution Entitlement and	
Subdivided?	NO	Aggregate Interest Entitlement are both:	150

Additional Levy information

Total Annual Contributions to the Administrative Fund:	\$3,253.33
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 20.00%
Number of levy installment periods per year	4
<i>Current Periods</i>	01/09/25 to 30/11/25
	01/12/25 to 28/02/26
	01/03/26 to 31/05/26
	01/06/26 to 31/08/26
Total Annual Contributions to the Sinking Fund:	\$341.67
Monthly penalty on overdue contributions	2.50% per month
Discount	Yes - 20.00%
Number of levy installment periods per year	4
<i>Current Periods</i>	01/09/25 to 30/11/25
	01/12/25 to 28/02/26
	01/03/26 to 31/05/26
	01/06/26 to 31/08/26



RUBICON
BODY CORPORATE SERVICES

Level 9, 300 Ann Street
BRISBANE QLD 4000

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w rubiconbcs.com.au

7 JUL 2025

RE: BODY CORPORATE DISCLOSURE STATEMENT - LOT 59 , CTS 23790

In response to your request, we now attach a Body Corporate Disclosure Statement for Lot 59 in Community Titles Scheme 23790 dated 7th July 2025. This certificate is intended for use for the purposes of section 206(1) of the Body Corporate and Community Management Act 1997 ("Act").

We have also included some additional information regarding this body corporate and Lot 59 which you may find useful. Please note this additional information does not form part of the Disclosure Statement.

Please note the following:

- (a) the additional information provided does not form part of the Disclosure Statement;
- (b) Chapter 5 Part 3 of the Act implies certain warranties in all contracts for sale of community title lots, the breach of which may give rise to cancellation of the contract and/or a claim for damages;
- (c) a Disclosure Statement is not sufficient to protect against the risk of such breach and a Seller should provide or obtain additional information for disclosure in the contract for that purpose; and
- (d) a Disclosure Statement only shows improvements authorised and recorded by the body corporate, unauthorised improvements being a matter that should be raised and/or dealt with by the Seller. (e) for contractual disclosure purposes.

Yours faithfully,

07/07/2025
