

29 April 2025

LINCOLN GREEN CTS 37455
Registered for GST

ABN: 82 041 809 428

Tax Invoice

Real Estate Logan Stone
6 Belbora Rd
Shailer Park QLD 4128

Ref Jason Savage

Re Lot 62 LINCOLN GREEN CTS 37455

Fee 198.00 Paid

Above Fee includes GST

This document contains information which may be used to complete a disclosure statement.
This is not a disclosure statement.

It is the responsibility of the seller of the lot to make a disclosure to the purchaser, and to complete the disclosure statement in full including:

- Implied warranties
- Mortgages or securities
- Latent or patent defects
- Actual, contingent or expected liabilities
- Circumstances in relation to affairs of the body corporate
- Other information prescribed under Regulation Module

Parts of this information document which may be blank do not indicate that the seller is not required to make a disclosure.

BCsystems

info@bcsystems.com.au
07 3899 0299

Tax invoice
ABN 29 058 152 604
The fee stated includes GST

Body Corporate and Community Management Act 1997
Section 206
INFORMATION FOR DISCLOSURE STATEMENT

as at 29 April 2025

Body Corporate

Name of Scheme: **Lincoln Green**
Community Titles Scheme No: **37455**
Lot Number: **62** Plan Number: **201664**

Secretary

Name: **Annette Gwendolene Roth**
Address: **c/-Body Corporate Systems |PO Box 743|Morningside Qld 4170**

Telephone

Body Corporate Manager

Name: **BCsystems**
Address: **PO Box 743 Morningside QLD 4107**

Telephone: **07 3899 0299**

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If Paid By
01/10/24 to 31/12/24	\$805.87	01/10/24	Nil	01/10/24
01/01/25 to 31/03/25	\$805.87	01/01/25	Nil	01/01/25
01/04/25 to 30/06/25	\$559.17	01/04/25	Nil	01/04/25
01/07/25 to 30/09/25	\$559.17	01/07/25	Nil	01/07/25
01/10/25****31/12/25	\$559.17	01/10/25	Nil	01/10/25
01/01/26****31/03/26	\$559.17	01/01/26	Nil	01/01/26
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/10/24 to 31/12/24	\$43.95	01/10/24	Nil	01/10/24
01/01/25 to 31/03/25	\$43.95	01/01/25	Nil	01/01/25
01/04/25 to 30/06/25	\$223.04	01/04/25	Nil	01/04/25
01/07/25 to 30/09/25	\$223.04	01/07/25	Nil	01/07/25
01/10/25****31/12/25	\$223.04	01/10/25	Nil	01/10/25
01/01/26****31/03/26	\$223.04	01/01/26	Nil	01/01/26

Special Levies

Improvements on Common Property for which Buyer will be Responsible

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
62	13/03/08	Lot 62	L62 EXCLUSIVE USE-PRIVATE YARD	

Body Corporate Assets Required to be Recorded on Register

Asset Description	Authority	Value	Cost	Supplier
Body Corporate Manual Office Equipment	Body Corporate	0.00	0.00	250.00
High Pressure Washer B&S 3200 PSI & 15m extension hose	Plant and Machinery	0.00	0.00	1,738.00
High Pressure Washer Surface Scrubber	Plant and Machinery	0.00	0.00	119.00

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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register							
CCTV SYSTEM (at Pool & Driveway) Sony DIY Kit	Plant and Machinery	20/08/07	OzSpy Surveillance Equip Shop 1b, 1050 Manly Rd TINGALPA QLD 4173	0.00	0.00	2,486.00	
MOWER Honda 19 5.5HP Mulch & Catch Serial: MAJU-1011708-1210816	Garden Equipment	27/08/07	The Mower Market PO Box 2 SPRINGWOOD QLD 4127	0.00	0.00	800.00	
BRUSHCUTTER Honda UMK425 LNU Brushcutter 25CC	Garden Equipment	27/08/07	The Mower Market PO Box 2 SPRINGWOOD QLD 4127	0.00	0.00	530.00	
EDGER Atom Edger GX25 Honda 4ST Dom	Plant and Machinery	27/08/07	The Mower Market PO Box 2 SPRINGWOOD QLD 4127 Ph: 07 3208 3677	0.00	0.00	550.00	
RIDE-ON MOWER Husqvarna 17HP 38 Hydro R/ON	Plant and Machinery	27/08/07	The Mower Market PO Box 2 SPRINGWOOD QLD 4127	0.00	0.00	3,250.00	
BBQ AREA TABLES 2.2 A-Frame 1.8 A-Frame	Furniture & Fittings	09/10/07	The Solid Timber man 9 Villiers Drive CURRUMBIN WATERS QLD 4223	0.00	0.00	1,650.00	
1 x 2.2 A-FRAME 1 X 1.8 A-FRAME	Plant and Machinery	21/11/07	THE SOLID TIMBER MAN 9 Villiers Drive CURRUMBIN WATERS QLD 4223 PH: 5521 0550	1,782.00	0.00	1,782.00	
2 X 2.6M Benches (Cypress Decking)	Furniture & Fittings	18/12/07	THE SOLID TIMBER MAN 9 Villiers Drive CURRUMBIN WATERS QLD 4223 Ph: 07 5521 0550	0.00	0.00	500.00	
BENCH SEATS in Pool Shelter 2 x 2.6M Banche (Cypress Decking)	Furniture & Fittings	18/12/07	The Solid Timber Man 9 Villiers Drive CURRUMBIN WATERS QLD 4223	0.00	0.00	500.00	

Body Corporate and Community Management Act 1997
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register								
				Ph: 07 5521 0550				
SHADE SAIL X 2 Over a rear pool area one has been replaced	Garden Equipment	18/02/08	McKenzie Shades PO Box 3210 NORMAN PARK QLD 4170 Ph: 1300 302 257	0.00	0.00	5,520.00		
Hedge Trimmer	Plant and Machinery	03/09/14	Beenleigh Pump & Mower Supplie 1/89 Boundary Street BEENLEIGH QLD 4207	469.00	0.00	469.00		
TREADMILL	Plant and Machinery	11/01/16	Home Gym PO Box 1331 DARLINGHURST NSW 1300	0.00	0.00	1,279.00		
BLOWER Gardenline - 4 stroke petrol	Plant and Machinery	05/09/16	ALDI Beenleigh	0.00	0.00	199.00		
Chainsaw	Plant and Machinery	27/01/17	Bunning Bethania	209.00	0.00	209.00		
Hedge trimmer	Plant and Machinery	27/04/17	Bunnings Behania	189.00	0.00	189.00		
Blower	Plant and Machinery	16/07/17	Bunning Bethania	349.00	0.00	349.00		
Brushcutter	Plant and Machinery	12/06/18	Beenleigh Pump & Mower Supplie	799.00	0.00	799.00		
Ride on mower	Plant and Machinery	01/10/19	BEENLEIGH PUMP & MOWER SUPPLIE 1/89 Boundary Street Beenleigh 4207	3,930.00	0.00	3,930.00		
Treadmill	Plant and Machinery	23/12/20	AUSSIE FITNESS EQUIPMENT 1 Kayleigh Drive Buderim QLD 4556	3,087.00	0.00	3,087.00		
Acacia mower centre SHINDAIWA HEDGE TRIMMER DH165ST	Plant and Machinery	06/01/23	Bought by osm them reimburse on 23/03/2023	0.00	0.00	829.00		

Committee A committee is in place.

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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Information prescribed under Regulation Module

Please refer to Seller and/or Body Corporate records.

Signing

Seller/Sellers Agent

Witness

Date

Buyers Acknowledgement

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

Buyer

Witness

Date

Lot Entitlements and Other Matters

Interest Schedule	Aggregate	1,030	Entitlement of Lot	10.0000
Contribution Schedule	Aggregate	1,030	Entitlement of Lot	10
Balance of Sinking fund at end of last Financial Year		378,668.39	as at	30/09/24

Insurance Levies not included in Administrative Fund Levies: See Other Levies

Monetary Liability under Exclusive Use By-Law

This item is left intentionally blank, to be completed by the seller making the disclosure.

An exclusive use by-law may include conditions about payments to be made by the owner of the lot to which the by-law attaches, obligations imposed on the owner of the lot that would otherwise be obligations of the body corporate, and recovery of amounts payable under the by-law.

Additional Information

Other Levies

Amount Due Date Discount If Paid By

Insurance

Type/Name of Insurer	Policy Number	Sum Insured	Renewal Date
<i>APPEAL EXPENSES</i> STRATA COMMUNITY INSURANCE	QRSC210008313	100,000.00	21/11/25
<i>BUILDING</i> STRATA COMMUNITY INSURANCE	QRSC210008313	42,924,735.00	21/11/25
<i>CATASTROPHE</i> STRATA COMMUNITY INSURANCE	QRSC210008313	12,877,420.00	21/11/25
<i>COMMON CONTENTS</i> STRATA COMMUNITY INSURANCE	QRSC210008313	429,247.00	21/11/25
<i>FIDELITY GUARANTEE</i> STRATA COMMUNITY INSURANCE	QRSC210008313	100,000.00	21/11/25
<i>FLOATING FLOORS</i> STRATA COMMUNITY INSURANCE	QRSC210008313	INCLUDED	21/11/25
<i>FLOOD</i> STRATA COMMUNITY INSURANCE	QRSC210008313	NOT INCLUDED	21/11/25
<i>GOV AUDIT COSTS</i> STRATA COMMUNITY INSURANCE	QRSC210008313	25,000.00	21/11/25
<i>LEGAL DEFENCE EXP</i> STRATA COMMUNITY INSURANCE	QRSC210008313	50,000.00	21/11/25
<i>LOSS OF RENT</i> STRATA COMMUNITY INSURANCE	QRSC210008313	6,438,710.00	21/11/25
<i>LOT OWNERS FIXTURES</i> STRATA COMMUNITY INSURANCE	QRSC210008313	300,000.00	21/11/25
<i>OFFICE BEARERS</i> STRATA COMMUNITY INSURANCE	QRSC210008313	1,000,000.00	21/11/25
<i>PUBLIC LIABILITY</i> STRATA COMMUNITY INSURANCE	QRSC210008313	20,000,000.00	21/11/25
<i>VOLUNTARY WORKERS</i> STRATA COMMUNITY INSURANCE	QRSC210008313	\$200,000/\$2,000	21/11/25

Mortgages or Securities over Body Corporate Assets

This item is left intentionally blank, to be completed by the seller making the disclosure.

Buyers may conduct an inspection of the body corporate records (either personally or by their appointed agent) to satisfy themselves about any mortgages or securities over body corporate assets.

Latent or Patent Defects in Common Property or Body Corporate Assets

This item is left intentionally blank, to be completed by the seller making the disclosure.

If the seller has knowledge of any latent or patent defects in the common property or body corporate assets, other than defects arising through fair wear and tear, that must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any latent or patent defects in the common property or body corporate assets, beyond fair wear and tear.

Additional Information

<hr/> <p>Actual or Contingent or Expected Liabilities of Body Corporate</p>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure.</p> <p>If the seller has knowledge of actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses, (other than liabilities disclosed in the contract) those must be disclosed by the seller at this item. The seller must also warrant that, at the date of the contract, the body corporate records do not disclose any actual, contingent or expected liabilities of the body corporate that are not part of the body corporate's normal operating expenses.</p>
<hr/> <p>Circumstances in Relation to Affairs of the Body Corporate</p>	<p>This item is left intentionally blank, to be completed by the seller making the disclosure. If the seller has knowledge of circumstances in relation to the affairs of the body corporate that are likely to materially prejudice the buyer, those must be disclosed by the seller at this item.</p> <p>Refer to Chapter 5 of the Body Corporate and Community Management Act 1997 (Qld).</p>
<hr/> <p>Exceptions to Statements in Clause 7.4(3)</p>	<p>Please refer to Seller and/or Body Corporate records.</p>