



Maintenance Budget Plan Report

1 Sample Street, Melbourne VIC 3022

Plan of Subdivision: PS 12345

- ✓ 30+ Years' Experience In Reporting Services
- ✓ Our Quality Reports Make Roscon The Number #1 Choice
- ✓ We conduct onsite audits including photos, not desktop audits
- ✓ ISO 9001 Accredited Systems & Procedures
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management

Roscon Property Services

Roscon Property Services is the first property services provider to introduce central streamlined systems integrating property maintenance and quality controlled reporting services accredited by International Certifications, dedicated to support Owners Corporation managers.

Since 1987 we have evolved from our history of developing and constructing prestigious residential and high profile commercial industrial landmark projects. We have extended our service capabilities through our extensive construction, strata management and professional property services experience gained over 25 years, and filled the void between three property industries.

Built on solid foundations our clients rest assured in the comfort of knowing they're supported by Registered Building Practitioners, qualified professionals, fully insured and committed in protecting their responsibility to valued clients.

Mission Statement

"It is the policy of Roscon Property Services to deliver property Maintenance services to its clients in the most efficient and timely manner while respecting legal and statutory requirements. Roscon Property Services Pty Ltd operates under ISO 9001-2000 in the completion of its services. All staff & sub-contractors are expected to work according to our policies and procedures. The system employed by Roscon Property Services Pty Ltd is reviewed annually in order to ensure its consistency".

Instructed By

Name	XXX
Company	Owners Corporation
Address	XXX

Inspected & Compiled by

Inspector ID	SAM - 198
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24 April 2017

Dear XXX,

Thank you for using Roscon Property Services Pty Ltd for your Maintenance Budget Plan Report. I have attached a copy of the report that has been compiled by our experienced team.

It should be noted that the Maintenance Plan Budget should be reviewed on a regular basis so that any change in important variables such as the condition of the property, anticipated cost of repairs / maintenance, government legislation or inflation factors can be taken into account, and an adjusted plan be created.

Should you require further assistance or need clarification of anything that is contained within the report then please don't hesitate to contact us.

The attached report includes the following:-

Part 1	Report Brief, Notes & Assumptions
Part 2	Property Description
Part 3	Maintenance Budget Plan Regulations
Part 4	Terms & Definitions
Part 5	Detailed Maintenance Budget Plan

The team at Roscon Property Services Pty Ltd are available to assist you with any and every aspect that may eventuate and look forward to your call.

Thank you for your continued business.

Yours Sincerely,

Roscon Property Services Pty Ltd



Paul Cummaudo
Managing Director
AREI, RBP, CRE, Licensed Estate Agent
Registered Building Practitioner DB-U 13329, CB-U 4272
Member REIV, MBAV, SCA, NCTI

1. Report Brief, Notes & Assumptions

Roscon Property Services have been engaged by the owner's corporation manager of COwners Corporation to prepare a Maintenance Budget Plan for the property at 1 Sample Street, Melbourne VIC 3022.

As per the instruction of the OC manager we have calculated the Maintenance Plan based on the following:

- The property consists of one Owners Corporations as per the Plan of Subdivision provided and a budget has been calculated for the Owner's corporation.
- Overall, the building was noted to be in good condition.
- The Maintenance Plan has been calculated to account for all anticipated future maintenance works that are required in order to maintain the common property in an acceptable condition.
- Within the forecast period, the items requiring significant anticipated expenses were found to be:
 - The painting of the exterior of the building.
 - Replacement and refurbishment of items and surfaces within the common area hallways.
 - Resealing the carpark concrete surface
- A liabilities table has been provided for each year of the budget plan.

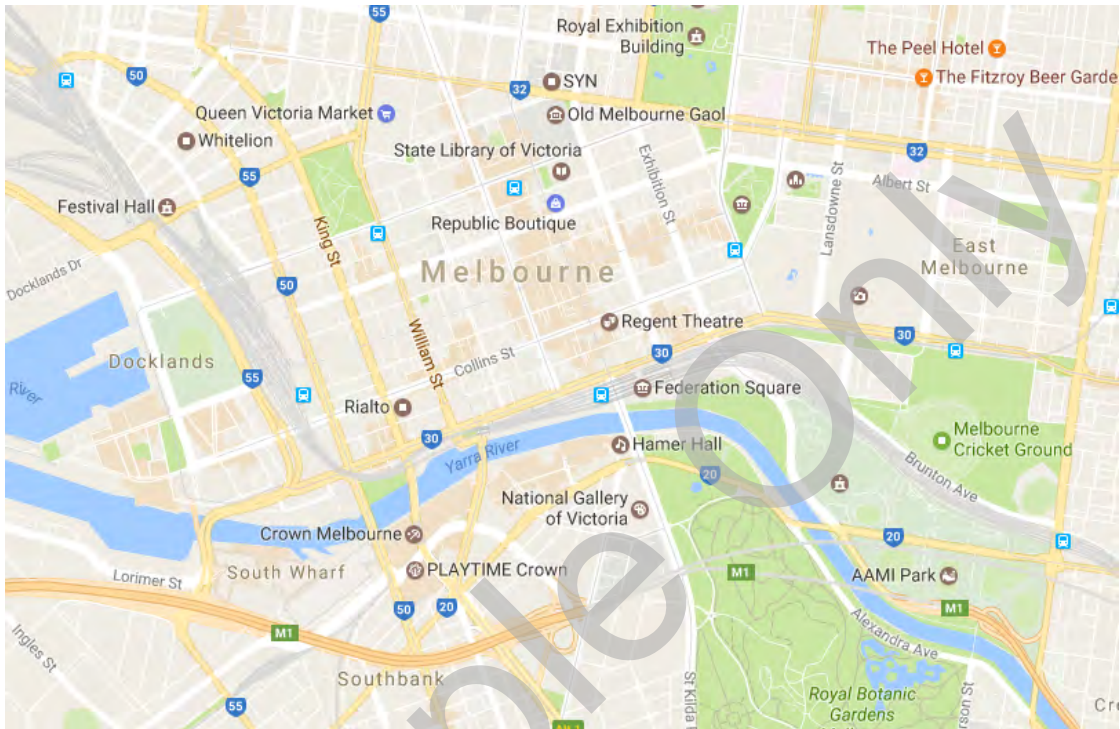
It is recommended that this Maintenance Budget Plan is reviewed after five years in order to reassess the general condition of the maintainable items within the plan, the actual expenditure and to ensure that the plan is performing as required.

Sample Only

2. Property Description

2.1. Location

1 Sample Street, Melbourne VIC 3022



2.2. Inspection Notes

This property consists of the following:

- 15 storey apartment building with 3 basement levels.
- An internal basement car park with five levels of parking.
- Common area amenities include lounge, barbeque and garden areas
- Elevators and fire stairwells service on every floor.
- Automated entry gates, fire panels, exit lights, extinguishers, etc. were installed on site.

2.3. Building Photos



Figure 1: Driveway & Car Park Entrance



Figure 5: Car Park Area



Figure 2: Hydrant Booster Plant

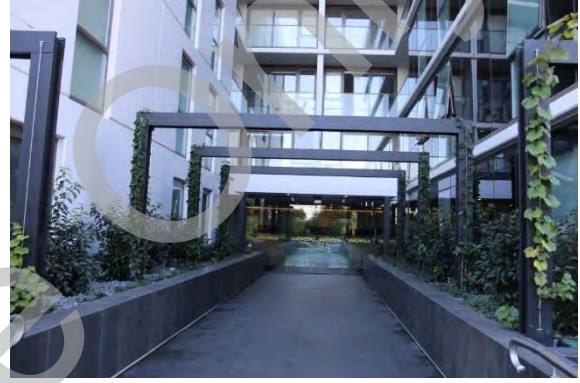


Figure 6: Landscaped Front Entrance

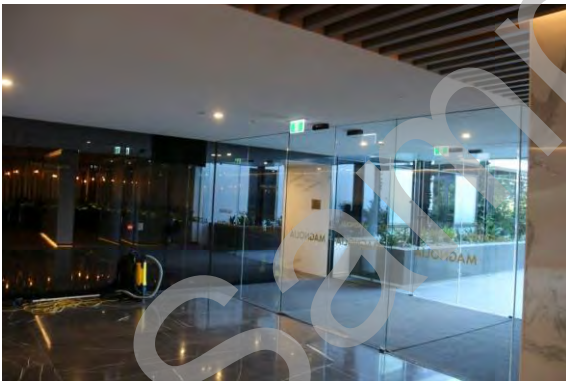


Figure 3: Ground Level Lobby



Figure 7: Common Area Hallway

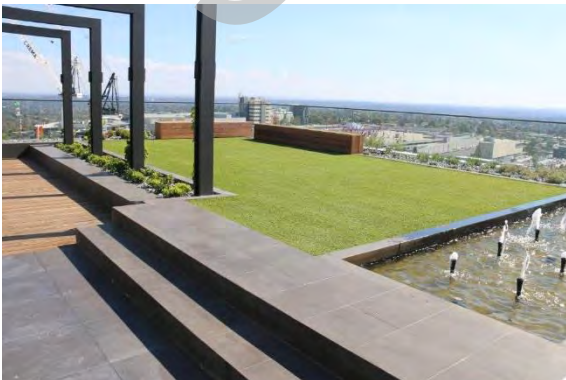


Figure 4: Rooftop Common Area



Figure 8: Roof Services

3. Maintenance Budget Plan Regulations

This forecast satisfies the current requirements of **Division 3 of the Owners Corporation Act 2006 (Vic)**. As required for prescribed Owners Corporation under **Section 5 of the Owners Corporation Regulations 2007 (Vic)**.

The current requirements are as follows:

3.1. Division 3 - Maintenance Plan

36. Maintenance Plan.

- A prescribed Owners Corporation must prepare a maintenance plan for the property for which it is responsible.
- An Owners Corporation (other than a prescribed Owners Corporation) may prepare a maintenance plan for the property for which it is responsible.

37. What must a maintenance plan contain?

- **The maintenance plan must set out**
 - The major capital items anticipated to require repair and replacement within the next 10 years
 - The present condition or state of repair of those items
 - When those items or components of those items will need to be repaired or replaced
 - The estimated cost of the repair and replacement of those items or components
 - The expected life of those items or components once repaired or replaced
- **In this section- "major capital item" includes**
 - A lift
 - An air conditioning plant
 - A heating plant
 - An item of a prescribed class

38. When does a maintenance plan have effect?

- A maintenance plan does not have effect unless it is approved by the Owners Corporation.
- In approving a maintenance plan, an Owners Corporation may set conditions for the payment of money out of the maintenance fund.

3.2. Division 4 - Maintenance Fund

40. Establishment of maintenance fund

An Owners Corporation that has an approved maintenance plan must establish a maintenance fund in the name of the Owners Corporation.

41. What is the maintenance fund for?

The maintenance fund of an Owners Corporation must be used for the implementation of the maintenance plan of the Owners Corporation.

42. Payments into maintenance fund

If an Owners Corporation has established a maintenance fund, the following must be paid into that fund:

- Any part of the annual fees that is designated as being for the purpose of the maintenance plan
- Any amounts received under an insurance policy in respect of the damage or destruction of property covered by the maintenance plan
- Any interest earned on the investment of the money in the fund
- Any amounts of a prescribed kind
- Any amounts of a kind determined by the Owners Corporation

43. Payments from maintenance fund

Subject to any conditions specified in the regulations and an ordinary resolution at a general meeting of the Owners Corporation, money may be paid out of the maintenance fund at any time in accordance with the approved maintenance plan.

4. Terms & Definitions

4.1. Forecast Period

This Maintenance Budget Plan has been prepared to be implemented over a 10 year period. All items requiring predictable maintenance or replacement have been budgeted for.

4.2. Collection Period

In order to avoid steep increases or decreases in contributions, and in order to provide a fair “user pays” system whereby the owners pay into the fund in order to cover upgrades consistently, this budget plan has been set up to begin collecting funds for anticipated expenses over a period of 10 years before replacement.

4.3. Starting Balance

The balance of the maintenance fund at the time of the forecast is a very important variable for the calculation of fund contributions by each owner. If the starting balance is relatively low when compared to projected expenses, then there may need to be some short term increased contributions in order to pay for early maintenance upgrades and also to build a healthy fund balance.

If the starting balance is not given to our forecasters, it is assumed to be \$0.00, which can result in unnecessarily high initial contributions. Always ensure that the starting balance contained within this forecast is correct.

4.4. Taxation, Inflation & Interest

All profits earned by the OC through interest gained by the maintenance fund are taxed at the company tax rate of 30%. This has been factored into the yearly balance calculations and optimization within the fund outline.

Inflation has been taken into account for the calculation of all future contributions and expenses.

4.5. Goods & Services Tax

For all GST registered owners’ corporations, a requirement for any OC with income (including fees) exceeding \$75,000 p.a., GST input credits can be claimed. This has been calculated yearly and factored into the projected fund outline.

4.6. Items Covered by Maintenance Plan

The maintenance plan is designed to cover the predictable replacement of items, such as carpet, fire extinguishers or fencing. Predictable building maintenance is also covered, which includes the repainting of building interior and exterior.

Ongoing service contracts are not covered within this forecast, as they are considered to be covered by annual OC fees.

4.7. Current Condition of Items

The present state of repair of an item is considered when determining its remaining life; however it is not the only consideration. Many items degrade in a non-uniform fashion, wearing more rapidly towards the end of their life, so items which appear to be in a good state of repair may be substantially through their lifespan. As such, we draw upon industry experience and information regarding expected lifespans of items when estimating replacement schedules, but modify

our estimates based upon our visual inspection. From our report, for individual items scheduled for replacement, the following guidelines are used:

- Good
- Average
- Poor

The action required at the end of lifespan, such as replacement, repair or maintenance, is assigned and costed for each item and given a projected year.

4.8. Costs and Estimates

The costs and estimates that have been provided in the Maintenance Plan Budget are designed to denote the items that may require maintenance / repair and the frequency that the maintenance / repair may be required. Costings have been compiled using a combination of Rawlinsons Australian Construction Handbook and extensive industry experience. It is designed to assure that adequate funding is available at the time maintenance / repair is required. This report has been prepared with all due care and diligence and as such Roscon Property Services Pty Ltd accepts no responsibility for any short fall that may occur from time to time.

4.9. Contingency Sum

In the case of unforeseen expenses that are not covered by insurance, it is essential that a minimum balance be retained at all times to avoid the raising of a special levy. Our plan annually collects a contingency figure of between 8-12% (Default: 8%) of the total 10 yearly anticipated expenses.

4.10. Optimisation of Contributions

The yearly contributions to the maintenance fund have been optimised using in-house software that utilizes a complex set of goal-seeking macros in order to best meet the following important criteria:

- Fund balance is always positive and (ideally) above the contingency sum
- Owner contributions minimised
- Steady & predictable contribution increases (if possible)
- A healthy closing balance

The goals are fully customizable for each project and can be tailored to the specific needs of different OCs.

Note: If the starting balance is relatively low when compared to projected expenses, then there may need to be some short term increased contributions in order to pay for early maintenance upgrades and also to build a healthy fund balance.

4.11. Frequency of Levy Payments

This report provides a full 10 year levy plan for each lot owner with annual liabilities given. If contributions are made on a different frequency, such as half yearly, the annual levy should be divided between the payments periods set by the Owners Corporation so that, in any given year, the total contribution by the Owners equals the total annual levy recommended in this report.

4.12. Occupation Health & Safety

Items relevant to the Occupation Health & Safety Act are not covered by this report. Should it be required a safety inspection can be arranged and a separate report provided.

4.13. Transportation Equipment, Lifts

Annual lift maintenance has not been included, but an allowance has been included to cover the long term costs that are required to keep the equipment in operational condition.

4.14. Additional Works

The property owners may decide to perform improvements to the property that are not related to normal maintenance and repair; no allowance has been made for these improvements.

4.15. Pre Existing Defects

No allowance has been made to correct pre-existing defects that may exist within the property. Faulty workmanship, incomplete works, works that do not comply with the National Construction Code, government legislation etc. have not been allowed within the budget. Items that are apparent at the time of the inspection are noted within the inspection report and should be attended to as a matter of priority.

4.16. Lifespan

The life of an item is greatly varied by the way it is treated and can be severely reduced by:

- Miss use and abuse, accidental damage
- Lack of general maintenance, lubrication, painting etc.

The overall life span of an item can be extended if a practical maintenance plan is in effect and is complied with.

4.17. Updates

The Maintenance Plan Budget is supplied based on the information that was provided at the time the Maintenance Plan Budget was compiled. It should be noted that it should be reviewed regularly to verify that it is current relevant to the variations in inflation, interest rates, bank charges, taxation scales etc.

4.18. Items with Indefinite Lives

There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Owners Corporation); for example: sanitary fittings and lift carriage interiors. This forecast deals only with estimating the timing of physical obsolescence.

4.19. Disclaimer

This inspection report has been prepared by Roscon Property Services staff for the owners' corporation. This work was under taken using advice provided by representatives of the owners' corporation and includes items sighted during the day of the inspection only. Roscon Property Services will not be liable for loss or damage caused to, or actions taken by third parties as a consequence of reliance on the information contained within this report or its accompanying documents. This plan is provided to the owners' corporation committee as a professional opinion. Roscon is not to be held responsible for the implementation of the plan.

Roscon Property Services

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5. Property Description

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022	
Strata Plan Number	PS 12345
Strata Plan Registration Date	09 November 2016
Property Address	1 Sample Street, Melbourne VIC 3022
Property Manager	Owners Corporation
Address	1 Sample Road, Melbourne VIC 3022
Commencement Date of Budget	01 June 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	176
Starting Balance	\$0.00
Assumed Rate of Inflation	1.9%
Assumed Rate of Interest on Investments	3.0%
Assumed Taxation Rate on Funds	30%
Interest Rate x Taxation Rate	2.1%
Level of GST Applicable	10%
Contingency for Unforeseen expenses	8%
GST Status	Registered

Maintenance Plan Budget - Fund Outline					
1 Sample Street, Melbourne VIC 3022					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jun-17	\$ -	\$ -	\$ -	\$ -
1	Jun-18	\$ -	\$ 97,137.33	\$ 44,696.38	\$ 52,440.95
2	Jun-19	\$ 52,440.95	\$ 62,477.12	\$ 44,174.20	\$ 71,845.13
3	Jun-20	\$ 71,845.13	\$ 63,664.19	\$ 45,013.51	\$ 92,004.56
4	Jun-21	\$ 92,004.56	\$ 64,873.80	\$ 64,466.50	\$ 94,343.96
5	Jun-22	\$ 94,343.96	\$ 66,106.41	\$ 65,214.27	\$ 97,217.32
6	Jun-23	\$ 97,217.32	\$ 67,362.43	\$ 66,251.82	\$ 100,369.50
7	Jun-24	\$ 100,369.50	\$ 68,642.31	\$ 67,510.60	\$ 103,608.97
8	Jun-25	\$ 103,608.97	\$ 69,946.52	\$ 68,504.65	\$ 107,226.63
9	Jun-26	\$ 107,226.63	\$ 71,275.50	\$ 92,776.99	\$ 87,976.90
10	Jun-27	\$ 87,976.90	\$ 72,629.74	\$ 96,902.96	\$ 65,551.19
		\$ -	\$ 704,115.35	\$ 655,511.87	\$ 65,551.19

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

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan	
North Boundary	Glass Balustrade	231.3	m	\$ 465.00	\$ 107,554.50	Good	Replace	2030	24	25	
	Aluminium Awning Window	57.24	sqm	\$ 300.00	\$ 17,172.00	Good	Replace	2045	39	40	
	Aluminium Framed Window	268	sqm	\$ 248.00	\$ 66,464.00	Good	Replace	2045	39	40	
	Window Eaves	23.62	sqm	\$ 280.00	\$ 6,613.60	Good	Replace	2035	29	30	
	Flashing	200	m	\$ 37.30	\$ 7,460.00	Good	Replace	2040	34	35	
	Parameter Fencing	59.88	m	\$ 75.00	\$ 4,491.00	Good	Replace	2035	29	30	
	Landscape	105.85	sqm	\$ 48.00	\$ 5,080.80	Good	Replace	2030	24	25	
	Paint	350.5	sqm	\$ 35.00	\$ 12,267.50	Good	Replace	2017	9	10	
	East Boundary	Glass Balustrade	138.4	m	\$ 465.00	\$ 64,356.00	Good	Replace	2030	24	25
Aluminium Awning Window		200.84	sqm	\$ 300.00	\$ 60,252.00	Good	Replace	2045	39	40	
Aluminium Framed Window		368.96	sqm	\$ 248.00	\$ 91,502.08	Good	Replace	2045	39	40	
Window Eaves		27.72	sqm	\$ 280.00	\$ 7,761.60	Good	Replace	2035	29	30	
Flashing		411.8	m	\$ 37.30	\$ 15,360.14	Good	Replace	2040	34	35	
Metal Fence		9.3	m	\$ 140.00	\$ 1,302.00	Good	Replace	2035	29	30	
Fire Alarm		1	no	\$ 305.00	\$ 305.00	Good	Replace	2025	19	20	
Hydrant Booster Plant		1	no	\$ 3,850.00	\$ 3,850.00	Good	Replace	2035	29	30	
Height Clearance Signage		1	no	\$ 1,560.00	\$ 1,560.00	Good	Replace	2035	29	30	
Gas Meter Cabinet		1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30	
Landscape		42.76	sqm	\$ 43.70	\$ 1,868.61	Good	Replace	2030	24	25	
Paint		434.86	sqm	\$ 14.00	\$ 6,088.04	Good	Replace	2017	9	10	
Reseal Concrete Surface		115.9	sqm	\$ 4.65	\$ 538.94	Good	Replace	2017	9	10	
South Boundary		Glass Balustrade	333.8	m	\$ 465.00	\$ 155,217.00	Good	Replace	2030	24	25
		Aluminium Awning Window	174.35	sqm	\$ 300.00	\$ 52,305.00	Good	Replace	2045	39	40
	Aluminium Framed Window	604.87	sqm	\$ 248.00	\$ 150,007.76	Good	Replace	2045	39	40	
	Window Eaves	23.76	sqm	\$ 280.00	\$ 6,652.80	Good	Replace	2035	29	30	
	Flashing	401.1	m	\$ 37.30	\$ 14,961.03	Good	Replace	2040	34	35	
	Light	22	no	\$ 150.00	\$ 3,300.00	Good	Replace	2017	9	10	
	Metal Fence	31.34	m	\$ 140.00	\$ 4,387.60	Good	Replace	2035	29	30	
	Fire Alarm	1	no	\$ 305.00	\$ 305.00	Good	Replace	2025	19	20	
	Sprinkler/Hydrant Booster Plant	1	no	\$ 2,850.00	\$ 2,850.00	Good	Replace	2035	29	30	
	Landscape	85.8	sqm	\$ 43.70	\$ 3,749.46	Good	Replace	2030	24	25	
	Paint	601	sqm	\$ 14.00	\$ 8,414.00	Good	Replace	2017	9	10	
	Tile Flooring	64.1	sqm	\$ 95.00	\$ 6,089.50	Good	Replace	2040	34	35	
	Water Feature Pump	1	no	\$ 460.00	\$ 460.00	Good	Replace	2020	14	15	
	Pump Filter Replacement	1	no	\$ 145.00	\$ 145.00	Good	Replace	2017	1	2	
	Handrail	5	m	\$ 210.00	\$ 1,050.00	Good	Replace	2040	34	35	
	Irrigation	56.8	sqm	\$ 24.00	\$ 1,363.20	Good	Replace	2025	19	20	
	Metal Gate	1	no	\$ 445.00	\$ 445.00	Good	Replace	2040	34	35	
	Bike Racks	2	no	\$ 250.00	\$ 500.00	Good	Replace	2035	29	30	
	Re-application of Timber Varnish on Pergola Frame	1	sum	\$ 800.00	\$ 800.00	Good	Replace	2017	7	8	
	Rustproofing/Coating Exposed Steel Surfaces	1	sum	\$ 3,500.00	\$ 3,500.00	Good	Replace	2020	14	15	

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Re-application of Waterproofing Membrane	1	sum	\$ 6,358.00	\$ 6,358.00	Good	Replace	2020	14	15
	Caulking of Tiles	1	sum	\$ 1,500.00	\$ 1,500.00	Good	Replace	2017	7	8
West Boundary	Glass Balustrade	281.9	sqm	\$ 465.00	\$ 131,083.50	Good	Replace	2030	24	25
	Aluminium Awning Window	130.68	sqm	\$ 300.00	\$ 39,204.00	Good	Replace	2045	39	40
	Aluminium Framed Window	89.53	sqm	\$ 248.00	\$ 22,203.44	Good	Replace	2045	39	40
	Window Eaves	51.48	sqm	\$ 280.00	\$ 14,414.40	Good	Replace	2035	29	30
	Flashing	329.4	m	\$ 37.30	\$ 12,286.62	Good	Replace	2040	34	35
	Parameter Fencing	51.86	m	\$ 60.00	\$ 3,111.60	Good	Replace	2035	29	30
	Landscape	99.26	sqm	\$ 43.70	\$ 4,337.66	Good	Replace	2030	24	25
	Paint	180.8	sqm	\$ 14.00	\$ 2,531.20	Good	Replace	2017	9	10
Ground Level	Glazed Sliding Door	2	no	\$ 7,000.00	\$ 14,000.00	Good	Replace	2040	34	35
	Access Control and Intercom System	1	no	\$ 54,000.00	\$ 54,000.00	Good	Replace	2035	29	30
	Carpet	14.1	sqm	\$ 80.00	\$ 1,128.00	Good	Replace	2020	14	15
	Glazed Panel	25.75	sqm	\$ 370.00	\$ 9,527.50	Good	Replace	2035	29	30
	Upholstered Seating	11.5	m	\$ 1,400.00	\$ 16,100.00	Good	Replace	2035	29	30
	Landscape Plants	5.75	sqm	\$ 43.70	\$ 251.28	Good	Replace	2030	24	25
	Timber Flooring	35.7	sqm	\$ 155.00	\$ 5,533.50	Good	Replace	2035	29	30
	Tile Flooring	106.3	sqm	\$ 118.00	\$ 12,543.40	Good	Replace	2040	34	35
	Tile Wall	59.25	sqm	\$ 107.00	\$ 6,339.75	Good	Replace	2040	34	35
	Fireplace	1	no	\$ 5,689.00	\$ 5,689.00	Good	Replace	2040	34	35
	Security Camera	2	no	\$ 750.00	\$ 1,500.00	Good	Replace	2035	29	30
	Strip Lighting	24.7	m	\$ 100.00	\$ 2,470.00	Good	Replace	2017	9	10
	Downlight	13	no	\$ 150.00	\$ 1,950.00	Good	Replace	2017	9	10
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Speaker	2	no	\$ 130.00	\$ 260.00	Good	Replace	2025	19	20
	Emergency Lighting	4	no	\$ 175.00	\$ 700.00	Good	Replace	2020	14	15
	Motion Detector	4	no	\$ 150.00	\$ 600.00	Good	Replace	2025	19	20
	Smoke Detector	5	no	\$ 350.00	\$ 1,750.00	Good	Replace	2025	19	20
	Air-Conditioning Unit	1	no	\$ 3,900.00	\$ 3,900.00	Good	Replace	2030	24	25
	Fire Brigade Intercom Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	EWIS & Fire Indicator Panel Cabinet	1	no	\$ 7,800.00	\$ 7,800.00	Good	Replace	2035	29	30
	Paint	56	sqm	\$ 14.00	\$ 784.00	Good	Replace	2017	9	10
	Re-application of Timber Varnish	1	sum	\$ 1,200.00	\$ 1,200.00	Good	Replace	2017	7	8
Ground Level - Services Room	Electrical Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Baton Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Exit Sign	1	no	\$ 300.00	\$ 300.00	Good	Replace	2025	19	20
	Speaker	1	no	\$ 130.00	\$ 130.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
Ground Level - Mailroom	Mailbox	108	no	\$ 75.00	\$ 8,100.00	Good	Replace	2035	29	30
	Tile Flooring	9.8	sqm	\$ 118.00	\$ 1,156.40	Good	Replace	2040	34	35
	Tile Wall	31.5	sqm	\$ 107.00	\$ 3,370.50	Good	Replace	2040	34	35
	Security Camera	1	no	\$ 750.00	\$ 750.00	Good	Replace	2035	29	30
	Speaker	1	no	\$ 130.00	\$ 130.00	Good	Replace	2025	19	20
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Downlight	4	no	\$ 150.00	\$ 600.00	Good	Replace	2017	9	10
Ground Level - Communication Room	CCTV Data Panel	1	sum	\$ 9,200.00	\$ 9,200.00	Good	Replace	2030	24	25
	NBN Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2030	24	25
	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Speaker	3	no	\$ 130.00	\$ 390.00	Good	Replace	2025	19	20
	Air-Conditioning Unit	1	no	\$ 2,050.00	\$ 2,050.00	Good	Replace	2030	24	25
Ground Level (Hallway and Storage Room)	Tile Flooring	25.2	sqm	\$ 118.00	\$ 2,973.60	Good	Replace	2040	34	35
	Spirinkler Control Valve Assembly	1	no	\$ 2,850.00	\$ 2,850.00	Good	Replace	2035	29	30
	Fire Hose Reel	1	no	\$ 875.00	\$ 875.00	Good	Replace	2040	34	35
	Exit Sign	2	no	\$ 300.00	\$ 600.00	Good	Replace	2025	19	20
	Downlight	4	no	\$ 150.00	\$ 600.00	Good	Replace	2017	9	10
	Baton Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Speaker	3	no	\$ 130.00	\$ 390.00	Good	Replace	2025	19	20
	Paint	32.4	sqm	\$ 14.00	\$ 453.60	Good	Replace	2017	9	10
Ground Level - Fire Pump Room	Baton Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Speaker	1	no	\$ 130.00	\$ 130.00	Good	Replace	2025	19	20
	Diesel Pump	1	no	\$ 32,250.00	\$ 32,250.00	Good	Replace	2035	29	30
	Electric Fire Pump	1	no	\$ 9,600.00	\$ 9,600.00	Good	Replace	2035	29	30

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan	
Ground Level - Water Pump Room	Baton Light	4	no	\$ 150.00	\$ 600.00	Good	Replace	2017	9	10	
	Emergency Light	2	no	\$ 200.00	\$ 400.00	Good	Replace	2020	14	15	
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20	
	Speaker	3	no	\$ 130.00	\$ 390.00	Good	Replace	2025	19	20	
	Water Tank	1	no	\$ 6,450.00	\$ 6,450.00	Good	Replace	2030	24	25	
	Water Pump	1	no	\$ 7,800.00	\$ 7,800.00	Good	Replace	2025	19	20	
Ground Level Carpark	Convex Mirror	2	no	\$ 250.00	\$ 500.00	Good	Replace	2035	29	30	
	Height Clearance Signage	1	no	\$ 402.00	\$ 402.00	Good	Replace	2035	29	30	
	Mechanical Ventilation (Ductwork)	931.6	sqm	\$ 47.00	\$ 43,785.20	Good	Replace	2045	39	40	
	Mechanical Ventilation (Fan Unit)	1	no	\$ 10,200.00	\$ 10,200.00	Good	Replace	2045	39	40	
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35	
	Bike Racks	14	no	\$ 150.00	\$ 2,100.00	Good	Replace	2035	29	30	
	Speaker	4	no	\$ 285.00	\$ 1,140.00	Good	Replace	2025	19	20	
	Baton Light	22	no	\$ 150.00	\$ 3,300.00	Good	Replace	2017	9	10	
	Exit Sign	8	no	\$ 300.00	\$ 2,400.00	Good	Replace	2025	19	20	
	Motion Detector	5	no	\$ 150.00	\$ 750.00	Good	Replace	2025	19	20	
	Line Marking	28	no	\$ 50.00	\$ 1,400.00	Good	Replace	2017	9	10	
	Paint	400	sqm	\$ 14.00	\$ 5,600.00	Good	Replace	2017	9	10	
	Reseal Concrete Surface	931.6	sqm	\$ 4.65	\$ 4,331.94	Good	Replace	2017	9	10	
	Level 1 Carpark	Fire Hose Reel	1	no	\$ 875.00	\$ 875.00	Good	Replace	2040	34	35
		Speaker	2	no	\$ 285.00	\$ 570.00	Good	Replace	2025	19	20
Security Camera		1	no	\$ 750.00	\$ 750.00	Good	Replace	2035	29	30	
Metal Strip Drain		6.4	m	\$ 15.00	\$ 96.00	Good	Replace	2035	29	30	
Motorised Gate		1	no	\$ 9,550.00	\$ 9,550.00	Good	Replace	2035	29	30	
Mechanical Ventilation (Ductwork)		906.1	sqm	\$ 47.00	\$ 42,586.70	Good	Replace	2035	29	30	
Baton Light		17	no	\$ 150.00	\$ 2,550.00	Good	Replace	2017	9	10	
Emergency Light		10	no	\$ 200.00	\$ 2,000.00	Good	Replace	2020	14	15	
Exit Sign		7	no	\$ 300.00	\$ 2,100.00	Good	Replace	2025	19	20	
Motion Detector		6	no	\$ 150.00	\$ 900.00	Good	Replace	2025	19	20	
Bike Racks		14	no	\$ 250.00	\$ 3,500.00	Good	Replace	2035	29	30	
Wheel Stops		2	no	\$ 250.00	\$ 500.00	Good	Replace	2040	34	35	
Line Marking		22	no	\$ 50.00	\$ 1,100.00	Good	Replace	2017	9	10	
Paint		543.75	sqm	\$ 14.00	\$ 7,612.50	Good	Replace	2017	9	10	
Reseal Concrete Surface		837.8	sqm	\$ 4.65	\$ 3,895.77	Good	Replace	2017	9	10	
Level 1 Bin Room	Motorised Gate	1	no	\$ 5,500.00	\$ 5,500.00	Good	Replace	2025	19	20	
	Speakers	1	no	\$ 285.00	\$ 285.00	Good	Replace	2025	19	20	
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20	
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20	

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Exit Sign	1	no	\$ 300.00	\$ 300.00	Good	Replace	2025	19	20
	Baton Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Exhaust System	1	no	\$ 1,525.00	\$ 1,525.00	Good	Replace	2040	34	35
	Paint	77	sqm	\$ 14.00	\$ 1,078.00	Good	Replace	2017	9	10
Level 1 - Main Switchboard Room	Main Switchboards	1	sum	\$ 28,000.00	\$ 28,000.00	Good	Replace	2035	29	30
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Speaker	2	no	\$ 285.00	\$ 570.00	Good	Replace	2025	19	20
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20
	Motion Detector	2	no	\$ 150.00	\$ 300.00	Good	Replace	2025	19	20
	Exit Sign	3	no	\$ 300.00	\$ 900.00	Good	Replace	2025	19	20
	Baton Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10
	Emergency Light	2	no	\$ 200.00	\$ 400.00	Good	Replace	2020	14	15
	Reseal Concrete Surface	68.3	sqm	\$ 4.65	\$ 317.60	Good	Replace	2017	9	10
Basement 1	Wheel Stops	19	no	\$ 250.00	\$ 4,750.00	Good	Replace	2040	34	35
	Speaker	3	no	\$ 285.00	\$ 855.00	Good	Replace	2025	19	20
	Mechanical Ventilation (Ductwork)	2173.3	sqm	\$ 47.00	\$ 102,145.10	Good	Replace	2045	39	40
	Bollard	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2040	34	35
	Line Marking	75	no	\$ 50.00	\$ 3,750.00	Good	Replace	2017	9	10
	Paint	582.25	sqm	\$ 14.00	\$ 8,151.50	Good	Replace	2017	9	10
	Aluminium Framed Window	18	sqm	\$ 248.00	\$ 4,464.00	Good	Replace	2045	39	40
	Aluminium Glazed Door	2	no	\$ 2,400.00	\$ 4,800.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Baton Light	44	no	\$ 150.00	\$ 6,600.00	Good	Replace	2017	9	10
	Emergency Light	13	no	\$ 200.00	\$ 2,600.00	Good	Replace	2020	14	15
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	7	no	\$ 150.00	\$ 1,050.00	Good	Replace	2025	19	20
	Exit Sign	10	no	\$ 300.00	\$ 3,000.00	Good	Replace	2025	19	20
	Reseal Concrete Surface	2173.3	sqm	\$ 4.65	\$ 10,105.85	Good	Replace	2017	9	10
Basement 2	Wheel Stops	19	no	\$ 250.00	\$ 4,750.00	Good	Replace	2040	34	35
	Speaker	3	no	\$ 285.00	\$ 855.00	Good	Replace	2025	19	20
	Mechanical Ventilation (Ductwork)	2173.3	sqm	\$ 47.00	\$ 102,145.10	Good	Replace	2045	39	40
	Bollard	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2040	34	35
	Line Marking	75	no	\$ 50.00	\$ 3,750.00	Good	Replace	2017	9	10
	Paint	582.25	sqm	\$ 14.00	\$ 8,151.50	Good	Replace	2017	9	10
	Aluminium Framed Window	18	sqm	\$ 248.00	\$ 4,464.00	Good	Replace	2045	39	40
	Aluminium Glazed Door	2	no	\$ 2,400.00	\$ 4,800.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Baton Light	44	no	\$ 150.00	\$ 6,600.00	Good	Replace	2017	9	10
	Emergency Light	13	no	\$ 200.00	\$ 2,600.00	Good	Replace	2020	14	15

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1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	7	no	\$ 150.00	\$ 1,050.00	Good	Replace	2025	19	20
	Exit Sign	10	no	\$ 300.00	\$ 3,000.00	Good	Replace	2025	19	20
	Reseal Concrete Surface	2173.3	sqm	\$ 4.65	\$ 10,105.85	Good	Replace	2017	9	10
Basement 3	Wheel Stops	19	no	\$ 250.00	\$ 4,750.00	Good	Replace	2040	34	35
	Speakers	5	no	\$ 285.00	\$ 1,425.00	Good	Replace	2025	19	20
	Mechanical Ventilation (Ductwork)	2153.1	sqm	\$ 47.00	\$ 101,195.70	Good	Replace	2045	39	40
	Bollard	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2040	34	35
	Line Marking	75	no	\$ 50.00	\$ 3,750.00	Good	Replace	2017	9	10
	Paint	581.5	sqm	\$ 14.00	\$ 8,141.00	Good	Replace	2017	9	10
	Aluminium Framed Window	18	sqm	\$ 248.00	\$ 4,464.00	Good	Replace	2045	39	40
	Aluminium Glazed Door	2	no	\$ 2,400.00	\$ 4,800.00	Good	Replace	2035	29	30
	Sump Pump	1	no	\$ 2,600.00	\$ 2,600.00	Good	Replace	2025	19	20
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Downlight	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10
	Baton Light	44	no	\$ 150.00	\$ 6,600.00	Good	Replace	2017	9	10
	Emergency Light	13	no	\$ 200.00	\$ 2,600.00	Good	Replace	2020	14	15
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	7	no	\$ 150.00	\$ 1,050.00	Good	Replace	2025	19	20
	Exit Sign	10	no	\$ 300.00	\$ 3,000.00	Good	Replace	2025	19	20
	Reseal Concrete Surface	2153.1	sqm	\$ 4.65	\$ 10,011.92	Good	Replace	2017	9	10
Level 1 Hallway	Carpet	46.2	sqm	\$ 80.00	\$ 3,696.00	Good	Replace	2020	14	15
	Tile Flooring	32	sqm	\$ 118.00	\$ 3,776.00	Good	Replace	2040	34	35
	Tile Wall	44	sqm	\$ 107.00	\$ 4,708.00	Good	Replace	2040	34	35
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	11	no	\$ 150.00	\$ 1,650.00	Good	Replace	2017	9	10
	Emergency Light	1	no	\$ 200.00	\$ 200.00	Good	Replace	2020	14	15
	Smoke Detector	6	no	\$ 350.00	\$ 2,100.00	Good	Replace	2025	19	20
	Motion Detector	6	no	\$ 150.00	\$ 900.00	Good	Replace	2025	19	20
	Speaker	6	no	\$ 130.00	\$ 780.00	Good	Replace	2025	19	20
	Paint	185.25	sqm	\$ 14.00	\$ 2,593.50	Good	Replace	2017	9	10
Level 2 Hallway	Carpet	101.8	sqm	\$ 80.00	\$ 8,144.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30

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Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	402.75	sqm	\$ 14.00	\$ 5,638.50	Good	Replace	2017	9	10
Level 2 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 2 Storage Room	Baton Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Emergency Light	1	no	\$ 175.00	\$ 175.00	Good	Replace	2020	14	15
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Speaker	1	no	\$ 130.00	\$ 130.00	Good	Replace	2025	19	20
Level 2 Outdoor Area	Water Feature Pump	1	no	\$ 460.00	\$ 460.00	Good	Replace	2020	14	15
	Fountain Head	9	no	\$ 30.00	\$ 270.00	Good	Replace	2020	14	15
	Pump Filter Replacement	1	no	\$ 145.00	\$ 145.00	Good	Replace	2017	1	2
	Landscape	46.1	sqm	\$ 43.70	\$ 2,014.57	Good	Replace	2030	24	25
	Tile Flooring	16.1	sqm	\$ 95.00	\$ 1,529.50	Good	Replace	2040	34	35
	Metal Fence	36.6	m	\$ 140.00	\$ 5,124.00	Good	Replace	2035	29	30
	Metal Gate	1	no	\$ 445.00	\$ 445.00	Good	Replace	2040	34	35
	Paving	1	sum	\$ 800.00	\$ 800.00	Good	Replace	2035	29	30
	Speaker	1	no	\$ 130.00	\$ 130.00	Good	Replace	2025	19	20
	Light	12	no	\$ 150.00	\$ 1,800.00	Good	Replace	2017	9	10
	Aluminium Awning Window	203.58	sqm	\$ 300.00	\$ 61,074.00	Good	Replace	2045	39	40
	Aluminium Framed Window	59.36	sqm	\$ 248.00	\$ 14,721.28	Good	Replace	2045	39	40
	Glass Balustrade	92.8	sqm	\$ 465.00	\$ 43,152.00	Good	Replace	2030	24	25
	Paint	90.46	sqm	\$ 14.00	\$ 1,266.44	Good	Replace	2017	9	10
	Re-application of Waterproofing Membrane	70	m2	\$ 68.00	\$ 4,760.00	Good	Replace	2020	14	15
	Caulking of Tiles	1	sum	\$ 600.00	\$ 600.00	Good	Replace	2017	7	8
Level 2 Outdoor Area - Equipment Room	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Baton Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Speaker	2	no	\$ 130.00	\$ 260.00	Good	Replace	2025	19	20
	Lift Motor Room Exhaust System	1	no	\$ 4,900.00	\$ 4,900.00	Good	Replace	2026	29	30

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Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Level 3 Hallway	Carpet	101.8	sqm	\$ 80.00	\$ 8,144.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	402.75	sqm	\$ 14.00	\$ 5,638.50	Good	Replace	2017	9	10
Level 3 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 4 Hallway	Carpet	101.8	sqm	\$ 80.00	\$ 8,144.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	402.75	sqm	\$ 14.00	\$ 5,638.50	Good	Replace	2017	9	10
Level 4 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 5 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15

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Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 5 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 6 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 6 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 7 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 7 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 8 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 8 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 9 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 9 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 10 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 10 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 11 Hallway	Carpet	85.8	sqm	\$ 80.00	\$ 6,864.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	6	no	\$ 300.00	\$ 1,800.00	Good	Replace	2025	19	20

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Downlight	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2017	9	10
	Emergency Light	5	no	\$ 200.00	\$ 1,000.00	Good	Replace	2020	14	15
	Smoke Detector	10	no	\$ 350.00	\$ 3,500.00	Good	Replace	2025	19	20
	Motion Detector	10	no	\$ 150.00	\$ 1,500.00	Good	Replace	2025	19	20
	Speaker	10	no	\$ 130.00	\$ 1,300.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	368.75	sqm	\$ 14.00	\$ 5,162.50	Good	Replace	2017	9	10
Level 11 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 12 Hallway	Carpet	55.8	sqm	\$ 80.00	\$ 4,464.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	5	no	\$ 300.00	\$ 1,500.00	Good	Replace	2025	19	20
	Downlight	17	no	\$ 150.00	\$ 2,550.00	Good	Replace	2017	9	10
	Emergency Light	4	no	\$ 200.00	\$ 800.00	Good	Replace	2020	14	15
	Smoke Detector	9	no	\$ 350.00	\$ 3,150.00	Good	Replace	2025	19	20
	Motion Detector	9	no	\$ 150.00	\$ 1,350.00	Good	Replace	2025	19	20
	Speaker	9	no	\$ 130.00	\$ 1,170.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	242	sqm	\$ 14.00	\$ 3,388.00	Good	Replace	2017	9	10
Level 12 Common Lounge	Timber Flooring	66.7	sqm	\$ 118.00	\$ 7,870.60	Good	Replace	2040	34	35
	Sink	1	no	\$ 550.00	\$ 550.00	Good	Replace	2040	34	35
	Oven	1	no	\$ 2,500.00	\$ 2,500.00	Good	Replace	2030	24	25
	Stove	1	no	\$ 1,800.00	\$ 1,800.00	Good	Replace	2030	24	25
	Ventilation Hood	1	no	\$ 900.00	\$ 900.00	Good	Replace	2030	24	25
	Security Camera	2	no	\$ 750.00	\$ 1,500.00	Good	Replace	2035	29	30
	Speaker	2	no	\$ 130.00	\$ 260.00	Good	Replace	2025	19	20
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20
	Motion Detector	2	no	\$ 150.00	\$ 300.00	Good	Replace	2025	19	20

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Exit Sign	1	no	\$ 300.00	\$ 300.00	Good	Replace	2025	19	20
	Air-conditioning Unit	2	no	\$ 2,100.00	\$ 4,200.00	Good	Replace	2030	24	25
	Glazed Window	28.5	sqm	\$ 248.00	\$ 7,068.00	Good	Replace	2045	39	40
	Glazed Sliding Door	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2035	29	30
	Glazed Door	1	no	\$ 2,400.00	\$ 2,400.00	Good	Replace	2035	29	30
	Sofa	2	no	\$ 3,200.00	\$ 6,400.00	Good	Replace	2030	24	25
	Coffee Table	1	no	\$ 400.00	\$ 400.00	Good	Replace	2030	24	25
	Downlight	15	no	\$ 150.00	\$ 2,250.00	Good	Replace	2017	9	10
	Distribution Switchboard	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Paint	110.5	sqm	\$ 14.00	\$ 1,547.00	Good	Replace	2017	9	10
Level 12 Common Lounge - Toilets	Grab Rail	5.2	m	\$ 197.00	\$ 1,024.40	Good	Replace	2035	29	30
	Sink	3	no	\$ 550.00	\$ 1,650.00	Good	Replace	2040	34	35
	Mirror	3	no	\$ 419.00	\$ 1,257.00	Good	Replace	2026	20	21
	Soap Dispenser	3	no	\$ 173.00	\$ 519.00	Good	Replace	2025	19	20
	Tiled Flooring	22.2	sqm	\$ 95.00	\$ 2,109.00	Good	Replace	2040	34	35
	Paint	54	sqm	\$ 14.00	\$ 756.00	Good	Replace	2017	9	10
Level 12 Outdoor Common Area	Landscape	8.97	sqm	\$ 43.70	\$ 391.99	Good	Replace	2030	24	25
	Tiled Surface	118.2	sqm	\$ 95.00	\$ 11,229.00	Good	Replace	2040	34	35
	Timber Flooring	64.2	sqm	\$ 158.50	\$ 10,175.70	Good	Replace	2035	29	30
	Wall Lamp	13	no	\$ 150.00	\$ 1,950.00	Good	Replace	2017	9	10
	Downlight	6	no	\$ 150.00	\$ 900.00	Good	Replace	2017	9	10
	Fireplace	1	no	\$ 4,199.00	\$ 4,199.00	Good	Replace	2035	29	30
	Radiant Heater	2	no	\$ 710.00	\$ 1,420.00	Good	Replace	2025	19	20
	Upholdstered Seating	7.5	m	\$ 1,400.00	\$ 10,500.00	Good	Replace	2025	19	20
	Dining Table Set	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2030	24	25
	BBQ Pit	1	no	\$ 1,000.00	\$ 1,000.00	Good	Replace	2030	24	25
	Sink	1	no	\$ 550.00	\$ 550.00	Good	Replace	2040	34	35
	Re-application of Timber Varnish	1	sum	\$ 1,700.00	\$ 1,700.00	Good	Replace	2017	7	8
	Rustproofing/Coating Exposed Steel Surfaces	1	sum	\$ 800.00	\$ 800.00	Good	Replace	2020	14	15
	Re-application of Waterproofing Membrane	182.4	sqm	\$ 68.00	\$ 12,403.20	Good	Replace	2020	14	15
	Caulking of Tiles	1	sum	\$ 1,700.00	\$ 1,700.00	Good	Replace	2017	7	8
Level 12 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Level 13 Hallway	Carpet	55.8	sqm	\$ 80.00	\$ 4,464.00	Good	Replace	2020	14	15
	Tile Flooring	57.4	sqm	\$ 118.00	\$ 6,773.20	Good	Replace	2040	34	35
	Tile Wall	49.25	sqm	\$ 107.00	\$ 5,269.75	Good	Replace	2040	34	35
	Exit Sign	5	no	\$ 300.00	\$ 1,500.00	Good	Replace	2025	19	20
	Downlight	17	no	\$ 150.00	\$ 2,550.00	Good	Replace	2017	9	10
	Emergency Light	4	no	\$ 200.00	\$ 800.00	Good	Replace	2020	14	15
	Smoke Detector	9	no	\$ 350.00	\$ 3,150.00	Good	Replace	2025	19	20
	Motion Detector	9	no	\$ 150.00	\$ 1,350.00	Good	Replace	2025	19	20
	Speaker	9	no	\$ 130.00	\$ 1,170.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Recycled Water Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	242	sqm	\$ 14.00	\$ 3,388.00	Good	Replace	2017	9	10
	Level 13 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9
Smoke Detector		1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
Motion Detector		1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
Fire Extinguisher		1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
Paint		27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
Tiled Flooring		6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
Level 14 Hallway	Tile Flooring	59.4	sqm	\$ 118.00	\$ 7,009.20	Good	Replace	2040	34	35
	Tile Wall	33.25	sqm	\$ 107.00	\$ 3,557.75	Good	Replace	2040	34	35
	Exit Sign	5	no	\$ 300.00	\$ 1,500.00	Good	Replace	2025	19	20
	Downlight	8	no	\$ 150.00	\$ 1,200.00	Good	Replace	2017	9	10
	Emergency Light	3	no	\$ 200.00	\$ 600.00	Good	Replace	2020	14	15
	Smoke Detector	2	no	\$ 350.00	\$ 700.00	Good	Replace	2025	19	20
	Motion Detector	3	no	\$ 150.00	\$ 450.00	Good	Replace	2025	19	20
	Speaker	4	no	\$ 130.00	\$ 520.00	Good	Replace	2025	19	20
	Electrical Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Water Meter Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
	Communication Cabinet	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2035	29	30
Level 14 Outdoor Common Area	Fire Hose Reel	2	no	\$ 875.00	\$ 1,750.00	Good	Replace	2040	34	35
	Paint	115	sqm	\$ 14.00	\$ 1,610.00	Good	Replace	2017	9	10
	Landscape	97.4	sqm	\$ 43.70	\$ 4,256.38	Good	Replace	2030	24	25
	Replacing Grass Area	73.1	sqm	\$ 20.00	\$ 1,462.00	Good	Replace	2025	19	20
	Upholdstered Seating	7.5	m	\$ 1,400.00	\$ 10,500.00	Good	Replace	2025	19	20
	BBQ Pit	1	no	\$ 1,100.00	\$ 1,100.00	Good	Replace	2035	29	30
	Fireplace	1	no	\$ 4,199.00	\$ 4,199.00	Good	Replace	2035	29	30
	Sink	1	no	\$ 550.00	\$ 550.00	Good	Replace	2040	34	35
	Tile Surface	62.97	sqm	\$ 95.00	\$ 5,982.15	Good	Replace	2040	34	35
Timber Flooring	85.8	sqm	\$ 158.50	\$ 13,599.30	Good	Replace	2035	29	30	
Water Feature Pump	1	no	\$ 600.00	\$ 600.00	Good	Replace	2020	14	15	

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Fountain Head	12	no	\$ 30.00	\$ 360.00	Good	Replace	2020	14	15
	Pump Filter Replacement	1	no	\$ 145.00	\$ 145.00	Good	Replace	2017	1	2
	Wall Lamp	15	no	\$ 150.00	\$ 2,250.00	Good	Replace	2017	9	10
	Downlight	8	no	\$ 150.00	\$ 1,200.00	Good	Replace	2017	9	10
	Radiant Heater	3	no	\$ 710.00	\$ 2,130.00	Good	Replace	2025	19	20
	Security Camera	1	no	\$ 750.00	\$ 750.00	Good	Replace	2035	29	30
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Exit Sign	1	no	\$ 300.00	\$ 300.00	Good	Replace	2025	19	20
	Speaker	1	no	\$ 285.00	\$ 285.00	Good	Replace	2025	19	20
	Re-application of Timber Varnish	1	sum	\$ 1,700.00	\$ 1,700.00	Good	Replace	2017	7	8
	Re-application of Waterproofing Membrane	307	sqm	\$ 68.00	\$ 20,876.00	Good	Replace	2020	14	15
	Caulking of Tiles	1	sum	\$ 2,000.00	\$ 2,000.00	Good	Replace	2017	7	8
Level 14 Waste Room	Downlight	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	9	10
	Smoke Detector	1	no	\$ 350.00	\$ 350.00	Good	Replace	2025	19	20
	Motion Detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2025	19	20
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Paint	27	sqm	\$ 14.00	\$ 378.00	Good	Replace	2017	9	10
	Tiled Flooring	6.6	sqm	\$ 118.00	\$ 778.80	Good	Replace	2040	34	35
	Exhaust Fan	1	no	\$ 860.00	\$ 860.00	Good	Replace	2025	19	20
Roof	Bitumen membrane	338.48	sqm	\$ 69.50	\$ 23,524.36	Good	Replace	2020	14	15
	Speaker	2	no	\$ 285.00	\$ 570.00	Good	Replace	2025	19	20
	Solar Panels	64	no	\$ 1,500.00	\$ 96,000.00	Good	Replace	2030	24	25
	Ladder	1	m	\$ 51.80	\$ 51.80	Good	Replace	2020	14	15
	Satellite Dish	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2040	34	35
	Antenna	1	no	\$ 2,200.00	\$ 2,200.00	Good	Replace	2035	29	30
	Metal Fencing	79.23	m	\$ 140.00	\$ 11,092.20	Good	Replace	2035	29	30
	Fire Electrical Panel	1	sum	\$ 6,400.00	\$ 6,400.00	Good	Replace	2035	29	30
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2017	7	8
	Roof Metal Sheeting	165.41	sqm	\$ 60.00	\$ 9,924.60	Good	Replace	2045	39	40
All Apartments	Toilet Exhaust System	253	no	\$ 190.00	\$ 48,070.00	Good	Replace	2026	20	25
Stairwell Basement 3 - Level 14	Fire Hydrant	35	no	\$ 1,665.00	\$ 58,275.00	Good	Replace	2045	39	40
	Light	35	no	\$ 150.00	\$ 5,250.00	Good	Replace	2017	9	10
	Emergency Light	35	no	\$ 175.00	\$ 6,125.00	Good	Replace	2020	14	15
	Motion Detector	35	no	\$ 150.00	\$ 5,250.00	Good	Replace	2025	19	20
	Smoke Detector	35	no	\$ 350.00	\$ 12,250.00	Good	Replace	2025	19	20
	Stairwell pressurisation fans	2	no	\$ 6,600.00	\$ 13,200.00	Good	Replace	2035	29	30
Lift Services	Residential Lifts	2	no	\$ 435,000.00	\$ 870,000.00	Good	Replace	2045	39	40
	Lift Motors - Minor Part Replacements	2	sum	\$ 3,000.00	\$ 6,000.00	Good	Replace	2017	5	6

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Misc	Façade inspection, panels and glazed balustrade	1	sum	\$ 8,000.00	\$ 8,000.00	Good	Replace	2017	4	5
	OH&S and ESM rectification works	1	sum	\$ 2,500.00	\$ 2,500.00	Good	Replace	2017	1	2
	5 yearly hydrant and booster test	1	sum	\$ 1,650.00	\$ 1,650.00	Good	Replace	2017	4	5
	Annual full function fire test	1	sum	\$ 2,550.00	\$ 2,550.00	Good	Replace	2017	1	1

Sample Only

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
Contingency for Unforeseen Expenses		\$ 4,546.92	\$ 4,633.31	\$ 4,721.35	\$ 4,811.05	\$ 4,902.46	\$ 4,995.61	\$ 5,090.53	\$ 5,187.25	\$ 5,285.80	\$ 5,386.23
Tax credit claim for GST component		-\$4,461.05	-\$4,393.43	-\$4,476.91	-\$6,628.38	-\$6,701.31	-\$6,806.25	-\$6,935.56	-\$7,035.27	-\$9,721.24	-\$10,168.53
North Boundary	Glass Balustrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Awning Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Window Eaves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Flashing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Parameter Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 1,388.95	\$ 1,415.34	\$ 1,442.24	\$ 1,469.64	\$ 1,497.56	\$ 1,526.01	\$ 1,555.01	\$ 1,584.55	\$ 1,614.66	\$ 1,480.81
East Boundary	Glass Balustrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Awning Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Window Eaves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Flashing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Alarm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36.13	\$ 36.82
	Hydrant Booster Plant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Height Clearance Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Gas Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 689.30	\$ 702.40	\$ 715.74	\$ 729.34	\$ 743.20	\$ 757.32	\$ 771.71	\$ 786.37	\$ 801.31	\$ 734.88
	Reseal Concrete Surface	\$ 61.02	\$ 62.18	\$ 63.36	\$ 64.56	\$ 65.79	\$ 67.04	\$ 68.31	\$ 69.61	\$ 70.94	\$ 65.05
South Boundary	Glass Balustrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Awning Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Window Eaves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Flashing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Light	\$ 373.63	\$ 380.73	\$ 387.97	\$ 395.34	\$ 402.85	\$ 410.50	\$ 418.30	\$ 426.25	\$ 434.35	\$ 398.34
	Metal Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Alarm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36.13	\$ 36.82
	Sprinkler/Hydrant Booster Plant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 952.65	\$ 970.75	\$ 989.20	\$ 1,007.99	\$ 1,027.14	\$ 1,046.66	\$ 1,066.55	\$ 1,086.81	\$ 1,107.46	\$ 1,015.65
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Feature Pump	\$ -	\$ -	\$ -	\$ 49.60	\$ 50.54	\$ 51.50	\$ 52.48	\$ 53.48	\$ 54.49	\$ 55.53
	Pump Filter Replacement	\$ 147.76	\$ 75.28	\$ 76.71	\$ 78.17	\$ 79.65	\$ 81.17	\$ 82.71	\$ 84.28	\$ 85.88	\$ 87.51
	Handrail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161.48	\$ 164.55

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Metal Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bike Racks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Re-application of Timber Varnish	\$ 116.46	\$ 118.67	\$ 120.92	\$ 123.22	\$ 125.56	\$ 127.95	\$ 130.38	\$ 116.25	\$ 118.46	\$ 120.71
	Rustproofing/Coating Exposed	\$ -	\$ -	\$ -	\$ 377.37	\$ 384.54	\$ 391.84	\$ 399.29	\$ 406.88	\$ 414.61	\$ 422.48
	Re-application of Waterproofing	\$ -	\$ -	\$ -	\$ 685.52	\$ 698.54	\$ 711.81	\$ 725.34	\$ 739.12	\$ 753.16	\$ 767.47
	Caulking of Tiles	\$ 218.36	\$ 222.51	\$ 226.73	\$ 231.04	\$ 235.43	\$ 239.90	\$ 244.46	\$ 217.97	\$ 222.11	\$ 226.33
West Boundary	Glass Balustrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Awning Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Window Eaves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Flashing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Parameter Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 286.59	\$ 292.03	\$ 297.58	\$ 303.24	\$ 309.00	\$ 314.87	\$ 320.85	\$ 326.95	\$ 333.16	\$ 305.54
Ground Level	Glazed Sliding Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Access Control and Intercom System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Carpet	\$ -	\$ -	\$ -	\$ 121.62	\$ 123.93	\$ 126.29	\$ 128.69	\$ 131.13	\$ 133.62	\$ 136.16
	Glazed Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Upholstered Seating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Landscape Plants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fireplace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Strip Lighting	\$ 279.66	\$ 284.97	\$ 290.39	\$ 295.90	\$ 301.53	\$ 307.26	\$ 313.09	\$ 319.04	\$ 325.10	\$ 298.15
	Downlight	\$ 220.78	\$ 224.98	\$ 229.25	\$ 233.61	\$ 238.05	\$ 242.57	\$ 247.18	\$ 251.88	\$ 256.66	\$ 235.38
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.80	\$ 31.38
	Emergency Lighting	\$ -	\$ -	\$ -	\$ 75.47	\$ 76.91	\$ 78.37	\$ 79.86	\$ 81.38	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71.08	\$ 72.43
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207.30	\$ 211.24
	Air-Conditioning Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Brigade Intercom Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	EWIS & Fire Indicator Panel Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 88.77	\$ 90.45	\$ 92.17	\$ 93.92	\$ 95.71	\$ 97.53	\$ 99.38	\$ 101.27	\$ 103.19	\$ 94.64
	Re-application of Timber Varnish	\$ 174.69	\$ 178.00	\$ 181.39	\$ 184.83	\$ 188.35	\$ 191.92	\$ 195.57	\$ 174.38	\$ 177.69	\$ 181.06
Ground Level -Service	Electrical Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Baton Light	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 15.69
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
Ground Level -Mail	Mailbox	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 15.69
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Downlight	\$ 67.93	\$ 69.22	\$ 70.54	\$ 71.88	\$ 73.25	\$ 74.64	\$ 76.06	\$ 77.50	\$ 78.97	\$ 72.43
Ground Level -Con	CCTV Data Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	NBN Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46.20	\$ 47.08
	Air-Conditioning Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Level (Hall	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Spirinkler Control Valve Assembl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71.08	\$ 72.43
	Downlight	\$ 67.93	\$ 69.22	\$ 70.54	\$ 71.88	\$ 73.25	\$ 74.64	\$ 76.06	\$ 77.50	\$ 78.97	\$ 72.43
	Baton Light	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46.20	\$ 47.08
	Paint	\$ 51.36	\$ 52.33	\$ 53.33	\$ 54.34	\$ 55.37	\$ 56.43	\$ 57.50	\$ 58.59	\$ 59.70	\$ 54.75
Ground Level - Fire	Baton Light	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 15.69
	Diesel Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Electric Fire Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Level - Wa	Baton Light	\$ 67.93	\$ 69.22	\$ 70.54	\$ 71.88	\$ 73.25	\$ 74.64	\$ 76.06	\$ 77.50	\$ 78.97	\$ 72.43
	Emergency Light	\$ -	\$ -	\$ -	\$ 43.13	\$ 43.95	\$ 44.78	\$ 45.63	\$ 46.50	\$ 47.38	\$ 48.28
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46.20	\$ 47.08
	Water Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 923.98	\$ 941.53
Ground Level Carpark	Convex Mirror	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Height Clearance Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mechanical Ventilation (Ductwork)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mechanical Ventilation (Fan Unit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bike Racks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135.04	\$ 137.61
	Baton Light	\$ 373.63	\$ 380.73	\$ 387.97	\$ 395.34	\$ 402.85	\$ 410.50	\$ 418.30	\$ 426.25	\$ 434.35	\$ 398.34
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284.30	\$ 289.70
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88.84	\$ 90.53
	Line Marking	\$ 158.51	\$ 161.52	\$ 164.59	\$ 167.72	\$ 170.91	\$ 174.15	\$ 177.46	\$ 180.83	\$ 184.27	\$ 168.99
	Paint	\$ 634.04	\$ 646.09	\$ 658.37	\$ 670.88	\$ 683.62	\$ 696.61	\$ 709.85	\$ 723.33	\$ 737.08	\$ 675.97
	Reseal Concrete Surface	\$ 490.47	\$ 499.79	\$ 509.29	\$ 518.96	\$ 528.82	\$ 538.87	\$ 549.11	\$ 559.54	\$ 570.17	\$ 522.91
Level 1 Carpark	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.52	\$ 68.80
	Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Strip Drain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Motorised Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mechanical Ventilation (Ductwork)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Baton Light	\$ 288.72	\$ 294.20	\$ 299.79	\$ 305.49	\$ 311.29	\$ 317.21	\$ 323.23	\$ 329.38	\$ 335.63	\$ 307.81
	Emergency Light	\$ -	\$ -	\$ -	\$ 215.64	\$ 219.74	\$ 223.91	\$ 228.17	\$ 232.50	\$ 236.92	\$ 241.42
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248.76	\$ 253.49
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106.61	\$ 108.64
	Bike Racks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wheel Stops	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Line Marking	\$ 124.54	\$ 126.91	\$ 129.32	\$ 131.78	\$ 134.28	\$ 136.83	\$ 139.43	\$ 142.08	\$ 144.78	\$ 132.78
	Paint	\$ 861.90	\$ 878.28	\$ 894.97	\$ 911.97	\$ 929.30	\$ 946.96	\$ 964.95	\$ 983.28	\$ 1,001.96	\$ 918.90
	Reseal Concrete Surface	\$ 441.09	\$ 449.47	\$ 458.01	\$ 466.71	\$ 475.58	\$ 484.61	\$ 493.82	\$ 503.20	\$ 512.77	\$ 470.26
Level 1 Bin Room	Motorised Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 651.52	\$ 663.90
	Speakers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33.76	\$ 34.40
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Baton Light	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Exhaust System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 122.05	\$ 124.37	\$ 126.74	\$ 129.14	\$ 131.60	\$ 134.10	\$ 136.65	\$ 139.24	\$ 141.89	\$ 130.12

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
Level 1 - Main Swit	Main Switchboards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.52	\$ 68.80
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106.61	\$ 108.64
	Baton Light	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Emergency Light	\$ -	\$ -	\$ -	\$ 43.13	\$ 43.95	\$ 44.78	\$ 45.63	\$ 46.50	\$ 47.38	\$ 48.28
	Reseal Concrete Surface	\$ 35.96	\$ 36.64	\$ 37.34	\$ 38.05	\$ 38.77	\$ 39.51	\$ 40.26	\$ 41.02	\$ 41.80	\$ 38.34
Basement 1	Wheel Stops	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101.28	\$ 103.21
	Mechanical Ventilation (Ductwo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bollard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Line Marking	\$ 424.58	\$ 432.65	\$ 440.87	\$ 449.25	\$ 457.78	\$ 466.48	\$ 475.34	\$ 484.38	\$ 493.58	\$ 452.66
	Paint	\$ 922.93	\$ 940.47	\$ 958.34	\$ 976.54	\$ 995.10	\$ 1,014.01	\$ 1,033.27	\$ 1,052.90	\$ 1,072.91	\$ 983.96
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Glazed Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Baton Light	\$ 747.27	\$ 761.46	\$ 775.93	\$ 790.68	\$ 805.70	\$ 821.01	\$ 836.61	\$ 852.50	\$ 868.70	\$ 796.68
	Emergency Light	\$ -	\$ -	\$ -	\$ 280.33	\$ 285.66	\$ 291.08	\$ 296.61	\$ 302.25	\$ 307.99	\$ 313.84
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124.38	\$ 126.75
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355.38	\$ 362.13
	Reseal Concrete Surface	\$ 1,144.21	\$ 1,165.95	\$ 1,188.10	\$ 1,210.67	\$ 1,233.68	\$ 1,257.12	\$ 1,281.00	\$ 1,305.34	\$ 1,330.14	\$ 1,219.87
Basement 2	Wheel Stops	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101.28	\$ 103.21
	Mechanical Ventilation (Ductwo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bollard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Line Marking	\$ 424.58	\$ 432.65	\$ 440.87	\$ 449.25	\$ 457.78	\$ 466.48	\$ 475.34	\$ 484.38	\$ 493.58	\$ 452.66
	Paint	\$ 922.93	\$ 940.47	\$ 958.34	\$ 976.54	\$ 995.10	\$ 1,014.01	\$ 1,033.27	\$ 1,052.90	\$ 1,072.91	\$ 983.96
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Glazed Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Baton Light	\$ 747.27	\$ 761.46	\$ 775.93	\$ 790.68	\$ 805.70	\$ 821.01	\$ 836.61	\$ 852.50	\$ 868.70	\$ 796.68
	Emergency Light	\$ -	\$ -	\$ -	\$ 280.33	\$ 285.66	\$ 291.08	\$ 296.61	\$ 302.25	\$ 307.99	\$ 313.84
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124.38	\$ 126.75
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355.38	\$ 362.13
	Reseal Concrete Surface	\$ 1,144.21	\$ 1,165.95	\$ 1,188.10	\$ 1,210.67	\$ 1,233.68	\$ 1,257.12	\$ 1,281.00	\$ 1,305.34	\$ 1,330.14	\$ 1,219.87
Basement 3	Wheel Stops	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Speakers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168.80	\$ 172.01
	Mechanical Ventilation (Ductwo	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bollard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Line Marking	\$ 424.58	\$ 432.65	\$ 440.87	\$ 449.25	\$ 457.78	\$ 466.48	\$ 475.34	\$ 484.38	\$ 493.58	\$ 452.66
	Paint	\$ 921.74	\$ 939.26	\$ 957.10	\$ 975.29	\$ 993.82	\$ 1,012.70	\$ 1,031.94	\$ 1,051.55	\$ 1,071.53	\$ 982.70
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Glazed Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sump Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307.99	\$ 313.84
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlight	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Baton Light	\$ 747.27	\$ 761.46	\$ 775.93	\$ 790.68	\$ 805.70	\$ 821.01	\$ 836.61	\$ 852.50	\$ 868.70	\$ 796.68
	Emergency Light	\$ -	\$ -	\$ -	\$ 280.33	\$ 285.66	\$ 291.08	\$ 296.61	\$ 302.25	\$ 307.99	\$ 313.84
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124.38	\$ 126.75
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355.38	\$ 362.13
	Reseal Concrete Surface	\$ 1,133.57	\$ 1,155.11	\$ 1,177.06	\$ 1,199.42	\$ 1,222.21	\$ 1,245.43	\$ 1,269.09	\$ 1,293.21	\$ 1,317.78	\$ 1,208.53
Level 1 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 398.50	\$ 406.07	\$ 413.79	\$ 421.65	\$ 429.66	\$ 437.82	\$ 446.14
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 186.82	\$ 190.37	\$ 193.98	\$ 197.67	\$ 201.42	\$ 205.25	\$ 209.15	\$ 213.13	\$ 217.17	\$ 199.17
	Emergency Light	\$ -	\$ -	\$ -	\$ 21.56	\$ 21.97	\$ 22.39	\$ 22.82	\$ 23.25	\$ 23.69	\$ 24.14
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248.76	\$ 253.49
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106.61	\$ 108.64
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.40	\$ 94.15
	Paint	\$ 293.64	\$ 299.22	\$ 304.91	\$ 310.70	\$ 316.60	\$ 322.62	\$ 328.75	\$ 334.99	\$ 341.36	\$ 313.06
Level 2 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 878.08	\$ 894.76	\$ 911.76	\$ 929.09	\$ 946.74	\$ 964.73	\$ 983.06
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 638.40	\$ 650.53	\$ 662.89	\$ 675.49	\$ 688.32	\$ 701.40	\$ 714.73	\$ 728.31	\$ 742.14	\$ 680.62
Level 2 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 2 Storage Ro	Baton Light	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Emergency Light	\$ -	\$ -	\$ -	\$ 18.87	\$ 19.23	\$ 19.59	\$ 19.96	\$ 20.34	\$ 20.73	\$ 21.12
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 15.69
Level 2 Outdoor A	Water Feature Pump	\$ -	\$ -	\$ -	\$ 49.60	\$ 50.54	\$ 51.50	\$ 52.48	\$ 53.48	\$ 54.49	\$ 55.53
	Fountain Head	\$ -	\$ -	\$ -	\$ 29.11	\$ 29.66	\$ 30.23	\$ 30.80	\$ 31.39	\$ 31.98	\$ 32.59
	Pump Filter Replacement	\$ 147.76	\$ 75.28	\$ 76.71	\$ 78.17	\$ 79.65	\$ 81.17	\$ 82.71	\$ 84.28	\$ 85.88	\$ 87.51
	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Gate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.40	\$ 15.69
	Light	\$ 203.80	\$ 207.67	\$ 211.62	\$ 215.64	\$ 219.74	\$ 223.91	\$ 228.17	\$ 232.50	\$ 236.92	\$ 217.28
	Aluminium Awning Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Aluminium Framed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Glass Balustrade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 143.39	\$ 146.11	\$ 148.89	\$ 151.72	\$ 154.60	\$ 157.54	\$ 160.53	\$ 163.58	\$ 166.69	\$ 152.87
	Re-application of Waterproofing	\$ -	\$ -	\$ -	\$ 513.22	\$ 522.97	\$ 532.91	\$ 543.03	\$ 553.35	\$ 563.86	\$ 574.58
	Caulking of Tiles	\$ 87.34	\$ 89.00	\$ 90.69	\$ 92.42	\$ 94.17	\$ 95.96	\$ 97.79	\$ 87.19	\$ 88.84	\$ 90.53
Level 2 Outdoor Ar	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Baton Light	\$ 33.97	\$ 34.61	\$ 35.27	\$ 35.94	\$ 36.62	\$ 37.32	\$ 38.03	\$ 38.75	\$ 39.49	\$ 36.21
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.80	\$ 31.38
	Lift Motor Room Exhaust System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591.48
Level 3 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 878.08	\$ 894.76	\$ 911.76	\$ 929.09	\$ 946.74	\$ 964.73	\$ 983.06
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 638.40	\$ 650.53	\$ 662.89	\$ 675.49	\$ 688.32	\$ 701.40	\$ 714.73	\$ 728.31	\$ 742.14	\$ 680.62
Level 3 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 4 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 878.08	\$ 894.76	\$ 911.76	\$ 929.09	\$ 946.74	\$ 964.73	\$ 983.06
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 638.40	\$ 650.53	\$ 662.89	\$ 675.49	\$ 688.32	\$ 701.40	\$ 714.73	\$ 728.31	\$ 742.14	\$ 680.62
Level 4 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 5 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 5 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 6 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 6 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 7 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 7 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 8 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 8 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 9 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 9 Waste Roo	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 10 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 10 Waste Ro	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 11 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 740.07	\$ 754.13	\$ 768.46	\$ 783.06	\$ 797.94	\$ 813.10	\$ 828.55
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28
	Downlight	\$ 390.62	\$ 398.04	\$ 405.60	\$ 413.31	\$ 421.16	\$ 429.16	\$ 437.32	\$ 445.63	\$ 454.09	\$ 416.45
	Emergency Light	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 414.61	\$ 422.48
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154.00	\$ 156.92
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 584.51	\$ 595.62	\$ 606.93	\$ 618.46	\$ 630.21	\$ 642.19	\$ 654.39	\$ 666.82	\$ 679.49	\$ 623.16
Level 11 Waste Ro	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 12 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 481.31	\$ 490.45	\$ 499.77	\$ 509.26	\$ 518.94	\$ 528.80	\$ 538.85
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Downlight	\$ 288.72	\$ 294.20	\$ 299.79	\$ 305.49	\$ 311.29	\$ 317.21	\$ 323.23	\$ 329.38	\$ 335.63	\$ 307.81
	Emergency Light	\$ -	\$ -	\$ -	\$ 86.26	\$ 87.89	\$ 89.56	\$ 91.27	\$ 93.00	\$ 94.77	\$ 96.57
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373.15	\$ 380.24
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.92	\$ 162.96
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138.60	\$ 141.23
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 383.60	\$ 390.89	\$ 398.31	\$ 405.88	\$ 413.59	\$ 421.45	\$ 429.46	\$ 437.62	\$ 445.93	\$ 408.96
Level 12 Common	Timber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Sink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Oven	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Stove	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Ventilation Hood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.80	\$ 31.38
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Air-conditioning Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Glazed Window	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Glazed Sliding Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Glazed Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sofa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Coffee Table	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlight	\$ 254.75	\$ 259.59	\$ 264.52	\$ 269.55	\$ 274.67	\$ 279.89	\$ 285.21	\$ 290.63	\$ 296.15	\$ 271.60
	Distribution Switchboard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 175.15	\$ 178.48	\$ 181.87	\$ 185.33	\$ 188.85	\$ 192.44	\$ 196.10	\$ 199.82	\$ 203.62	\$ 186.74
Level 12 Common	Grab Rail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mirror	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151.73
	Soap Dispenser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61.48	\$ 62.65
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 85.60	\$ 87.22	\$ 88.88	\$ 90.57	\$ 92.29	\$ 94.04	\$ 95.83	\$ 97.65	\$ 99.51	\$ 91.26
Level 12 Outdoor	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tiled Surface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Lamp	\$ 220.78	\$ 224.98	\$ 229.25	\$ 233.61	\$ 238.05	\$ 242.57	\$ 247.18	\$ 251.88	\$ 256.66	\$ 235.38
	Downlight	\$ 101.90	\$ 103.84	\$ 105.81	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 108.64
	Fireplace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Radiant Heater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168.21	\$ 171.41
	Upholdstered Seating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,243.82	\$ 1,267.45
	Dining Table Set	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	BBQ Pit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Re-application of Timber Varnis	\$ 247.47	\$ 252.17	\$ 256.96	\$ 261.85	\$ 266.82	\$ 271.89	\$ 277.06	\$ 247.03	\$ 251.73	\$ 256.51
	Rustproofing/Coating Exposed	\$ -	\$ -	\$ -	\$ 86.26	\$ 87.89	\$ 89.56	\$ 91.27	\$ 93.00	\$ 94.77	\$ 96.57
	Re-application of Waterproofing	\$ -	\$ -	\$ -	\$ 1,337.31	\$ 1,362.71	\$ 1,388.61	\$ 1,414.99	\$ 1,441.87	\$ 1,469.27	\$ 1,497.19
	Caulking of Tiles	\$ 247.47	\$ 252.17	\$ 256.96	\$ 261.85	\$ 266.82	\$ 271.89	\$ 277.06	\$ 247.03	\$ 251.73	\$ 256.51
Level 12 Waste Ro	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 13 Hallway	Carpet	\$ -	\$ -	\$ -	\$ 481.31	\$ 490.45	\$ 499.77	\$ 509.26	\$ 518.94	\$ 528.80	\$ 538.85
	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Downlight	\$ 288.72	\$ 294.20	\$ 299.79	\$ 305.49	\$ 311.29	\$ 317.21	\$ 323.23	\$ 329.38	\$ 335.63	\$ 307.81
	Emergency Light	\$ -	\$ -	\$ -	\$ 86.26	\$ 87.89	\$ 89.56	\$ 91.27	\$ 93.00	\$ 94.77	\$ 96.57
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373.15	\$ 380.24
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159.92	\$ 162.96
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138.60	\$ 141.23
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recycled Water Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 383.60	\$ 390.89	\$ 398.31	\$ 405.88	\$ 413.59	\$ 421.45	\$ 429.46	\$ 437.62	\$ 445.93	\$ 408.96
Level 13 Waste Ro	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Level 14 Hallway	Tile Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Wall	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177.69	\$ 181.06
	Downlight	\$ 135.87	\$ 138.45	\$ 141.08	\$ 143.76	\$ 146.49	\$ 149.27	\$ 152.11	\$ 155.00	\$ 157.95	\$ 144.85
	Emergency Light	\$ -	\$ -	\$ -	\$ 64.69	\$ 65.92	\$ 67.17	\$ 68.45	\$ 69.75	\$ 71.08	\$ 72.43
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82.92	\$ 84.50
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53.31	\$ 54.32
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61.60	\$ 62.77
	Electrical Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Meter Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Communication Cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Paint	\$ 182.29	\$ 185.75	\$ 189.28	\$ 192.88	\$ 196.54	\$ 200.28	\$ 204.08	\$ 207.96	\$ 211.91	\$ 194.34
Level 14 Outdoor C	Landscape	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Replacing Grass Area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173.19	\$ 176.48
	Upholstered Seating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,243.82	\$ 1,267.45
	BBQ Pit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fireplace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tile Surface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water Feature Pump	\$ -	\$ -	\$ -	\$ 64.69	\$ 65.92	\$ 67.17	\$ 68.45	\$ 69.75	\$ 71.08	\$ 72.43
	Fountain Head	\$ -	\$ -	\$ -	\$ 38.81	\$ 39.55	\$ 40.30	\$ 41.07	\$ 41.85	\$ 42.65	\$ 43.46
	Pump Filter Replacement	\$ 147.76	\$ 75.28	\$ 76.71	\$ 78.17	\$ 79.65	\$ 81.17	\$ 82.71	\$ 84.28	\$ 85.88	\$ 87.51
	Wall Lamp	\$ 254.75	\$ 259.59	\$ 264.52	\$ 269.55	\$ 274.67	\$ 279.89	\$ 285.21	\$ 290.63	\$ 296.15	\$ 271.60
	Downlight	\$ 135.87	\$ 138.45	\$ 141.08	\$ 143.76	\$ 146.49	\$ 149.27	\$ 152.11	\$ 155.00	\$ 157.95	\$ 144.85
	Radiant Heater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 252.32	\$ 257.11
	Security Camera	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Exit Sign	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.54	\$ 36.21
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33.76	\$ 34.40
	Re-application of Timber Varnish	\$ 247.47	\$ 252.17	\$ 256.96	\$ 261.85	\$ 266.82	\$ 271.89	\$ 277.06	\$ 247.03	\$ 251.73	\$ 256.51
	Re-application of Waterproofing	\$ -	\$ -	\$ -	\$ 2,250.84	\$ 2,293.60	\$ 2,337.18	\$ 2,381.59	\$ 2,426.84	\$ 2,472.95	\$ 2,519.93
	Caulking of Tiles	\$ 291.14	\$ 296.67	\$ 302.31	\$ 308.06	\$ 313.91	\$ 319.87	\$ 325.95	\$ 290.63	\$ 296.15	\$ 301.77
Level 14 Waste Ro	Downlight	\$ 16.98	\$ 17.31	\$ 17.63	\$ 17.97	\$ 18.31	\$ 18.66	\$ 19.01	\$ 19.38	\$ 19.74	\$ 18.11
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41.46	\$ 42.25
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.77	\$ 18.11
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Paint	\$ 42.80	\$ 43.61	\$ 44.44	\$ 45.28	\$ 46.14	\$ 47.02	\$ 47.91	\$ 48.83	\$ 49.75	\$ 45.63
	Tiled Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exhaust Fan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101.87	\$ 103.81
Roof	Bitumen membrane	\$ -	\$ -	\$ -	\$ 2,536.38	\$ 2,584.57	\$ 2,633.68	\$ 2,683.72	\$ 2,734.71	\$ 2,786.67	\$ 2,839.62
	Speaker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67.52	\$ 68.80
	Solar Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Ladder	\$ -	\$ -	\$ -	\$ 5.59	\$ 5.69	\$ 5.80	\$ 5.91	\$ 6.02	\$ 6.14	\$ 6.25
	Satellite Dish	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Antenna	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Electrical Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Extinguisher	\$ 36.39	\$ 37.08	\$ 37.79	\$ 38.51	\$ 39.24	\$ 39.98	\$ 40.74	\$ 36.33	\$ 37.02	\$ 37.72
	Roof Metal Sheeting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Apartments	Toilet Exhaust System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,802.51
Stairwell Basement	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Light	\$ 594.42	\$ 605.71	\$ 617.22	\$ 628.95	\$ 640.90	\$ 653.07	\$ 665.48	\$ 678.13	\$ 691.01	\$ 633.73

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022

Expense Requirements		1 2017 - 2018	2 2018 - 2019	3 2019 - 2020	4 2020 - 2021	5 2021 - 2022	6 2022 - 2023	7 2023 - 2024	8 2024 - 2025	9 2025 - 2026	10 2026 - 2027
	Emergency Light	\$ -	\$ -	\$ -	\$ 660.39	\$ 672.94	\$ 685.73	\$ 698.76	\$ 712.03	\$ 725.56	\$ 739.35
	Motion Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621.91	\$ 633.73
	Smoke Detector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,451.12	\$ 1,478.69
	Stairwell pressurisation fans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lift Services	Residential Lifts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Lift Motors - Minor Part Replace	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10
Misc	Façade inspection, panels and	\$ 2,038.00	\$ 2,076.72	\$ 2,116.18	\$ 2,156.39	\$ 1,757.89	\$ 1,791.29	\$ 1,825.32	\$ 1,860.00	\$ 1,895.34	\$ 1,931.35
	OH&S and ESM rectification wo	\$ 2,547.50	\$ 1,297.95	\$ 1,322.61	\$ 1,347.74	\$ 1,373.35	\$ 1,399.44	\$ 1,426.03	\$ 1,453.13	\$ 1,480.74	\$ 1,508.87
	5 yearly hydrant and booster tes	\$ 420.34	\$ 428.32	\$ 436.46	\$ 444.75	\$ 362.56	\$ 369.45	\$ 376.47	\$ 383.63	\$ 390.91	\$ 398.34
	Annual full function fire test	\$ 2,598.45	\$ 2,647.82	\$ 2,698.13	\$ 2,749.39	\$ 2,801.63	\$ 2,854.86	\$ 2,909.11	\$ 2,964.38	\$ 3,020.70	\$ 3,078.10
Total Yearly Contributions Required		\$ 44,610.51	\$ 43,934.31	\$ 44,769.06	\$ 66,283.83	\$ 67,013.11	\$ 68,062.45	\$ 69,355.64	\$ 70,352.67	\$ 97,212.43	\$ 101,685.25

Sample

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
G01	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
G02	62	\$602	\$387	\$395	\$402	\$410	\$418	\$426	\$434	\$442	\$450
G03	62	\$602	\$387	\$395	\$402	\$410	\$418	\$426	\$434	\$442	\$450
G04	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
101	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
102	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
103	35	\$340	\$219	\$223	\$227	\$231	\$236	\$240	\$245	\$249	\$254
104	35	\$340	\$219	\$223	\$227	\$231	\$236	\$240	\$245	\$249	\$254
105	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
106	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
107	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
108	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
201	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
202	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
203	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
204	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
205	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
206	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
207	41	\$398	\$256	\$261	\$266	\$271	\$276	\$281	\$287	\$292	\$298
208	61	\$593	\$381	\$388	\$396	\$403	\$411	\$419	\$427	\$435	\$443
209	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
210	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
211	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
212	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
213	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
214	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
215	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
216	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
301	264	\$2,564	\$1,649	\$1,681	\$1,713	\$1,745	\$1,778	\$1,812	\$1,847	\$1,882	\$1,917
302	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
303	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
304	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
305	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
306	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
307	41	\$398	\$256	\$261	\$266	\$271	\$276	\$281	\$287	\$292	\$298
308	61	\$593	\$381	\$388	\$396	\$403	\$411	\$419	\$427	\$435	\$443
309	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
310	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
311	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
312	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
313	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
314	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
315	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
316	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
402	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
403	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
404	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
405	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
406	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
407	41	\$398	\$256	\$261	\$266	\$271	\$276	\$281	\$287	\$292	\$298
408	61	\$593	\$381	\$388	\$396	\$403	\$411	\$419	\$427	\$435	\$443
409	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
410	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
411	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
412	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
413	67	\$651	\$419	\$427	\$435	\$443	\$451	\$460	\$469	\$478	\$487
414	67	\$651	\$419	\$427	\$435	\$443	\$451	\$460	\$469	\$478	\$487
415	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
416	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
501	77	\$748	\$481	\$490	\$500	\$509	\$519	\$529	\$539	\$549	\$559
502	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
503	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
504	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
505	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
506	66	\$641	\$412	\$420	\$428	\$436	\$445	\$453	\$462	\$470	\$479
507	41	\$398	\$256	\$261	\$266	\$271	\$276	\$281	\$287	\$292	\$298
508	62	\$602	\$387	\$395	\$402	\$410	\$418	\$426	\$434	\$442	\$450
509	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
510	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
511	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
512	74	\$719	\$462	\$471	\$480	\$489	\$498	\$508	\$518	\$527	\$537
513	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
514	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
601	72	\$699	\$450	\$458	\$467	\$476	\$485	\$494	\$504	\$513	\$523
602	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
603	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
604	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
605	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
606	67	\$651	\$419	\$427	\$435	\$443	\$451	\$460	\$469	\$478	\$487
607	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
608	63	\$612	\$394	\$401	\$409	\$416	\$424	\$432	\$441	\$449	\$458
609	64	\$622	\$400	\$407	\$415	\$423	\$431	\$439	\$448	\$456	\$465
610	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
611	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
612	70	\$680	\$437	\$446	\$454	\$463	\$472	\$480	\$490	\$499	\$508
613	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
614	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
701	74	\$719	\$462	\$471	\$480	\$489	\$498	\$508	\$518	\$527	\$537
702	48	\$466	\$300	\$306	\$311	\$317	\$323	\$329	\$336	\$342	\$349
703	48	\$466	\$300	\$306	\$311	\$317	\$323	\$329	\$336	\$342	\$349
704	48	\$466	\$300	\$306	\$311	\$317	\$323	\$329	\$336	\$342	\$349
705	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
706	69	\$670	\$431	\$439	\$448	\$456	\$465	\$474	\$483	\$492	\$501
707	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
708	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
709	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
710	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
711	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
712	71	\$690	\$444	\$452	\$461	\$469	\$478	\$487	\$497	\$506	\$516
713	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
714	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
801	75	\$729	\$469	\$477	\$487	\$496	\$505	\$515	\$525	\$535	\$545
802	49	\$476	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349	\$356
803	49	\$476	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349	\$356
804	49	\$476	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349	\$356
805	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
806	70	\$680	\$437	\$446	\$454	\$463	\$472	\$480	\$490	\$499	\$508
807	42	\$408	\$262	\$267	\$272	\$278	\$283	\$288	\$294	\$299	\$305
808	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
809	65	\$631	\$406	\$414	\$422	\$430	\$438	\$446	\$455	\$463	\$472
810	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
811	46	\$447	\$287	\$293	\$298	\$304	\$310	\$316	\$322	\$328	\$334
812	73	\$709	\$456	\$465	\$474	\$483	\$492	\$501	\$511	\$520	\$530
813	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022

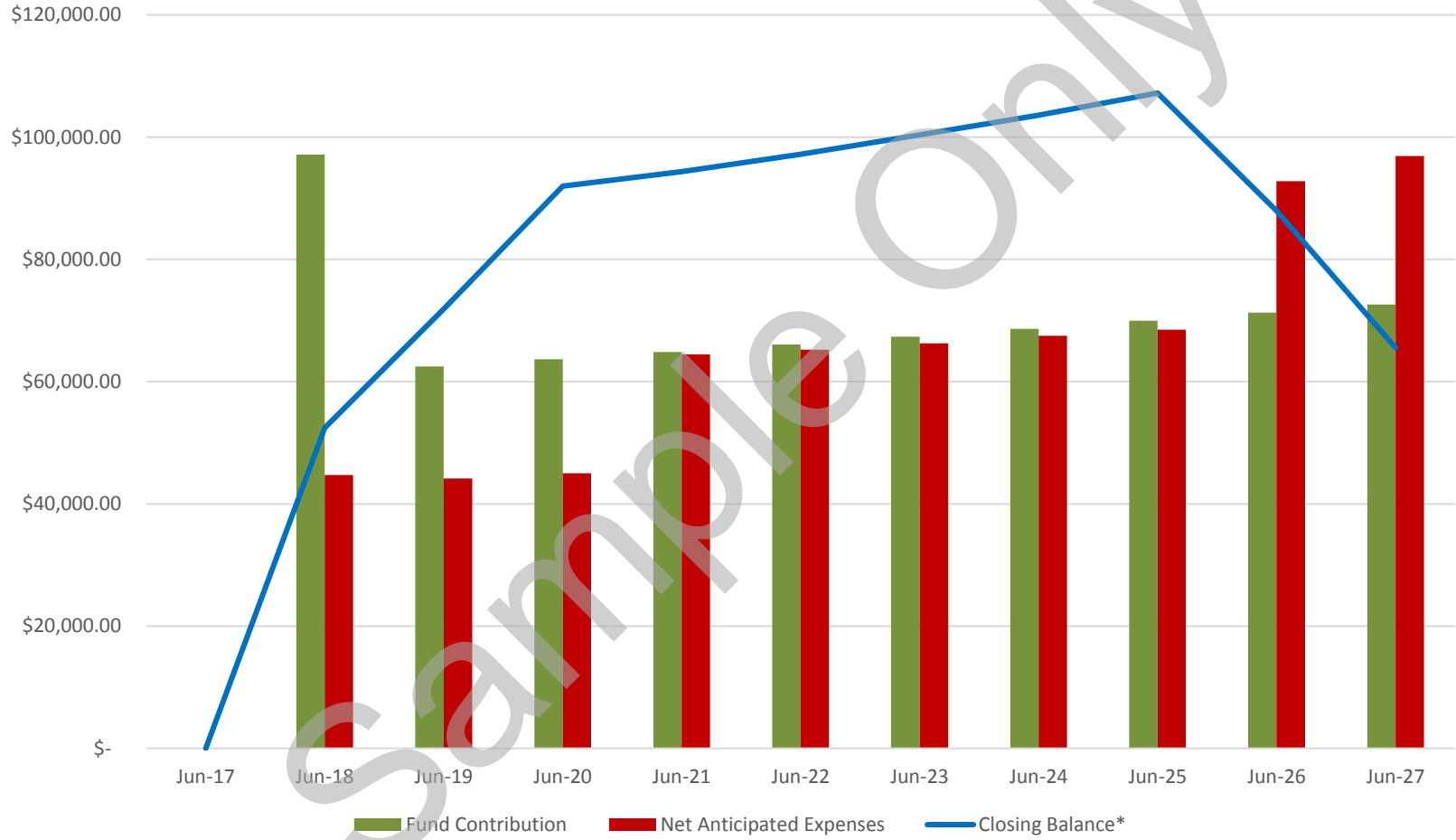
Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
814	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
901	77	\$748	\$481	\$490	\$500	\$509	\$519	\$529	\$539	\$549	\$559
902	50	\$486	\$312	\$318	\$324	\$331	\$337	\$343	\$350	\$356	\$363
903	50	\$486	\$312	\$318	\$324	\$331	\$337	\$343	\$350	\$356	\$363
904	50	\$486	\$312	\$318	\$324	\$331	\$337	\$343	\$350	\$356	\$363
905	48	\$466	\$300	\$306	\$311	\$317	\$323	\$329	\$336	\$342	\$349
906	71	\$690	\$444	\$452	\$461	\$469	\$478	\$487	\$497	\$506	\$516
907	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
908	67	\$651	\$419	\$427	\$435	\$443	\$451	\$460	\$469	\$478	\$487
909	67	\$651	\$419	\$427	\$435	\$443	\$451	\$460	\$469	\$478	\$487
910	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
911	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
912	74	\$719	\$462	\$471	\$480	\$489	\$498	\$508	\$518	\$527	\$537
913	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
914	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
1001	78	\$758	\$487	\$497	\$506	\$516	\$525	\$535	\$546	\$556	\$567
1002	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1003	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1004	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1005	49	\$476	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349	\$356
1006	73	\$709	\$456	\$465	\$474	\$483	\$492	\$501	\$511	\$520	\$530
1007	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
1008	68	\$661	\$425	\$433	\$441	\$450	\$458	\$467	\$476	\$485	\$494
1009	68	\$661	\$425	\$433	\$441	\$450	\$458	\$467	\$476	\$485	\$494
1010	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
1011	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
1012	75	\$729	\$469	\$477	\$487	\$496	\$505	\$515	\$525	\$535	\$545
1013	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
1014	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
1101	79	\$767	\$494	\$503	\$513	\$522	\$532	\$542	\$553	\$563	\$574
1102	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1103	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1104	52	\$505	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378
1105	50	\$486	\$312	\$318	\$324	\$331	\$337	\$343	\$350	\$356	\$363
1106	73	\$709	\$456	\$465	\$474	\$483	\$492	\$501	\$511	\$520	\$530
1107	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
1108	69	\$670	\$431	\$439	\$448	\$456	\$465	\$474	\$483	\$492	\$501

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
1109	69	\$670	\$431	\$439	\$448	\$456	\$465	\$474	\$483	\$492	\$501
1110	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
1111	47	\$457	\$294	\$299	\$305	\$311	\$317	\$323	\$329	\$335	\$341
1112	76	\$738	\$475	\$484	\$493	\$502	\$512	\$522	\$532	\$542	\$552
1113	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
1114	45	\$437	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
1201	53	\$515	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378	\$385
1202	53	\$515	\$331	\$337	\$344	\$350	\$357	\$364	\$371	\$378	\$385
1203	50	\$486	\$312	\$318	\$324	\$331	\$337	\$343	\$350	\$356	\$363
1204	74	\$719	\$462	\$471	\$480	\$489	\$498	\$508	\$518	\$527	\$537
1205	43	\$418	\$269	\$274	\$279	\$284	\$290	\$295	\$301	\$306	\$312
1206	69	\$670	\$431	\$439	\$448	\$456	\$465	\$474	\$483	\$492	\$501
1207	69	\$670	\$431	\$439	\$448	\$456	\$465	\$474	\$483	\$492	\$501
1208	48	\$466	\$300	\$306	\$311	\$317	\$323	\$329	\$336	\$342	\$349
1209	97	\$942	\$606	\$618	\$629	\$641	\$653	\$666	\$678	\$691	\$705
1301	91	\$884	\$569	\$579	\$590	\$602	\$613	\$625	\$637	\$649	\$661
1302	75	\$729	\$469	\$477	\$487	\$496	\$505	\$515	\$525	\$535	\$545
1303	51	\$495	\$319	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$370
1304	75	\$729	\$469	\$477	\$487	\$496	\$505	\$515	\$525	\$535	\$545
1305	44	\$427	\$275	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320
1306	70	\$680	\$437	\$446	\$454	\$463	\$472	\$480	\$490	\$499	\$508
1307	70	\$680	\$437	\$446	\$454	\$463	\$472	\$480	\$490	\$499	\$508
1308	51	\$495	\$319	\$325	\$331	\$337	\$344	\$350	\$357	\$364	\$370
1309	83	\$806	\$519	\$528	\$538	\$549	\$559	\$570	\$581	\$592	\$603
1401	161	\$1,564	\$1,006	\$1,025	\$1,044	\$1,064	\$1,085	\$1,105	\$1,126	\$1,148	\$1,169

10 Year Maintenance Plan Budget - Fund Outline



Sample Only

Service | Quality | Value