

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

as at 17 July 2025

Body Corporate

Name of Scheme: **VICINITY APARTMENTS**
Community Titles Scheme No: **49379**
Lot Number: **402** Plan Number: **SP273123**

Secretary

Name **Bryan Ford**
Address **C/- GPO Box 5256|Brisbane QLD 4001**

Telephone **07 3229 9185**

**Body Corporate
Manager**

Name **Strata Dynamics**
Address **GPO Box 5256
BRISBANE QLD 4001**

Telephone **07 3229 9185**

**Contributions
and Levies**

Levies Determined by the Body Corporate for this Lot

| Administrative Fund | Amount | Due Date | Discount | If Paid By |
|----------------------|----------|----------|----------|------------|
| 01/11/24 to 31/01/25 | \$644.87 | 01/11/24 | Nil | 01/11/24 |
| 01/02/25 to 30/04/25 | \$644.87 | 01/02/25 | Nil | 01/02/25 |
| 01/05/25 to 31/07/25 | \$682.87 | 01/05/25 | Nil | 01/05/25 |
| 01/08/25 to 31/10/25 | \$682.87 | 01/08/25 | Nil | 01/08/25 |
| 01/11/25****31/01/26 | \$663.87 | 01/11/25 | Nil | 01/11/25 |
| 01/02/26****30/04/26 | \$663.87 | 01/02/26 | Nil | 01/02/26 |
| Sinking Fund | Amount | Due Date | Discount | If Paid By |
| 01/11/24 to 31/01/25 | \$343.57 | 01/11/24 | Nil | 01/11/24 |
| 01/02/25 to 30/04/25 | \$343.57 | 01/02/25 | Nil | 01/02/25 |
| 01/05/25 to 31/07/25 | \$371.01 | 01/05/25 | Nil | 01/05/25 |
| 01/08/25 to 31/10/25 | \$371.01 | 01/08/25 | Nil | 01/08/25 |
| 01/11/25****31/01/26 | \$357.24 | 01/11/25 | Nil | 01/11/25 |
| 01/02/26****30/04/26 | \$357.24 | 01/02/26 | Nil | 01/02/26 |

Special Levies

**Improvements on
Common
Property for
which Buyer will
be Responsible**

| Lot No | Date of Resolution | Authority Given To | Description of Area | Conditions |
|--------|-----------------------|--------------------|---------------------|------------|
|--------|-----------------------|--------------------|---------------------|------------|

**Body Corporate
Assets Required to
be Recorded on
Register**

There are no assets required to be recorded.

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

Committee

Information
prescribed under
Regulation
Module

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

| | | | | | |
|---|--|-----------|------------------|--------------------|----------|
| Lot Entitlements and Other Matters | Interest Schedule | Aggregate | 58,570 | Entitlement of Lot | 485 |
| | Contribution Schedule | Aggregate | 93,617 | Entitlement of Lot | 888 |
| | Balance of Sinking fund at end of last Financial Year | | 498,596.85 | as at | 31/10/24 |
| | Insurance Levies not included in Administrative Fund Levies: | | See Other Levies | | |
| | Monetary Liability under Exclusive Use By-Law | | | | |

| Other Levies | Amount | Due Date | Discount | If Paid By |
|----------------------|----------|----------|----------|------------|
| Insurance Recovery | | | | |
| 01/11/24 to 31/01/25 | \$145.45 | 01/11/24 | Nil | 01/11/24 |
| 01/02/25 to 30/04/25 | \$145.45 | 01/02/25 | Nil | 01/02/25 |
| 01/05/25 to 31/07/25 | \$120.35 | 01/05/25 | Nil | 01/05/25 |
| 01/08/25 to 31/10/25 | \$120.35 | 01/08/25 | Nil | 01/08/25 |
| 01/11/25 to 31/01/26 | \$152.82 | 01/11/25 | Nil | 01/11/25 |
| 01/02/26 to 30/04/26 | \$152.82 | 01/02/26 | Nil | 01/02/26 |

| Insurance | Type/Name of Insurer | Policy Number | Sum Insured | Renewal Date |
|-----------|--|---------------|---------------|--------------|
| | <i>APPEAL EXPENSES</i> Chubb Insurance Company | 04GS018658 | 150,000.00 | 31/10/25 |
| | <i>BUILDING</i> Chubb Insurance Company | 04GS018658 | 51,605,778.00 | 31/10/25 |
| | <i>BUILDING CATASTROPHE</i> Chubb Insurance Company | 04GS018658 | 7,747,180.00 | 31/10/25 |
| | <i>COMMON CONTENTS</i> Chubb Insurance Company | 04GS018658 | 42,090.00 | 31/10/25 |
| | <i>FIDELITY GUARANTEE</i> Chubb Insurance Company | 04GS018658 | 100,000.00 | 31/10/25 |
| | <i>FLOATING FLOORS</i> Chubb Insurance Company | 04GS018658 | Included | 31/10/25 |
| | <i>FLOOD COVER</i> Chubb Insurance Company | 04GS018658 | Included | 31/10/25 |
| | <i>GOVERNMENT AUDIT COS</i> Chubb Insurance Company | 04GS018658 | 30,000.00 | 31/10/25 |
| | <i>LEGAL DEFENSE EXPENS</i> Chubb Insurance Company | 04GS018658 | 50,000.00 | 31/10/25 |
| | <i>LOSS OF RENT</i> Chubb Insurance Company | 04GS018658 | 7,740,866.00 | 31/10/25 |
| | <i>LOT OWNERS IMPROVEME</i> Chubb Insurance Company | 04GS018658 | 250,000.00 | 31/10/25 |
| | <i>MACHINERY BREAKDOWN</i> Chubb Insurance Company | 04GS018658 | 100,000.00 | 31/10/25 |
| | <i>OFFICE BEARERS</i> Chubb Insurance Company | 04GS018658 | 5,000,000.00 | 31/10/25 |
| | <i>PERSONAL ACCIDENT</i> Chubb Insurance Company | 04GS018658 | 200,000.00 | 31/10/25 |

Additional Information

| Insurance | Type/Name of Insurer | Policy Number | Sum Insured | Renewal Date |
|-----------|--|---------------|---------------|--------------|
| | <i>PUBLIC LIABILITY</i> Chubb Insurance Company | 04GS018658 | 30,000,000.00 | 31/10/25 |

Mortgages or
Securities over
Body Corporate
Assets

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(3)