

# **MAINTENANCE PLAN**

for

**BYFAS LOFTS**

at

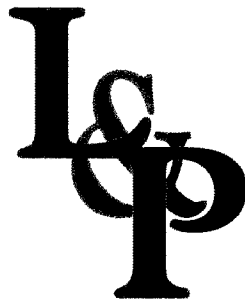
8 TRENNERY CRESENT

ABBOTSFORD

**PS501242H**

Job No. 12246/52174

Printed : 1/8/2013



## **Leary & Partners Pty Ltd**

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# **MAINTENANCE PLAN**

**15 YEAR FORECAST**

**Starting July 2013**

for

## **BYFAS LOFTS**

at

**8 TRENERRY CRESENT ABBOTSFORD**

**Plan No. PS 501242**

This survey has been prepared with reference to the Owners Corporations Act 2006.

**L&P Job No. 12246 - OC1**

for

**BYFAS LOFTS**

for the attention of

**The Chairman**

prepared by

**Leary & Partners QS : David Leary FAIQS AFAIM**

Fund calculated: 31 July 2013

Fund Balance @ July 2013: \$0.00

Expected Inflation Rate: 5.00%

Contingency Used: 10.00%

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# SUMMARY OF CONTRIBUTIONS

**10 YEAR PLAN 15 YEAR FORECAST: Starting July 2013**

for

## BYFAS LOFTS PS 501242

Prepared by Leary & Partners Pty Ltd - Job No. 12246 - OC1

Dated : 31 July 2013

Fund Balance @ July 2013: \$0.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*
30/06/2014	\$78,664	\$75,403	\$5,705
30/06/2015	\$81,810	\$16,367	\$73,690
30/06/2016	\$85,083	\$40,673	\$120,743
30/06/2017	\$88,486	\$15,831	\$196,147
30/06/2018	\$92,026	\$78,854	\$212,178
30/06/2019	\$95,707	\$176,375	\$134,483
30/06/2020	\$66,827	\$166,742	\$37,874
30/06/2021	\$70,168	\$52,264	\$59,250
30/06/2022	\$73,676	\$82,956	\$53,615
30/06/2023	\$77,360	\$20,224	\$114,579

\*This balance includes interest earned on the fund balance and tax payable on these earnings.

+GST needs to be added to the Total Contributions when levying the residents

## **PREAMBLE CLAUSES**

### **1.00 PURPOSE OF MAINTENANCE PLAN**

The purpose of this report is to enable the owners corporation to make adequate monetary provision for future common property replacements and major repair items, in accordance with the requirements of the Owners Corporation Act 2006.

### **2.00 LEGISLATION**

This survey has been prepared with reference to the Owners Corporations Act 2006.

It does not take into account the impact of future changes to this legislation or work that may be necessary because of changes to other relevant legislation (eg. The Work Place Health and Safety Legislation) subsequent to the scheme's construction.

### **3.00 THE GOODS AND SERVICES TAX**

All cost estimates contained in Section 2 of this report include an allowance for GST.

If the owners corporation is a registered entity for GST purposes, allowance has been made for the fact that the owners corporation will be entitled to claim GST tax credits.

The contributions displayed in this report do not include the GST payable by the owners corporation on all levies. A 10% allowance for GST should be added to the contributions displayed before levying lot owners.

### **4.00 BASIS OF FORECAST EXPENSES**

Expenses have been forecast in line with the standard requirements for a building of this nature and assume a typical level of usage and maintenance.

### **5.00 STRUCTURAL DEFECTS AND REFURBISHMENTS**

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage. An asbestos detection survey has not been undertaken and no allowance has been made for removal of asbestos.

Refurbishments undertaken for reasons other than physical obsolescence have not been included apart from where the owners corporation has provided us with budgeted costs. Physical obsolescence is the basis by which the remaining and overall lives have been investigated. No allowance has been made for economic, functional, technological, social, and legal obsolescence.

### **6.00 ADMINISTRATIVE BUDGET ITEMS NOT INCLUDED**

The cost of maintenance contract items normally included in the Administrative budget have not been included in this plan.

### **7.00 CONTRIBUTION SCHEDULE**

The "Contributions Optimisation Chart" in Section 3 graphs how the contribution scheme relates to the expected requirements and the maintenance fund balances over the full plan period. When calculating the contributions we :

- ensure that there are always sufficient funds to meet the forecast requirements.
- try to achieve a steadily increasing contribution scheme.
- ensure that the owners corporation is not unduly contributing funds.
- investigate the expected requirements over the full forecast period.

The contributions shown in italics in Section 4 are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses incurred, the actual maintenance fund balance and additions or changes to the building.

**8.00 MAINTENANCE FUND BALANCE**

The levy for the current financial year was set prior to the preparation of this report.

The maintenance fund balance used in this forecast is therefore an estimate only, based on the last known balance, expected contributions and recorded expenses.

The maintenance fund balance used in the forecast is the last known balance shown in the owners corporation records.

**9.00 CONTINGENCY**

The contingency sum has been included to allow for unforeseen expenses that may occur during the life of this plan.

**10.00 FORECAST PERIOD**

This report is calculated to run from the date stated on the cover page, in twelve-month periods.

**11.00 EXPLANATION OF ABBREVIATIONS**

The maintenance fund forecast uses the following abbreviations :

FR: First Replacement

RC: Replacement Cycle

**12.00 PLAN AND FORECAST PERIOD**

**12.01** The term 'forecast', shown on the first page of this report, refers to the period of time over which maintenance and repair costs are assessed.

**12.02** Items with an expected overall life greater than the forecast period have not been included.

**13.00 INSPECTION INFORMATION**

Please note the following information relating to this forecast.

**13.01** Our report is based on data collected on site at the date of inspection.

**13.02** The survey has been prepared with reference to the plan PS 501242.

Supplementary architectural drawings were not provided during the survey preparation.

**13.03** The recommendations in this report are based on a visual inspection of the development undertaken from the ground level and accessible building areas. No physically destructive or intrusive testing was carried out.

**13.04** Where an item has been included to replace aluminium windows or window hardware, this item does not include for any work to unit balcony doors. We believe these doors are within the lot boundaries and are therefore the responsibility of the lot owner. An allowance has been made to paint only the previously painted surfaces including external surfaces extending into lot boundaries.

**13.05** The allowance for painting does not include for special hoarding or other special safety provision that may be a requirement of the local council.

**13.06** If your building has a lift it has been assumed that the lift plant & equipment is covered by a comprehensive service agreement. Please inform our office if this is not the case.

**13.07** The item included in the forecast for the replacement of underground pipework is a contingency allowance only. The location of the pipework and its condition were unable to be determined.

**13.08** Assuming materials and workmanship were of a reasonable standard during construction, the following items should only require partial ongoing replacement or repair during the forecast period. Thus unless otherwise noted, only an estimated percentage of the total quantity has been included for the following :

- replacing door hardware
- replacing metal ventilation louvres
- replacing metal door frame
- replacing light fittings
- replacing building mounted lights
- replacing emergency light fittings
- replacing batteries to emergency lights
- replacing glazed aluminium balustrades
- replacing proximity card readers
- replacing bitumen surfacing
- replacing underground pipework
- patching of render to masonry fences
- replacing gym equipment
- replacing lift components
- replacing fire detectors
- replacing built up roofing membrane
- replacing metal roof sheeting
- replacing downpipes and gutters

We recommend the status of these items be reviewed at regular intervals.

## EXPECTED REQUIREMENTS

Item	Area	Description	Unit	Qty.	Rate	FR	RC	12 mths ending 30/06/14	12 mths ending 30/06/15	12 mths ending 30/06/16	12 mths ending 30/06/17	12 mths ending 30/06/18	12 mths ending 30/06/19	12 mths ending 30/06/20	12 mths ending 30/06/21	12 mths ending 30/06/22	12 mths ending 30/06/23
#1	Basement	Repaint carpark line markings	m	690	4	2	7	1	2	3	4	5	6	7	8	9	10
#2	Basement	Replace door hardware (approx. 5%)	No.	1	543	2	6		3,081							4,335	
#3	Basement	Replace metal ventilation louvres (approx. 10%)	m2	22	523	3	15		581	12,946					779		
#4	Basement	Replace auto. basement door opening gear	No.	2	1,607	3	9			3,615							
#5	Basement	Replace timber noticeboard	No.	3	143	3	12			481							
#6	Basement	Replace basement door	No.	2	9,007	5	15					22,347					
#7	Basement	Replace convex mirrors	No.	4	277	6	15						1,445				
#8	Basement	Replace metal door frame (approx. 15%)	No.	2	547	6	15						1,425				
#9	Basement	Paint common basement areas	m2	592	22	8	10								18,388		
#10	Building	Replace light fittings (approx. 10%)	No.	24	214	1	3	5,230			6,054			7,008			8,113
#11	Building	Replace building mounted lights (approx. 30%)	No.	16	144	1	7	2,353							3,311		
#12	Building	Replace emergency light fittings (approx. 25%)	No.	5	336	1	5	1,715					2,189				
#13	Building	Replace batteries to emergency lights (approx. 25%)	No.	4	127	1	1	520	546	573	602	632	664	697	732	768	807
#14	Building	Replace fire extinguisher	No.	12	585	3	12			7,900							
#15	Building	Replace glazed aluminium balustrades (approx. 10%)	m	12	795	5	10					11,832					
#16	Building	Replace proximity card readers (approx. 10%)	No.	5	2,819	6	15						18,357				
#17	Building	Replace fire hose reel and nozzle ( 50%)	No.	7	1,127	6	15						10,280				
#18	Building	Replace door and window hardware (25%)	No.	78	94	6	15						9,565				
#19	Building	Paint building facade	m2	767	53	7	8										
#20	External	Replace bitumen surfacing (approx. 5%)	m2	22	42	2	4		982				1,193				1,451
#21	External	Replace underground pipework (approx. 30%)	Item		8,246	6	15						10,742				
#22	External	Patching of render to masonry fences (approx. 5%)	m2	39	62	6	8						3,168				
#23	External	Replace metal pit grates	No.	1	510	12	15										
#24	Gym	Replace gym floor covering	m2	86	136	5	10					14,464					
#25	Gym	Replace gym equipment (approx. 30%)	Item		10,889	5	7					13,509					
#26	Gym	Replace split system A.C unit	No.	1	5,116	6	15						6,664				
#27	Gym	Replace mirrors	m2	11	290	6	15						4,160				
#28	Lift	Replace lift carriage interior	No.	3	10,110	6	15						39,507				
#29	Lift	Replace lift components (approx. 15%)	Item		49,631	9	15									74,838	
#30	Lobbies	Replace batteries to emergency lights (approx. 25%)	No.	15	127	1	1	1,950	2,048	2,150	2,258	2,371	2,489	2,614	2,744	2,882	3,026
#31	Lobbies	Replace door hardware (approx. 5%)	No.	6	743	2	3		4,775			5,528			6,399		
#32	Lobbies	Replace emergency light fittings (approx. 25%)	No.	15	336	3	5			5,673					7,240		
#33	Lobbies	Replace fire detectors (approx. 20%)	No.	9	270	3	5			2,733					3,488		
#34	Lobbies	Replace signage to doors	No.	69	23	4	12				1,896						
#35	Lobbies	Replace artwork	Item		7,353	5	12					9,121					
#36	Lobbies	Paint internal surfaces	m2	1,567	21	7	8							45,699			
#37	Lobbies	Replace metal door frame (approx. 15%)	No.	17	303	7	15							7,043			
#38	Lobbies	Replace aluminium letterboxes	No.	39	114	8	15								6,380		

EXPECTED REQUIREMENTS																	
Item	Area	Description	Unit	Qty.	Rate	FR	RC	12 mths ending 30/06/14	12 mths ending 30/06/15	12 mths ending 30/06/16	12 mths ending 30/06/17	12 mths ending 30/06/18	12 mths ending 30/06/19	12 mths ending 30/06/20	12 mths ending 30/06/21	12 mths ending 30/06/22	12 mths ending 30/06/23
								1	2	3	4	5	6	7	8	9	10
#39	Main foyer	Replace intercom system	Item		25,730	6	15						33,516				
#40	Main foyer	Paint main foyer surfaces	m2	2,016	21	7	8							56,597			
#41	Roof	Replace built up roofing membrane (approx. 25%)	m2	218	294	1	10	65,469									
#42	Roof	Replace fire panel	No.	1	2,114	3	12			2,379							
#43	Roof	Replace metal roof sheeting (approx. 25%)	m2	341	81	6	15						35,823				
#44	Roof	Replace downpipes and gutters (approx. 30%)	m	57	75	6	15						5,546				
#45		Tax credit claim for GST component						-7,540	-1,637	-4,067	-1,583	-7,885	-17,638	-16,674	-5,226	-8,296	-2,022
		Contingency						5,705	5,990	6,290	6,604	6,935	7,281	7,645	8,028	8,429	8,851
	Total							75,403	16,367	40,673	15,831	78,854	176,375	166,742	52,264	82,956	20,224



EXPECTED REQUIREMENTS							
Item	Area	Description	12 mths ending 30/06/24	12 mths ending 30/06/25	12 mths ending 30/06/26	12 mths ending 30/06/27	12 mths ending 30/06/28
			11	12	13	14	15
#1	Basement	Repaint carpark line markings					
#2	Basement	Replace door hardware (approx. 5%)				1,044	
#3	Basement	Replace metal ventilation louvres (approx. 10%)					
#4	Basement	Replace auto. basement door opening gear		5,609			
#5	Basement	Replace timber noticeboard					864
#6	Basement	Replace basement door					
#7	Basement	Replace convex mirrors					
#8	Basement	Replace metal door frame (approx. 15%)					
#9	Basement	Paint common basement areas					
#10	Building	Replace light fittings (approx. 10%)			9,392		
#11	Building	Replace building mounted lights (approx. 30%)					
#12	Building	Replace emergency light fittings (approx. 25%)					4,659
#13	Building	Replace batteries to emergency lights (approx. 25%)	2,794	890	934	981	1,030
#14	Building	Replace fire extinguisher	847				14,187
#15	Building	Replace glazed aluminium balustrades (approx. 10%)					19,274
#16	Building	Replace proximity card readers (approx. 10%)					
#17	Building	Replace fire hose reel and nozzle ( 50%)					
#18	Building	Replace door and window hardware (25%)					
#19	Building	Paint building facade					
#20	External	Replace bitumen surfacing (approx. 5%)				1,763	82,905
#21	External	Replace underground pipework (approx. 30%)					
#22	External	Patching of render to masonry fences (approx. 5%)				4,680	
#23	External	Replace metal pit grates		891			23,560
#24	Gym	Replace gym floor covering					
#25	Gym	Replace gym equipment (approx. 30%)		19,008			
#26	Gym	Replace split system A.C unit					
#27	Gym	Replace mirrors					
#28	Lift	Replace lift carriage interior					
#29	Lift	Replace lift components (approx. 15%)					
#30	Lobbies	Replace batteries to emergency lights (approx. 25%)	3,177	3,336	3,503	3,678	3,862
#31	Lobbies	Replace door hardware (approx. 5%)	7,408			8,576	
#32	Lobbies	Replace emergency light fittings (approx. 25%)					
#33	Lobbies	Replace fire detectors (approx. 20%)			9,241		
#34	Lobbies	Replace signage to doors			4,452		
#35	Lobbies	Replace artwork					
#36	Lobbies	Paint internal surfaces					67,518
#37	Lobbies	Replace metal door frame (approx. 15%)					
#38	Lobbies	Replace aluminium letterboxes					

EXPECTED REQUIREMENTS							
Item	Area	Description	12 mths ending 30/06/24	12 mths ending 30/06/25	12 mths ending 30/06/26	12 mths ending 30/06/27	12 mths ending 30/06/28
			11	12	13	14	15
#39	Main foyer	Replace intercom system					
#40	Main foyer	Paint main foyer surfaces					83,620
#41	Roof	Replace built up roofing membrane (approx. 25%)	106,643				
#42	Roof	Replace fire panel					4,272
#43	Roof	Replace metal roof sheeting (approx. 25%)					
#44	Roof	Replace downpipes and gutters (approx. 30%)					
#45		Tax credit claim for GST component	-11,833	-3,590	-3,433	-2,862	-28,822
		Contingency	9,293	9,758	10,246	10,758	11,296
			118,329	35,901	34,333	28,618	288,223
	Total						

# SUMMARISED MAINTENANCE PLAN FORECAST

10 YEAR PLAN - 15 YEAR FORECAST : Starting July 2013

for

## BYFAS LOFTS PS 501242

Prepared by Leary & Partners Pty Ltd - Job No. 12246 - OC1

Dated : 31 July 2013

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### 1.0 General Information

The contributions shown in this report are based on a 15 year forecast period, i.e. the forecast calculations take into account the replacement and maintenance requirements of the building over the next 15 years. This report displays the forecast contributions and expenses for the first 10 years of this period.

### 2.0 Current Sinking Fund Balance

The starting sinking fund balance used in these calculations is \$0.00 as at 1 July 2013.

### 3.0 Summary of Required Sinking Fund Contributions

These contributions have been calculated to ensure that sufficient funds are available to meet all foreseeable expenses. The calculations take into account the current balance of the body corporate's sinking fund, as well as the effect of inflation, interest earnings and taxation.

For Period	to Jun-14	to Jun-15	to Jun-16	to Jun-17	to Jun-18	to Jun-19	to Jun-20	to Jun-21	to Jun-22	to Jun-23
<b>Total Sinking Fund Contribution</b>	\$78,664	\$81,810	\$85,083	\$88,486	\$92,026	\$95,707	\$66,827	\$70,168	\$73,676	\$77,360
<b>Contribution per Entitlement</b>	\$2.43	\$2.53	\$2.63	\$2.73	\$2.84	\$2.96	\$2.07	\$2.17	\$2.28	\$2.39

*GST needs to be added to the Total Contributions when levying the Lot owners.*

### 4.0 Summary of Expected Expenditure

The table below is a summary of the forecast sinking fund expenditure for the next ten years. A contingency allowance has been included to provide for general unforeseen expenses which may occur during the forecast period. Detailed information about the expense items listed in this summary are contained in an extended forecast report. If you wish to view the extended report please contact your Body Corporate or Body Corporate Manager.

Categories	Expected Sinking Fund Requirements									
	to Jun-14	to Jun-15	to Jun-16	to Jun-17	to Jun-18	to Jun-19	to Jun-20	to Jun-21	to Jun-22	to Jun-23
Doors & Other Openings		5,357	3,615	1,896	27,875	33,506	7,043	7,179		
Floor Coverings					14,464					
Furniture & Fittings			481		9,121	1,445		6,380		
Internal Recreation					13,509					
Surface Finishes		3,081				3,168	158,410	18,388	4,335	
Air Handling Systems			12,946			6,664				
Electrical Systems	11,768	2,594	8,397	8,914	3,003	5,342	10,319	14,027	3,650	11,945
Fire Equipment			13,011			10,280		3,488		
Communication Systems						33,516				
Lifts						39,507			74,838	
Roofing Items	65,469					41,369				
Drainage & Water Systems						10,742				
External Paving		982				1,193				1,451
Fencing & Barricades					11,832					
Contingency	5,705	5,990	6,290	6,604	6,935	7,281	7,645	8,028	8,429	8,851
Tax credit claim for GST component	-7,540	-1,637	-4,067	-1,583	-7,885	-17,638	-16,674	-5,226	-8,296	-2,022
<b>Total Expected Expenditure</b>	<b>\$75,403</b>	<b>\$16,367</b>	<b>\$40,673</b>	<b>\$15,831</b>	<b>\$78,854</b>	<b>\$176,375</b>	<b>\$166,742</b>	<b>\$52,264</b>	<b>\$82,956</b>	<b>\$20,224</b>

## VARIABLE CONTRIBUTIONS

Lot No.	Entitl.	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
L1	734	1,784.50	1,855.88	1,930.11	2,007.32	2,087.61	2,171.12	1,515.97	1,591.77	1,671.36	1,754.92
L2	803	1,952.25	2,030.34	2,111.55	2,196.02	2,283.86	2,375.21	1,658.48	1,741.40	1,828.47	1,919.90
L3	890	2,163.77	2,250.32	2,340.33	2,433.94	2,531.30	2,632.55	1,838.16	1,930.07	2,026.58	2,127.91
L4	893	2,171.06	2,257.90	2,348.22	2,442.15	2,539.83	2,641.42	1,844.36	1,936.58	2,033.41	2,135.08
L5	894	2,173.49	2,260.43	2,350.85	2,444.88	2,542.68	2,644.38	1,846.43	1,938.75	2,035.68	2,137.47
L6	810	1,969.27	2,048.04	2,129.96	2,215.16	2,303.77	2,395.92	1,672.94	1,756.58	1,844.41	1,936.63
L7	846	2,056.79	2,139.06	2,224.63	2,313.61	2,406.16	2,502.40	1,747.29	1,834.65	1,926.39	2,022.71
L8	834	2,027.62	2,108.72	2,193.07	2,280.79	2,372.03	2,466.91	1,722.50	1,808.63	1,899.06	1,994.01
L9	935	2,273.17	2,364.10	2,458.66	2,557.01	2,659.29	2,765.66	1,931.11	2,027.66	2,129.04	2,235.50
L10	753	1,830.69	1,903.92	1,980.08	2,059.28	2,141.65	2,227.32	1,555.21	1,632.97	1,714.62	1,800.35
L11A	701	1,704.27	1,772.44	1,843.34	1,917.07	1,993.75	2,073.50	1,447.81	1,520.20	1,596.21	1,676.02
L11B	579	1,407.66	1,463.97	1,522.53	1,583.43	1,646.77	1,712.64	1,195.84	1,255.63	1,318.41	1,384.33
L12	695	1,689.68	1,757.27	1,827.56	1,900.66	1,976.69	2,055.76	1,435.42	1,507.19	1,582.55	1,661.68
L13A	590	1,434.41	1,491.78	1,551.45	1,613.51	1,678.05	1,745.17	1,218.56	1,279.49	1,343.46	1,410.63
L13B	567	1,378.49	1,433.63	1,490.97	1,550.61	1,612.64	1,677.14	1,171.06	1,229.61	1,291.09	1,355.64
L14	735	1,786.93	1,858.41	1,932.74	2,010.05	2,090.45	2,174.07	1,518.03	1,593.94	1,673.63	1,757.32
L15	792	1,925.51	2,002.53	2,082.63	2,165.93	2,252.57	2,342.67	1,635.76	1,717.55	1,803.43	1,893.60
L16	930	2,261.01	2,351.45	2,445.51	2,543.33	2,645.07	2,750.87	1,920.78	2,016.82	2,117.66	2,223.54
L17	933	2,268.31	2,359.04	2,453.40	2,551.54	2,653.60	2,759.74	1,926.98	2,023.32	2,124.49	2,230.71
L18	935	2,273.17	2,364.10	2,458.66	2,557.01	2,659.29	2,765.66	1,931.11	2,027.66	2,129.04	2,235.50
L19	887	2,156.47	2,242.73	2,332.44	2,425.74	2,522.77	2,623.68	1,831.97	1,923.57	2,019.75	2,120.73
L20	851	2,068.95	2,151.71	2,237.77	2,327.29	2,420.38	2,517.19	1,757.62	1,845.50	1,937.77	2,034.66
L21	862	2,095.69	2,179.52	2,266.70	2,357.37	2,451.66	2,549.73	1,780.33	1,869.35	1,962.82	2,060.96
L22	984	2,392.30	2,487.99	2,587.51	2,691.01	2,798.65	2,910.60	2,032.31	2,133.92	2,240.62	2,352.65
L23	780	1,896.33	1,972.19	2,051.07	2,133.12	2,218.44	2,307.18	1,610.98	1,691.52	1,776.10	1,864.91
L24	846	2,056.79	2,139.06	2,224.63	2,313.61	2,406.16	2,502.40	1,747.29	1,834.65	1,926.39	2,022.71
L25A	578	1,405.23	1,461.44	1,519.90	1,580.69	1,643.92	1,709.68	1,193.77	1,253.46	1,316.14	1,381.94
L25B	578	1,405.23	1,461.44	1,519.90	1,580.69	1,643.92	1,709.68	1,193.77	1,253.46	1,316.14	1,381.94
L26A	595	1,446.56	1,504.42	1,564.60	1,627.19	1,692.27	1,759.96	1,228.89	1,290.33	1,354.85	1,422.59

Lot No.	Entitl.	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
L26B	578	1,405.23	1,461.44	1,519.90	1,580.69	1,643.92	1,709.68	1,193.77	1,253.46	1,316.14	1,381.94
L27	1159	2,817.76	2,930.47	3,047.69	3,169.59	3,296.38	3,428.23	2,393.74	2,513.43	2,639.10	2,771.06
L28	1058	2,572.21	2,675.09	2,782.10	2,893.38	3,009.12	3,129.48	2,185.14	2,294.40	2,409.12	2,529.58
L29	1072	2,606.24	2,710.49	2,818.91	2,931.67	3,048.94	3,170.89	2,214.06	2,324.76	2,441.00	2,563.05
L30	1083	2,632.99	2,738.31	2,847.84	2,961.75	3,080.22	3,203.43	2,236.78	2,348.62	2,466.05	2,589.35
L31	1237	3,007.39	3,127.69	3,252.79	3,382.91	3,518.22	3,658.95	2,554.84	2,682.58	2,816.71	2,957.55
L32	1035	2,516.29	2,616.94	2,721.62	2,830.48	2,943.70	3,061.45	2,137.64	2,244.52	2,356.75	2,474.59
L33	1084	2,635.42	2,740.83	2,850.47	2,964.49	3,083.07	3,206.39	2,238.84	2,350.79	2,468.32	2,591.74
L34	1239	3,012.25	3,132.74	3,258.05	3,388.37	3,523.91	3,664.87	2,558.97	2,686.92	2,821.27	2,962.33
LS2	1	2.43	2.53	2.63	2.73	2.84	2.96	2.07	2.17	2.28	2.39
Totals	32356	\$78,663.80	\$81,810.35	\$85,082.77	\$88,486.08	\$92,025.52	\$95,706.54	\$66,826.58	\$70,167.91	\$73,676.31	\$77,360.13

\*The contributions shown in italics should be reviewed on an annual basis.

\*GST needs to be added to the Total Contributions when levying the Lot owners.

CURRENT CONDITION REPORT						
Item	Area	Description	FR	First	RC	Condition
			Yrs	Replace	Yrs	
#1	Basement	Repaint carpark line markings	2	Jul 2015	7	Satisfactory
#2	Basement	Replace door hardware (approx. 5%)	2	Jul 2015	6	Satisfactory
#3	Basement	Replace metal ventilation louvres (approx. 10%)	3	Jul 2016	15	Poor
#4	Basement	Replace auto. basement door opening gear	3	Jul 2016	9	Satisfactory
#5	Basement	Replace timber noticeboard	3	Jul 2016	12	Satisfactory
#6	Basement	Replace basement door	5	Jul 2018	15	Satisfactory
#7	Basement	Replace convex mirrors	6	Jul 2019	15	Satisfactory
#8	Basement	Replace metal door frame (approx. 15%)	6	Jul 2019	15	Satisfactory
#9	Basement	Paint common basement areas	8	Jul 2021	10	Good
#10	Building	Replace light fittings (approx. 10%)	1	Jul 2014	3	Satisfactory
#11	Building	Replace building mounted lights (approx. 30%)	1	Jul 2014	7	Poor
#12	Building	Replace emergency light fittings (approx. 25%)	1	Jul 2014	5	Poor
#13	Building	Replace batteries to emergency lights (approx. 25%)	1	Jul 2014	1	Good
#14	Building	Replace fire extinguisher	3	Jul 2016	12	Satisfactory
#15	Building	Replace glazed aluminium balustrades (approx. 10%)	5	Jul 2018	10	Reasonable
#16	Building	Replace proximity card readers (approx. 10%)	6	Jul 2019	15	Satisfactory
#17	Building	Replace fire hose reel and nozzle ( 50%)	6	Jul 2019	15	Satisfactory
#18	Building	Replace door and window hardware (25%)	6	Jul 2019	15	Satisfactory
#19	Building	Paint building facade	7	Jul 2020	8	Good
#20	External	Replace bitumen surfacing (approx. 5%)	2	Jul 2015	4	Reasonable
#21	External	Replace underground pipework (approx. 30%)	6	Jul 2019	15	Satisfactory

# CURRENT CONDITION REPORT

Item	Area	Description	FR Yrs	First Replace	RC Yrs	Condition
#22	External	Patching of render to masonry fences (approx. 5%)	6	Jul 2019	8	Good
#23	External	Replace metal pit grates	12	Jul 2025	15	Good
#24	Gym	Replace gym floor covering	5	Jul 2018	10	Reasonable
#25	Gym	Replace gym equipment (approx. 30%)	5	Jul 2018	7	Reasonable
#26	Gym	Replace split system A.C unit	6	Jul 2019	15	Satisfactory
#27	Gym	Replace mirrors	6	Jul 2019	15	Satisfactory
#28	Lift	Replace lift carriage interior	6	Jul 2019	15	Satisfactory
#29	Lift	Replace lift components (approx. 15%)	9	Jul 2022	15	Reasonable
#30	Lobbies	Replace batteries to emergency lights (approx. 25%)	1	Jul 2014	1	Good
#31	Lobbies	Replace door hardware (approx. 5%)	2	Jul 2015	3	Reasonable
#32	Lobbies	Replace emergency light fittings (approx. 25%)	3	Jul 2016	5	Reasonable
#33	Lobbies	Replace fire detectors (approx. 20%)	3	Jul 2016	5	Reasonable
#34	Lobbies	Replace signage to doors	4	Jul 2017	12	Satisfactory
#35	Lobbies	Replace artwork	5	Jul 2018	12	Satisfactory
#36	Lobbies	Paint internal surfaces	7	Jul 2020	8	Good
#37	Lobbies	Replace metal door frame (approx. 15%)	7	Jul 2020	15	Satisfactory
#38	Lobbies	Replace aluminium letterboxes	8	Jul 2021	15	Reasonable
#39	Main foyer	Replace intercom system	6	Jul 2019	15	Satisfactory
#40	Main foyer	Paint main foyer surfaces	7	Jul 2020	8	Good
#41	Roof	Replace built up roofing membrane (approx. 25%)	1	Jul 2014	10	Poor
#42	Roof	Replace fire panel	3	Jul 2016	12	Satisfactory
#43	Roof	Replace metal roof sheeting (approx. 25%)	6	Jul 2019	15	Satisfactory

CURRENT CONDITION REPORT						
Item	Area	Description	FR Yrs	First Replace	RC Yrs	Condition
#44	Roof	Replace downpipes and gutters (approx. 30%)	6	Jul 2019	15	Satisfactory



Contributions Optimisation Chart : 15 Year Forecast

