

14 April 2022

FOREST GREEN AT GAINSBOROUGH CTS 47931
Registered for GST

ABN: 24 301 186 423

Tax Invoice

N Williams & T J R Park
57 Melville Drive
PIMPAMA QLD 4209

Ref nalini_81@hotmail.com

Re Lot 668 FOREST GREEN AT GAINSBOROUGH CTS 47931

Fee 137.50 Paid

Above Fee includes GST

Please find attached information to prepare a Disclosure Statement pursuant to Section 206 of the Body Corporate and Community Management Act 1997.

Fees paid pursuant to Section 206 are payable to Ernst Body Corporate Management Pty Ltd. ABN 87 010 209 784.

Should you require any further information regarding this document, please contact Ernst Body Corporate Management on (07) 5519 2900.

INFORMATION FOR DISCLOSURE STATEMENT**as at 14 April 2022**

Body Corporate	Name of Scheme:	Forest Green At Gainsborough Greens
	Community Titles Scheme No:	47931
	Lot Number:	668
	Plan Number:	SP291471

Secretary	Name	Carol Witkiss
	Address	14 Paluma Crescent PIMPAMA QLD 4209
	Telephone	
	Facsimile	

Body Corporate Manager	Name	Ernst Body Corporate Mgt P/L
	Address	Level 21 50 Cavill Avenue Surfers Paradise Qld 4217
	Telephone	0755192900
	Facsimile	0755192910

Contributions and Levies	Levies Determined by the Body Corporate for this Lot				
	Administrative Fund	Amount	Due Date	Discount	If paid by
	01/04/21 to 31/07/21	\$823.48	01/04/21	Nil	01/04/21
	01/08/21 to 30/11/21	\$848.19	20/08/21	Nil	20/08/21
	01/12/21 to 31/03/22	\$848.19	01/12/21	Nil	01/12/21
	01/04/22****31/07/22	\$839.96	01/04/22	Nil	01/04/22
	Sinking Fund				
	01/04/21 to 31/07/21	\$4.35	01/04/21	Nil	01/04/21
	01/08/21 to 30/11/21	\$4.35	20/08/21	Nil	20/08/21
	01/12/21 to 31/03/22	\$4.35	01/12/21	Nil	01/12/21
	01/04/22****31/07/22	\$4.35	01/04/22	Nil	01/04/22

Extent to which Contributions and Levies are based on Contribution entitlements	The annual contributions for administrative fund and sinking fund have been based on the Contribution Schedule Lot Entitlements for lots included in the scheme.
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Extent to which Contributions and Levies are based on Interest entitlements	The insurance amount has been based on the Interest Schedule Lot Entitlements for lots included in the scheme.
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Entitlements - Statement to Buyer	Refer to Community Management Statement.
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Community Management Statement	Available on request.
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INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate

Name of Scheme:

Forest Green At Gainsborough Greens

Community Titles Scheme No:

47931

Lot Number:

668

Plan Number:

SP291471

Improvements on
Common
Property for
which Buyer will
be Responsible

**See annexure Register of
Authorisations Affecting
Common Property**

Body Corporate
Assets Required to
be Recorded on
Register

There are no assets required to be recorded.

Committee

**There is a committee of the Body Corporate. The Body Corporate
Manager does not act in the capacity of the committee.**

Information
prescribed under
Regulation
Module

Nil

Signing

Nathan Simon - Sellers Agent

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

Register Of Authorisations Affecting Common Property
FOREST GREEN AT GAINSBOROUGH CTS 47931

[illegible]

CONTRACTS REGISTER

FOREST GREEN AT GAINSBOROUGH CTS 47931

Contractor Name and Address Ernst Body Corporate Management Pty Ltd Level 21 50 Cavill Avenue Surfers Paradise Qld 4217	Details of Duties	Delegated Powers	Basis of Remuneration As per agreement
Commencement Date	08/01/19	Termination Date	
Term of Contract	3 years	Finance	
Options		Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address Ernst Body Corporate Management Pty Ltd Level 7, 447 Kent Street Sydney NSW 2000	Details of Duties Facilities Management Duties	Delegated Powers	Basis of Remuneration As per Gainsborough Greens Agreement
Commencement Date	26/02/21	Termination Date	
Term of Contract	2 years	Finance	
Options	roll over every 2 years	Name of Financier	
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

FOREST GREEN AT GAINSBOROUGH GREENS CTS 47931

Statement Pursuant to Section 206 (2) (c)

PRINCIPAL FOR DECIDING THE CONTRIBUTION SCHEDULE LOT ENTITLEMENTS (CSLE) FOR A LOT

The Contribution Schedule Lot Entitlements are equal except to the extent to which it is just and equitable in the circumstances for them not to be equal. The CSLEs for the scheme have been calculated using the 'equality principle' and, to the extent that the CSLEs are not equal, regard has been had to the following factors:

- (i) The structure of the Scheme;
- (ii) The nature, features and characteristics of the Lots in the Scheme; and
- (iii) The purpose for which the Lots are used.

On the basis of these factors it is just and equitable for there to be a minor variation in the CSLEs for the lots. The CSLE for each residential Lot will be 10. The CSLE for any Development Lot will be as determined by the Original Owner, but must not be less than 10. The difference in CSLE recognises that the factors stated above do not impact on how much each Lot should contribute to certain Body Corporate costs such as secretarial fees, audit fees, printing, postage and outlays, but the nature, features and characteristics of the Lots result in a differential burden on the costs of the Body Corporate for repair and maintenance of the Common Property. When allocating the CSLE, each of the factors stated above impacts on the allocation in the following ways:

1. STRUCTURE OF THE SCHEME

This factor does not contribute to any differences in the Lot Entitlements.

2. NATURE, FEATURES AND CHARACTERISTICS OF THE LOTS IN THE SCHEME

All of the Lots will be used for residential purposes with the exception of any Development Lot. Development Lots will be built on to create more residential Lots being part of a progressively developed Scheme. The Body Corporate is only responsible for the repair and maintenance of Common Property within its Scheme. In allocating the CSLE, the following features or characteristics of Lots in the Scheme increase the burden the Lots places on the Body Corporate expenditure for the maintenance, cleaning and repair of the Common Property on the following basis:

- (a) Residential Lots will place an equal burden on the Body Corporate expenditure; and
- (b) Development Lots are likely to place a greater burden on the Body Corporate expenditure because the Development Lots will require more pedestrian and vehicular traffic and movement across (and therefore wear and tear of) the Common Property in order to facilitate the proposed Development.

3. THE PURPOSE FOR WHICH LOTS ARE USED

Each of the Lots in the Scheme will be used for residential purposes with the exception of the Development Lots. It is noted that one residential Lot may also be used for the operation of on-site management. It is considered that this factor will contribute to differences in the CSLE in the same way as explained in item 2 (Nature, Features and Characteristics of the Lots in the Scheme).

PRINCIPLES FOR DECIDING THE INTEREST SCHEDULE LOT ENTITLEMENTS (ISLE) FOR A LOT

The ISLE for the Scheme have been calculated using the 'market value principle' where the ISLEs reflect the respective market values of the Lots in the Scheme.

Words or expressions which are defined in Schedule C have the same meaning wherever used in this Schedule A or elsewhere in this Community Management Statement.

FOREST GREEN AT GAINSBOROUGH GREENS CTS 47931

REGISTER OF IMPROVEMENTS ON COMMON
PROPERTY FOR WHICH INDIVIDUAL LOT OWNERS
ARE RESPONSIBLE

1. By-Laws

The following by -laws may potentially relate to improvement/s on the common property that the lot owner will be liable to maintain.

By-Laws relating to exclusive use:

<u>By-Law No.</u>	<u>Relevant Lots</u>	<u>Subject of By-Law</u>
Nil		

By-Laws other than exclusive use By-Laws:
nil

2. Agreements

The following agreements may potentially relate to improvements on the common property that the lot owner is liable to maintain.

NIL

PLEASE NOTE

THE INFORMATION ON THIS CERTIFICATE IS CURRENT AT THE
DATE OF PRODUCTION

DEBITS AND CREDITS TO OWNERS ACCOUNTS MAY OCCUR DAILY BE
ELECTRONIC, TELEPHONE, OR PERSONAL DEPOSITS, AND THE
CREATION OF INVOICES OR STRIKING OF LEVIES.

THE BODY CORPORATE MANAGER DOES NOT GIVE UPDATES ON
CERTIFICATES

IF YOU ARE USING THIS CERTIFICATE FOR SETTLEMENT OF SALE
PURPOSES, PLEASE NOTE THAT FOR AN UPDATE ON LEVIES ISSUED
OR PAID SINCE THE ISSUE OF THIS CERTIFICATE, THE VENDOR OR
THEIR AGENT SHOULD BE CONTACTED FOR INFORMATION.

THE AMOUNTS OF COSTS OWING IN RELATION TO RECOVERY OF
ARREARS OR ANY OTHER BY-LAWS CHARGES CAN ONLY BE
OBTAINED BY APPLYING FOR A NEW CERTIFICATE.

Forest Green At Gainsborough Greens CTS 47931

299 Yawalpah Road Pimpama Qld 4209

BALANCE SHEET

AS AT 14 APRIL 2022

	ACTUAL 14/04/2022	ACTUAL 31/03/2022
<u>OWNERS FUND</u>		
Administrative Fund	67,960.60	(101,330.29)
Sinking Fund	24,318.33	23,317.83
<u>TOTAL</u>	<u>\$ 92,278.93</u>	<u>\$ (78,012.46)</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	43,041.08	24,717.86
Levies - Billed Not Due	0.00	213,610.43
Levies - Prepayments	15,948.95	13,601.78
Levies - In Arrears	44,485.29	7,197.74
Other Arrears	4,113.68	4,905.68
Arrears Clearing Account	2,469.22	2,469.22
<u>TOTAL ASSETS</u>	110,058.22	266,502.71
<u>LIABILITIES</u>		
G S T Clearing Account	(2,129.94)	(11,516.75)
Creditors	(10,538.19)	764.30
Levies - Billed Not Due	0.00	194,191.30
Levies - Prepayments	14,498.47	12,364.68
Levies - In Advance	15,948.95	148,711.64
<u>TOTAL LIABILITIES</u>	17,779.29	344,515.17
<u>NET ASSETS</u>	<u>\$ 92,278.93</u>	<u>\$ (78,012.46)</u>

Forest Green At Gainsborough Greens CTS 47931

299 Yawalpah Road Pimpama Qld 4209

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 14 APRIL 2022

	ACTUAL 01/04/22-14/04/22	BUDGET 01/04/22-31/03/23	VARIANCE %	ACTUAL 01/04/21-31/03/22
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	193,190.80	0.00		579,567.80
<u>TOTAL ADMIN. FUND INCOME</u>	193,190.80	0.00		579,567.80
<u>EXPENDITURE - ADMIN. FUND</u>				
Bank Charges	3.08	0.00		111.53
Collection Costs	0.00	0.00	0.00	300.00
Consultants Fees	0.00	0.00	0.00	2,000.00
Contribution To Pbc - A.F Levy	19,794.49	0.00		488,354.16
Contribution To Pbc - S.F Levy	(1,133.21)	0.00	0.00	26,644.49
Insur. - Premium	0.00	0.00	0.00	2,309.60
Insur. - Stamp Duty - No Gst	0.00	0.00	0.00	185.55
Electronic Records	0.00	0.00	0.00	5,664.20
Levy Recovery Costs - Paid	0.00	0.00	0.00	560.00
P P & O - General	0.00	0.00	0.00	666.24
P P & O - Fixed Contract	1,813.17	0.00		21,758.00
R & M - Gardens & Grounds	0.00	0.00	0.00	58,095.54
Secretarial - Admin	2,658.08	0.00		32,073.37
Secretarial - Additional	0.00	0.00	0.00	6,466.19
Tax Fee - Income Tax	0.00	0.00	0.00	60.00
Tax Fee (Bas)	0.00	0.00	0.00	1,475.00
Prior Year Adjustment	0.00	0.00	0.00	(4,072.03)
Pre-Coded In Bcmax	764.30	0.00		0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	23,899.91	0.00		642,651.84
<u>SURPLUS /(DEFICIT)</u>	<u>\$ 169,290.89</u>	<u>\$ 0.00</u>		<u>\$ (63,084.04)</u>
Opening Admin. Balance	(101,330.29)	(101,330.29)	100.00	(38,246.25)
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 67,960.60</u>	<u>\$ (101,330.29)</u>		<u>\$ (101,330.29)</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2022 TO 14 APRIL 2022

	ACTUAL 01/04/22-14/04/22	BUDGET 01/04/22-31/03/23	VARIANCE %	ACTUAL 01/04/21-31/03/22
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	1,000.50	0.00		3,001.50
<u>TOTAL SINKING FUND INCOME</u>	1,000.50	0.00		3,001.50
<u>EXPENDITURE - SINKING FUND</u>				
<u>TOTAL SINK. FUND EXPENDITURE</u>	0.00	0.00		0.00
<u>SURPLUS/(DEFICIT)</u>	<u>\$ 1,000.50</u>	<u>\$ 0.00</u>		<u>\$ 3,001.50</u>
Opening Sinking Fund Balance	23,317.83	23,317.83	100.00	20,316.33
<u>SINKING FUND BALANCE</u>	<u>\$ 24,318.33</u>	<u>\$ 23,317.83</u>		<u>\$ 23,317.83</u>