

# 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: **David Godwin**  
Address: **C/- GPO Box 5256  
Brisbane QLD 4001**  
Telephone: **07 3229 9185** Facsimile: **07 3229 8785**

**Body Corporate  
Manager** Name: **Strata Dynamics**  
Address: **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**  
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Improvements on  
Common  
Property for  
which Buyer will  
be Responsible

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 and read this statement from the Seller before entering into the contract.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

## Additional Information

<b>Body Corporate</b>	Name of Scheme:	<b>VESTA APARTMENTS</b>			
	Community Titles Scheme No:	<b>48932</b>			
	Lot Number:	<b>304</b>	Plan Number:	<b>SP268894</b>	

<b>Lot Entitlements and Other Matters</b>	Interest Schedule	Aggregate	<b>16385</b>	Entitlement of Lot	<b>532</b>
	Contribution Schedule	Aggregate	<b>30017</b>	Entitlement of Lot	<b>985</b>
	Balance of Sinking fund at end of last Financial Year		<b>96,907.16</b>	as at	<b>31/07/23</b>
	Insurance Levies not included in Administrative Fund Levies:	<b>See Annexure</b>			
	Monetary Liability under Exclusive Use By-Law				

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

Mortgages or Securities over Body Corporate Assets	<b>Nil</b>
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## Additional Information (continued)

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Body Corporate

Name of Scheme:

**VESTA APARTMENTS**

Community Titles Scheme No:

**48932**

Lot Number:

**304**

Plan Number:

**SP268894**

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Latent or Patent  
Defects in  
Common  
Property or Body  
Corporate Assets

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Actual or  
Contingent or  
Expected  
Liabilities of Body  
Corporate

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Circumstances in  
Relation to  
Affairs of the  
Body Corporate

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Exceptions to  
Statements in  
Clause 7.4(2)



# CONTRACTS REGISTER

## VESTA APARTMENTS CTS 48932

Contractor Name and Address <b>Metered Energy</b>  <b>37 Manton Street MORNINGSIDE QLD 4170</b>	Details of Duties <b>Utility Services</b>	Delegated Powers	Basis of Remuneration <b>Refer to Agreement</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>9/08/2016</b> <b>10 Years</b>  <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>9/08/2026</b>
Contractor Name and Address <b>Stata Dynamics Pty Ltd</b>  <b>GPO Box 5256 BRISBANE QLD 4001</b>	Details of Duties <b>Body Corporate Management</b>	Delegated Powers	Basis of Remuneration <b>Monthly in Arrears</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>1/09/2022</b> <b>3 Years</b>  <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>31/08/2025</b>
Contractor Name and Address <b>Tong-Chen Pty Ltd</b>	Details of Duties <b>Caretaking</b>	Delegated Powers	Basis of Remuneration <b>Refer to Agreement</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>18/05/2020</b> <b>25 Years</b>  <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>18/08/2041</b>
Contractor Name and Address <b>Tong-Chen Pty Ltd</b>	Details of Duties <b>Letting</b>	Delegated Powers	Basis of Remuneration <b>Refer to Agreement</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>18/05/2020</b> <b>25 Years</b>  <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>18/08/2041</b>
Contractor Name and Address <b>Eletech Pty Ltd</b>  <b>11/38 Bishop Street KELVIN GROVE QLD 4059</b>	Details of Duties <b>Lift Maintenance</b>	Delegated Powers	Basis of Remuneration <b>Quarterly in Advance</b>
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	<b>1/05/2017</b> <b>5 Years + 5 Years</b> <b>5 Years rollover</b> <b>Y</b>	Termination Date  Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	<b>30/04/2027</b>

# CONTRACTS REGISTER

## VESTA APARTMENTS CTS 48932

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

Description	Type	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	<b>0.00</b>	<b>0.00</b>	<b>2,205.15</b>
Page Totals					<b>0.00</b>	<b>0.00</b>	<b>2,205.15</b>
Report Totals					<b>0.00</b>	<b>0.00</b>	<b>2,205.15</b>