INFORMATION FOR DISCLOSURE STATEMENT

as at 10th November 2023

Body Corporate

Name of Scheme:

VESTA APARTMENTS

Community Titles Scheme No:

48932

Lot Number: 304

Plan Number:

SP268894

Secretary

Name Address

David Godwin C/- GPO Box 5256

Brisbane QLD 4001

Telephone

07 3229 9185

Facsimile

07 3229 8785

Body Corporate Manager Name Address Strata Dynamics GPO Box 5256

BRISBANE QLD 4001

Telephone

07 3229 9185

Facsimile

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/08/22 to 31/10/22	\$568.54	01/08/22	Nil	01/08/22
01/11/22 to 31/01/23	\$568.54	01/11/22	Nil	01/11/22
01/02/23 to 30/04/23	\$652.37	01/02/23	Nil	01/02/23
01/05/23 to 31/07/23	\$652.37	01/05/23	Nil	01/05/23
01/08/23****31/10/23	\$610.50	01/08/23	Nil	01/08/23
01/11/23****31/01/24	\$610.50	01/11/23	Nil	01/11/23
Sinking Fund				
01/08/22 to 31/10/22	\$188.43	01/08/22	Nil	01/08/22
01/11/22 to 31/01/23	\$188.43	01/11/22	Nil	01/11/22
01/02/23 to 30/04/23	\$203.40	01/02/23	Nil	01/02/23
01/05/23 to 31/07/23	\$203.40	01/05/23	Nil	01/05/23
01/08/23****31/10/23	\$195.92	01/08/23	Nil	01/08/23
01/11/23****31/01/24	\$195.92	01/11/23	Nil	01/11/23
on the settlement payment				

Body Corporate

Name of Scheme:

VESTA APARTMENTS

Community Titles Scheme No: 480

48932

Lot Number:

304

Plan Number: SP268894

Improvements on Common Property for which Buyer will be Responsible

Body Corporate and Community Management Act 1997 Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	Copy of Register of Assets is attached.	
Committee		
Information prescribed under Regulation Module	Nil	
Signing		
	Seller/Sellers Agent	Witness
	Date	
Buyers Acknowledgement	The Buyer acknowledges having received an Seller before entering into the contract.	d read this statement from the
	Buyer	Witness
	Date	

Additional Information

Body Corporate Name of Scheme: VESTA APARTMENTS

Community Titles Scheme No: 48932

Lot Number: SP268894

Lot Entitlements and Other Matters Interest Schedule Aggregate 16385 Entitlement of Lot 532

Contribution Schedule Aggregate 30017 Entitlement of Lot 985

Balance of Sinking fund at end of last Financial Year 96,907.16 as at 31/07/23

Insurance Levies not included in Administrative Fund Levies:

See Annexure

Monetary Liability under Exclusive Use By-Law

Type Company Policy No Sum Insured Due Date Insurance BUILDING **Allianz Insurance** QRSC21005029 13,850,000 31/07/24 **PUBLIC LIABILITY Allianz Insurance** 20,000,000 31/07/24 QRSC21005029 OFFICE BEARERS **Allianz Insurance** 5,000,000 31/07/24 QRSC21005029 LOSS OF RENT **Allianz Insurance** QRSC21005029 2,077,500 31/07/24 Allianz Insurance 200,000 31/07/24 PERSONAL ACCIDENT QRSC21005029 FIDELITY GUARANTEE Allianz Insurance 100,000 31/07/24 QRSC21005029 BUILDING CATASTROPHE Allianz Insurance 4,155,000 31/07/24 QRSC21005029 GOVERNMENT AUDIT COS Allianz Insurance QRSC21005029 25,000 31/07/24 Allianz Insurance 100,000 31/07/24 APPEAL EXPENSES QRSC21005029 Allianz Insurance 50,000 31/07/24 LEGAL DEFENSE EXPENS QRSC21005029 300,000 31/07/24 **Allianz Insurance** LOT OWNER'S FIXTURES QRSC21005029

Allianz Insurance

QRSC21005029

31/07/24

Included

Mortgages or Securities over Body Corporate Assets Nil

FLOOD COVER

Additional Information (continued)

Body Corporate Nan

Name of Scheme: **VESTA APARTMENTS**

Community Titles Scheme No: 48932

Lot Number: 304 Plan Number: SP268894

Latent or Patent Defects in Common Property or Body Corporate Assets

Actual or Contingent or Expected Liabilities of Body Corporate

Circumstances in Relation to Affairs of the Body Corporate

Exceptions to Statements in Clause 7.4(2)

DISCLOSURE STATEMENT (Continued)

Name of Scheme	VESTA APARTMENTS			CTS No	48932
Lot No.	304 Type BUILDING FORMAT PLAN			Plan No	SP268894

ANNEXURE - LEVY DETAILS

	ANNEXU	JKE - I	LEVY.	DETAIL	. S		
Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE RECOVERY							
01/08/22 to 31/07/23	671.49	01/11/22	N/A	0.00	01/11/22	29/09/22	N/A
Endorsement 28/03/23-31/07/23	2.93	01/08/23	N/A	0.00	01/08/23	22/06/23	N/A
01/08/23****31/07/24	744.38	01/11/23	N/A	0.00	01/11/23	21/09/23	N/A
Items marked with **** are for I	periods that are or	utside the cur	rent financia eneral Meeti	al year. They ma	ay also be sub	ject to ratificat	ion at

CONTRACTS REGISTER VESTA APARTMENTS CTS 48932

Contractor Name and Address Metered Energy	Details of Duties Utility Services	Delegated Powers	Basis of Remuneration Refer to Agreement
37 Manton Street			
MORNINGSIDE QLD 41'	70		
Commencement Date	9/08/2016	Termination Date	9/08/2026
Term of Contract	10 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	Details of Duties	Delegated Powers	Basis of Remuneration
Stata Dynamics Pty Ltd	Body Corporate		Monthly in Arrears
	Management		
GPO Box 5256			
BRISBANE QLD 4001			
Commencement Date	1/09/2022	Termination Date	31/08/2025
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	Details of Duties	Delegated Powers	Basis of Remuneration
Tong-Chen Pty Ltd	Caretaking	Belegated Fowers	Refer to Agreement
•			G
Commencement Date	10/05/2020	Tomorio eti a Data	10/00/0041
Term of Contract	18/05/2020	Termination Date	18/08/2041 Finance
Options	25 Years	Name of Financier	Finance
Copy of Agreement on File	Y	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	
Contractor Name and Address	D. C. C. C.		In the state of th
Tong-Chen Pty Ltd	Details of Duties Letting	Delegated Powers	Basis of Remuneration Refer to Agreement
Tong enem Tty Eta	Letting		iteler to rigitement
Commencement Date	18/05/2020	Termination Date	18/08/2041
Term of Contract	25 Years	N. CE.	Finance
Options Copy of Agreement on File	V 7	Name of Financier Date of Advice from Financier	
Workers Comp No	Y	Date of Withdrawal of Financier	
Workers comp 110		Date of Withdrawar of Financier	
Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Eletech Pty Ltd	Lift Maintenance		Quarterly in Advance
11/38 Righon Street			
11/38 Bishop Street KELVIN GROVE OLD 40)59		
11/38 Bishop Street KELVIN GROVE QLD 40)59		
	1/05/2017	Termination Date	30/04/2027
KELVIN GROVE QLD 40		Termination Date	30/04/2027 Finance
KELVIN GROVE QLD 46 Commencement Date Term of Contract Options	1/05/2017	Termination Date Name of Financier	
Commencement Date Term of Contract	1/05/2017 5 Years + 5 Years		

Page No. 1 Date: 10/11/23

CONTRACTS REGISTER VESTA APARTMENTS CTS 48932

Contractor Name and Address Foxtel Management Pty Ltd	Details of Duties Network Access Agreement	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date	21/09/2016	Termination Date	
Term of Contract	Ongoing	Fina	ince
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 Trilogy Fire Safety PO Box 87 GREENSLOPES QLD 4120	Details of Duties Annual Fire Safety Inspections & Preventative Maintenance	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date	2/04/2020	Termination Date	
Term of Contract	Ongoing	Fina	ince
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	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Fina	ince
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		Fina	nnce
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		Fina	ince
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

ASSET REGISTER

VESTA APARTMENTS CTS 48932

VESTITIATIMENTS CTS 10732								
Description	Туре	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value	
56V 38cm Carbon Fibre Trimmer 56V 61cm Blade Hedge Self-prop Lawn Mower 56V 900m/h Blower	Plant and Machinery	Purchase	24/11/2020	Engine Smith	0.00	0.00	2,205.15	
			•	Page Totals Report Totals	0.00 0.00	0.00 0.00	2,205.15 2,205.15	