

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

as at 01 July 2025

Body Corporate

Name of Scheme: **VICINITY APARTMENTS**
Community Titles Scheme No: **49379**
Lot Number: **1105** 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	\$816.25	01/11/24	Nil	01/11/24
01/02/25 to 30/04/25	\$816.25	01/02/25	Nil	01/02/25
01/05/25 to 31/07/25	\$864.36	01/05/25	Nil	01/05/25
01/08/25 to 31/10/25	\$864.36	01/08/25	Nil	01/08/25
01/11/25****31/01/26	\$840.30	01/11/25	Nil	01/11/25
01/02/26****30/04/26	\$840.30	01/02/26	Nil	01/02/26
Sinking Fund	Amount	Due Date	Discount	If Paid By
01/11/24 to 31/01/25	\$434.88	01/11/24	Nil	01/11/24
01/02/25 to 30/04/25	\$434.88	01/02/25	Nil	01/02/25
01/05/25 to 31/07/25	\$469.61	01/05/25	Nil	01/05/25
01/08/25 to 31/10/25	\$469.61	01/08/25	Nil	01/08/25
01/11/25****31/01/26	\$452.19	01/11/25	Nil	01/11/25
01/02/26****30/04/26	\$452.19	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
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**Body Corporate
Assets Required to
be Recorded on
Register**

There are no assets required to be recorded.

Body Corporate and Community Management Act 1997
Section 206
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	694.0000
	Contribution Schedule	Aggregate	93,617	Entitlement of Lot	1,124
	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	\$208.13	01/11/24	Nil	01/11/24
01/02/25 to 30/04/25	\$208.13	01/02/25	Nil	01/02/25
01/05/25 to 31/07/25	\$172.21	01/05/25	Nil	01/05/25
01/08/25 to 31/10/25	\$172.21	01/08/25	Nil	01/08/25
01/11/25 to 31/01/26	\$218.68	01/11/25	Nil	01/11/25
01/02/26 to 30/04/26	\$218.68	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)

CONTRACTS REGISTER

VICINITY APARTMENTS CTS 49379

Contractor Name and Address Strata Dynamics Pty Ltd GPO Box 5256 BRISBANE QLD 4001	Details of Duties Body Corporate Management	Delegated Powers	Basis of Remuneration Monthly in Arrears
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/02/23 3 Years Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/01/26
Contractor Name and Address Emrom Management Pty Ltd 19 Adelaide Street CLAYFIELD QLD 4010	Details of Duties Building/Letting	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/12/16 25 Years Note Deed of Variation: 347610 Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	22/12/41
Contractor Name and Address Brisbane City Council GPO BOX 1434 BRISBANE QLD 4000	Details of Duties Waste Collection	Delegated Powers	Basis of Remuneration See Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	13/12/16 Ongoing	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Qld Fire & Emergency Services	Details of Duties Alarm Management	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	21/01/17 6 Months Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	
Contractor Name and Address Kone Elevators Pty Ltd 40 Campbell Street BOWEN HILLS QLD 4006	Details of Duties Lift Maintenance Agreement	Delegated Powers	Basis of Remuneration Quarterly in advance
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	01/11/22 5 Years 5 Year rollover Y	Termination Date Finance Name of Financier Date of Advice from Financier Date of Withdrawal of Financier	31/10/27

CONTRACTS REGISTER

VICINITY APARTMENTS CTS 49379

Contractor Name and Address Metered Energy 37 Manton Street MORNINGSIDE QLD 4170	Details of Duties Utility Services	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	23/12/16 10 Years Y	Termination Date	23/12/26
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

Contractor Name and Address Care Park Level 11 / 348 Edward Street BRISBANE QLD 4000	Details of Duties Car Park Management	Delegated Powers	Basis of Remuneration Refer to Agreement
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No	03/05/22 12 Month Term Y	Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date Term of Contract Options Copy of Agreement on File Workers Comp No		Termination Date	
		Finance	
		Name of Financier	
		Date of Advice from Financier	
		Date of Withdrawal of Financier	

VICINITY APARTMENTS CTS 49379

BALANCE SHEET

AS AT 30 JUNE 2025

	ACTUAL 30/06/2025	ACTUAL 31/10/2024
<u>PROPRIETORS FUNDS</u>		
Administrative Fund	29,652.25	30,218.54
Sinking Fund	598,044.22	498,596.85
<u>TOTAL</u>	<u>\$ 627,696.47</u>	<u>\$ 528,815.39</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	268,269.62	173,760.80
Macquarie At Call	100,000.00	100,000.00
Boq Term Deposit (2)	200,000.00	200,000.00
Macquarie Term Deposit (1)	75,000.00	75,000.00
Prepaid Expenses	0.00	64,906.95
Levies In Arrears	3,204.43	0.00
Other Arrears	2,679.51	2.58
Secondary Debtor	590.70	0.00
<u>TOTAL ASSETS</u>	<u>649,744.26</u>	<u>613,670.33</u>
<u>LIABILITIES</u>		
Gst Clearing Account	5,701.52	(7,323.17)
Creditors	5,189.35	3,489.00
Levies In Advance	10,034.17	76,370.36
Other Payments In Advance	1,122.75	12,318.75
<u>TOTAL LIABILITIES</u>	<u>22,047.79</u>	<u>84,854.94</u>
<u>NET ASSETS</u>	<u>\$ 627,696.47</u>	<u>\$ 528,815.39</u>

VICINITY APARTMENTS CTS 49379

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 30 JUNE 2025

	ACTUAL	BUDGET	ACTUAL
	01/11/24-30/06/25	01/11/24-31/10/25	01/11/23-31/10/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	189,055.30	254,500.00	247,199.91
Interest On Overdue Levies	912.56	0.00	1,103.00
<u>TOTAL ADMIN. FUND INCOME</u>	189,967.86	254,500.00	248,302.91
<u>EXPENDITURE - ADMIN. FUND</u>			
Administration Costs	6,931.92	7,000.00	6,994.41
Core Disbursements	3,306.59	5,000.00	4,791.18
Audit Cost	2,948.50	2,900.00	0.00
Bank Charges	183.55	400.00	372.82
Body Corp. Administration	9,267.01	14,100.00	13,427.49
Electricity	14,306.91	18,000.00	17,203.29
Caretaker	87,436.07	131,250.00	128,860.59
Fees & Permits	1,497.08	1,500.00	1,485.08
Income Tax Return	0.00	500.00	445.00
Insurance	53,753.34	53,753.34	51,068.61
Insurance - Stamp Duty	5,068.15	5,068.15	4,926.60
Insurance Premium Recovery	(45,148.68)	(58,821.49)	(55,545.64)
Legal Expenses	3,414.00	5,000.00	5,334.30
Software	1,767.00	1,800.00	1,651.17
R & M - Building	604.00	7,500.00	2,890.91
R & M - Plumbing	495.00	7,500.00	4,429.51
R & M - Electrical	0.00	2,000.00	1,520.00
R & M - Lift	14,960.10	15,000.00	13,190.34
R & M - Pest Control	900.00	1,000.00	900.00
R & M - Fire Equipment	13,074.91	19,000.00	18,009.21
R & M - Fire Alarm Mgmt	2,763.68	3,250.00	2,763.68
Bas Lodgement	640.00	1,400.00	1,240.00
Telephone	696.00	1,200.00	1,044.00
Water	11,669.02	17,000.00	16,079.91
<u>TOTAL ADMIN. EXPENDITURE</u>	190,534.15	262,300.00	243,082.46
<u>SURPLUS / DEFICIT</u>	\$ (566.29)	\$ (7,800.00)	\$ 5,220.45
Opening Admin. Balance	30,218.54	30,218.54	24,998.09
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 29,652.25	\$ 22,418.54	\$ 30,218.54

VICINITY APARTMENTS CTS 49379

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 NOVEMBER 2024 TO 30 JUNE 2025

	ACTUAL	BUDGET	ACTUAL
	01/11/24-30/06/25	01/11/24-31/10/25	01/11/23-31/10/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	101,412.78	136,970.00	131,693.66
Bank Interest	8,205.19	0.00	10,433.29
<u>TOTAL SINKING FUND INCOME</u>	109,617.97	136,970.00	142,126.95
<u>EXPENDITURE - SINKING FUND</u>			
Income Tax	1,930.50	0.00	458.10
Building	2,399.00	15,000.00	11,782.25
Plumbing	938.18	6,000.00	6,083.00
Fire Equipment	4,902.92	10,000.00	0.00
Lift	0.00	0.00	3,441.44
<u>TOTAL SINK. FUND EXPENDITURE</u>	10,170.60	31,000.00	21,764.79
<u>SURPLUS / DEFICIT</u>	\$ 99,447.37	\$ 105,970.00	\$ 120,362.16
Opening Sinking Fund Balance	498,596.85	498,596.85	378,234.69
<u>SINKING FUND BALANCE</u>	\$ 598,044.22	\$ 604,566.85	\$ 498,596.85