



Maintenance Budget Plan Report

24 Sample Road Suburb VIC 3141

Plan of Subdivision: PS 123456

- ✓ 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	
Company	
Address	

Inspected & Compiled by

Inspector ID	MAR-266
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20 July 2016

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, to prepare a Maintenance Budget Plan for the property.

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

- This Maintenance Budget Plan addresses only the Owners Corporations 1 and 2 as per Plan of Subdivision.
- This Maintenance Budget 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.

Liabilities tables have been provided for each year of the budget plan for each individual Owners Corporation. **It is strongly 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.

Early Collection Required* Items

Some building elements which require maintenance can be very expensive to replace yet may only require replacement after, say, 30+ years. Prime examples of this may be the replacement/upgrade of lift controllers or the replacement of rotted/corroded window frames.

Our Maintenance Budget Plan software uses a base ideal that all expenses will be collected over a 10-year period if the predicted end lifespan date is after 10 years from now (otherwise, the expense of an item, say \$3000 which is due to be replaced in say 3 years, will be collected evenly over the coming 3 years, i.e. \$1000 is contributed every year for three years).

With this in mind, the cost of replacing one set of lift controller equipment (say \$100,000) will require \$10,000 to be collected each year for 10 years. Coupled this with, for instance, deteriorated window frame requiring replacement at around a similar timeframe and OC members will see sky-high contribution requirements. To eliminate this, all major maintenance items which require such large expenses have been marked with "Early Collection Required*".

Early Collection Required* items will state their actual 'remaining lifespan', say 30 years, although, for the purpose of the software, the remaining lifespan **column** will show 10 years; this ensures the software considers the item to require immediate collection.

Additionally, the Early Collection Required* item description will always show you the TOTAL SUM for replacement although, the TOTAL SUM **column** of the item will now be inputted as a lower amount, directly reduced by the ratio of the early collection date. For instance;

2. Property Description

2.1. Location

24 Sample Road Suburb VIC 3141

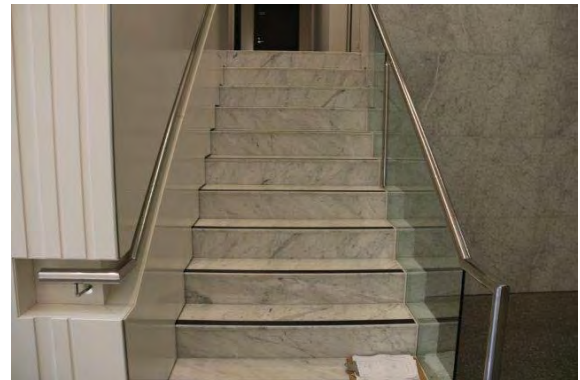
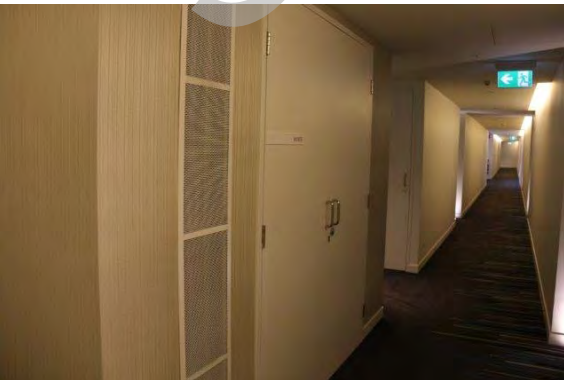
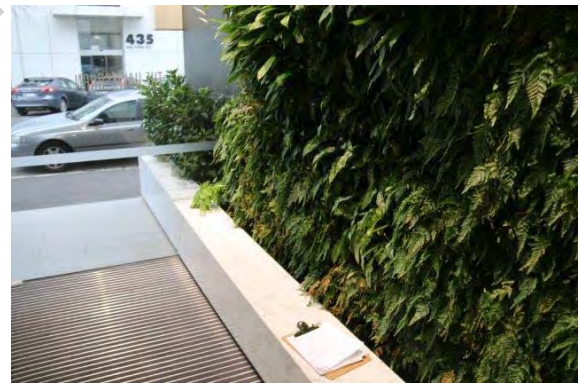


2.2. Inspection Notes

The following areas were inspected at the property:

- External facades (viewed from only accessible Ground Level areas)
- All accessible service cabinets and rooms
- Lower Basement Levels 03 to 01
- Levels 1 to 3 (internal common areas only - note: Level 4 is private)
- Fire Stairwells
- Roof Area
- The building is predominantly constructed using precast concrete panels with balconies or courtyards/terraces for most apartments. Aluminium glazed windows and metal cladding and painted concrete panels comprise the external fabric of the building.
- Various ESM systems and mechanical ventilation systems have been installed at the property to safeguard the occupants in case of an emergency.

2.3. Building Photos



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	
24 Sample Road Suburb VIC 3141 - OC1	
Strata Plan Number	PS 123456
Strata Plan Registration Date	23 September 2014
Property Address	24 Sample Road Suburb VIC 3141
Property Manager	
Address	
Commencement Date of Budget	22 July 2016
Forecast period	10 Years
Number of Lot Liabilities	8519
Number of Lots	122
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					
24 Sample Road Suburb VIC 3141 - OC1					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jul-16	\$ -	\$ -	\$ -	\$ -
1	Jul-17	\$ -	\$ 51,009.13	\$ 22,529.85	\$ 28,479.28
2	Jul-18	\$ 28,479.28	\$ 34,085.70	\$ 22,957.92	\$ 40,205.13
3	Jul-19	\$ 40,205.13	\$ 34,733.33	\$ 23,394.12	\$ 52,388.65
4	Jul-20	\$ 52,388.65	\$ 35,393.26	\$ 32,483.67	\$ 56,398.40
5	Jul-21	\$ 56,398.40	\$ 36,065.74	\$ 37,251.40	\$ 56,397.11
6	Jul-22	\$ 56,397.11	\$ 36,750.99	\$ 37,959.17	\$ 56,373.26
7	Jul-23	\$ 56,373.26	\$ 37,449.25	\$ 38,680.40	\$ 56,325.96
8	Jul-24	\$ 56,325.96	\$ 38,160.79	\$ 39,237.46	\$ 56,432.13
9	Jul-25	\$ 56,432.13	\$ 38,885.84	\$ 50,387.87	\$ 46,115.18
10	Jul-26	\$ 46,115.18	\$ 39,624.68	\$ 51,109.17	\$ 35,599.10
		\$ -	\$ 382,158.72	\$ 355,991.03	\$ 35,599.10

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

Property Inspection Report & Maintenance Estimate

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan	
Lower Ground Floor 3	Concrete Driveway - apply surface seal	2500	sqm	\$ 4.50	\$ 11,250.00	Good	Replace	2016	9	10	
	Painted Car Space Lines	32	hr	\$ 65.00	\$ 2,080.00	Good	Maintenance	2019	14	15	
	Baton Light	71	no	\$ 150.00	\$ 10,650.00	Good	Replace	2019	14	15	
	Exit Signs	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2019	14	15	
	Fire Hydrant	2	no	\$ 1,235.00	\$ 2,470.00	Good	Replace	2044	39	40	
	Fire Hose Reel	4	no	\$ 875.00	\$ 3,500.00	Good	Replace	2039	34	35	
	Smoke Detectors	20	no	\$ 220.00	\$ 4,400.00	Good	Replace	2024	19	20	
	Speakers	5	no	\$ 365.00	\$ 1,825.00	Good	Replace	2024	19	20	
	Sprinkler Heads	250	no	\$ 35.00	\$ 8,750.00	Good	Replace	2029	24	25	
	Bollard	2	no	\$ 350.00	\$ 700.00	Good	Replace	2044	39	40	
	Bike Rack	7	no	\$ 350.00	\$ 2,450.00	Good	Replace	2044	39	40	
	Security Cameras	4	no	\$ 1,700.00	\$ 6,800.00	Good	Replace	2024	19	20	
	Fire Damper	1	no	\$ 2,150.00	\$ 2,150.00	Good	Replace	2039	34	35	
	Fire Doors	3	no	\$ 1,600.00	\$ 4,800.00	Good	Replace	2039	34	35	
	Doors	3	no	\$ 500.00	\$ 1,500.00	Good	Replace	2039	34	35	
		Toilet	1	no	\$ 580.00	\$ 580.00	Good	Replace	2029	24	25
		Sink	2	no	\$ 610.00	\$ 1,220.00	Good	Replace	2029	24	25
		Motion Detectors	17	no	\$ 150.00	\$ 2,550.00	Good	Replace	2024	19	20
	Bins	3	no	\$ 200.00	\$ 600.00	Good	Replace	2019	14	15	
	Emergency Light	33	no	\$ 200.00	\$ 6,600.00	Good	Replace	2019	14	15	
Lower Ground Floor 2	Concrete Driveway - apply surface seal	1800	sqm	\$ 4.50	\$ 8,100.00	Good	Replace	2016	9	10	
	Painted Car Space Lines	32	hr	\$ 65.00	\$ 2,080.00	Good	Maintenance	2019	14	15	
	Baton Light	51	no	\$ 150.00	\$ 7,650.00	Good	Replace	2019	14	15	
	Exit Signs	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2019	14	15	
	Fire Hydrant	2	no	\$ 1,235.00	\$ 2,470.00	Good	Replace	2044	39	40	
	Fire Hose Reel	1	no	\$ 875.00	\$ 875.00	Good	Replace	2039	34	35	
	Smoke Detectors	14	no	\$ 220.00	\$ 3,080.00	Good	Replace	2024	19	20	
	Speakers	4	no	\$ 365.00	\$ 1,460.00	Good	Replace	2024	19	20	
	Sprinkler Heads	180	no	\$ 35.00	\$ 6,300.00	Good	Replace	2029	24	25	
	Bike Rack	30	no	\$ 350.00	\$ 10,500.00	Good	Replace	2044	39	40	
	Security Cameras	3	no	\$ 1,700.00	\$ 5,100.00	Good	Replace	2024	19	20	
	Fire Damper	1	no	\$ 2,150.00	\$ 2,150.00	Good	Replace	2039	34	35	
	Fire Doors	3	no	\$ 1,600.00	\$ 4,800.00	Good	Replace	2039	34	35	
	Doors	3	no	\$ 500.00	\$ 1,500.00	Good	Replace	2039	34	35	
	Motion Detectors	12	no	\$ 150.00	\$ 1,800.00	Good	Replace	2024	19	20	
	Bins	11	no	\$ 200.00	\$ 2,200.00	Good	Replace	2044	39	40	
	Emergency Light	24	no	\$ 200.00	\$ 4,800.00	Good	Replace	2029	24	25	
Ground Floor	Floor polish	290	sqm	\$ 15.00	\$ 4,350.00	Good	Maintenance	2016	7	8	
	Paint	890	sqm	\$ 18.00	\$ 16,020.00	Good	Maintenance	2016	11	12	
	Carpet	50	sqm	\$ 120.00	\$ 6,000.00	Good	Replace	2029	24	25	

Property Inspection Report & Maintenance Estimate

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Glass Sliding Doors	4	no	\$ 4,150.00	\$ 16,600.00	Good	Replace	2039	34	35
	Utility Cabinets	8	no	\$ 2,500.00	\$ 20,000.00	Good	Replace	2039	34	35
	Mailboxes	133	no	\$ 75.00	\$ 9,975.00	Good	Replace	2034	29	30
	Downlights	50	no	\$ 150.00	\$ 7,500.00	Good	Replace	2019	14	15
	Feature Lights	2	no	\$ 3,800.00	\$ 7,600.00	Good	Replace	2019	14	15
	Fire Hose Reel	4	no	\$ 875.00	\$ 3,500.00	Good	Replace	2039	34	35
	Fire Extinguisher	5	no	\$ 250.00	\$ 1,250.00	Good	Replace	2016	7	8
	Fire Hydrant	2	no	\$ 1,235.00	\$ 2,470.00	Good	Replace	2044	39	40
	Exit Signs	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2019	14	15
	Sprinkler Heads	34	no	\$ 35.00	\$ 1,190.00	Good	Replace	2029	24	25
	Smoke Detectors	10	no	\$ 220.00	\$ 2,200.00	Good	Replace	2024	19	20
	Couch Seating	1	sum	\$ 4,000.00	\$ 4,000.00	Good	Replace	2019	14	15
	Hanging Plant Feature Walls	46	sqm	\$ 160.00	\$ 7,360.00	Good	Replace	2024	19	20
	Wall Lights	40	no	\$ 195.00	\$ 7,800.00	Good	Replace	2019	14	15
	Security Cameras	2	no	\$ 1,700.00	\$ 3,400.00	Good	Replace	2024	19	20
Stairwell	Fire Hydrant	22	no	\$ 1,235.00	\$ 27,170.00	Good	Replace	2044	39	40
	Smoke Detectors	24	no	\$ 220.00	\$ 5,280.00	Good	Replace	2024	19	20
	Baton Lights	24	no	\$ 150.00	\$ 3,600.00	Good	Replace	2019	14	15
	Motion Detectors	24	no	\$ 150.00	\$ 3,600.00	Good	Replace	2024	19	20
Loading Bay	Rolling Door	4	no	\$ 3,500.00	\$ 14,000.00	Good	Replace	2029	24	25
	Concrete Driveway - apply surface seal	46	sqm	\$ 4.50	\$ 207.00	Good	Replace	2016	9	10
	Baton Lighting	2	no	\$ 150.00	\$ 300.00	Good	Replace	2019	14	15
	Rolling Door Motor	4	no	\$ 2,000.00	\$ 8,000.00	Good	Replace	2019	14	15
	Fire Doors	2	no	\$ 1,600.00	\$ 3,200.00	Good	Replace	2039	34	35
	Utility Cabinets	1	no	\$ 2,000.00	\$ 2,000.00	Good	Replace	2039	34	35
All Areas										
	Complete CCTV system with video recording	1	no	\$ 40,000.00	\$ 40,000.00	Good	Replace	2029	24	25
	Fire indicator panel and alarm	1	no	\$ 65,000.00	\$ 65,000.00	Good	Replace	2049	44	45
	Main switchboard/sub mains distribution equipment	1	no	\$ 42,000.00	\$ 42,000.00	Good	Replace	2039	34	35
Roof Area	Access platform ladder	1	no	\$ 3,000.00	\$ 3,000.00	Good	Replace	2049	44	45
	Water proofing membrane	365	m2	\$ 115.00	\$ 41,975.00	Good	Replace	2020	15	16
	HWS storage tanks (400 L)	4	no	\$ 2,385.00	\$ 9,540.00	Good	Replace	2024	19	20
	HWS gas systems	12	no	\$ 1,800.00	\$ 21,600.00	Good	Replace	2024	19	20
	HWS pump	1	no	\$ 680.00	\$ 680.00	Good	Replace	2019	14	15
	HWS solar booster panel	8	no	\$ 2,200.00	\$ 17,600.00	Good	Replace	2024	19	20
	Anchor points	18	no	\$ 500.00	\$ 9,000.00	Good	Replace	2029	24	25
	Abseiling points	4	no	\$ 625.00	\$ 2,500.00	Good	Replace	2029	24	25
	Exit lights	2	no	\$ 250.00	\$ 500.00	Good	Replace	2019	14	15
	Fire doors	2	no	\$ 1,600.00	\$ 3,200.00	Good	Replace	2039	34	35
	Metal sheet roofing	710	m2	\$ 218.00	\$ 154,780.00	Good	Replace	2044	39	40
	Gutters sumps downpipes for storm water discharge	710	m2	\$ 58.00	\$ 41,180.00	Good	Replace	2039	34	35

Property Inspection Report & Maintenance Estimate

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Penetrations	21	no	\$ 92.00	\$ 1,932.00	Good	Replace	2039	34	35
	HVAC bin rooms	3	no	\$ 1,200.00	\$ 3,600.00	Good	Replace	2029	24	25
	HVAC fan for supply air	4	no	\$ 15,000.00	\$ 60,000.00	Good	Replace	2039	34	35
North Face Façade	Caulking around Windows	73.5	lm	\$ 18.00	\$ 1,323.00	Good	Maintenance	2016	11	12
	Paint Area	912.6	sqm	\$ 35.00	\$ 31,941.00	Good	Replace	2016	11	12
	Aluminum Windows	24	sqm	\$ 635.00	\$ 15,240.00	Good	Replace	2039	34	35
South Face Façade	Caulking around Windows	205.8	lm	\$ 18.00	\$ 3,704.40	Good	Maintenance	2016	11	12
	Paint Area	453.96	sqm	\$ 35.00	\$ 15,888.60	Good	Replace	2016	11	12
	Balustrade	93.6	lm	\$ 465.00	\$ 43,524.00	Good	Replace	2039	34	35
	Aluminum Windows	67.2	sqm	\$ 635.00	\$ 42,672.00	Good	Replace	2039	34	35
East Face Façade	Paint Area	556.4	sqm	\$ 35.00	\$ 19,474.00	Good	Replace	2016	11	12
West Face Façade	Caulking around Windows	68.6	lm	\$ 18.00	\$ 1,234.80	Good	Maintenance	2016	11	12
	Paint Area	417.3	sqm	\$ 35.00	\$ 14,605.50	Good	Replace	2016	11	12
	Balustrade	20.5	lm	\$ 465.00	\$ 9,532.50	Good	Replace	2039	34	35
	Aluminum Windows	22.4	sqm	\$ 635.00	\$ 14,224.00	Good	Replace	2039	34	35
All areas	Access control systems - multiple access system with control of common area doors , card keys, electronically controlled strikes	1	no	\$ 54,000.00	\$ 54,000.00	Good	Replace	2029	24	25
Roof	Antenna and data outlets	119	no	\$ 285.00	\$ 33,915.00	Good	Replace	2029	24	25
Basement	Sump pump control units with level alarm and pump failure alarm	2	no	\$ 4,100.00	\$ 8,200.00	Good	Replace	2019	14	15
All areas	OH&S & ESM miscellaneous works	1	no	\$ 2,500.00	\$ 2,500.00	Good	Maintenance	2016	1	1
	Reapply Roof flashing & penetrations sealants	1	no	\$ 3,920.00	\$ 3,920.00	Good	Maintenance	2016	7	8
	Caulking control joints on façade	1	no	\$ 8,250.00	\$ 8,250.00	Good	Maintenance	2019	14	15
HVAC * Early contributions	Car Park exhaust fan/control unit/CO sensors \$84.00/m2 of car park area - Totalling \$358000 total life of 45 years	10	m2	\$ 7,955.00	\$ 79,550.00	Good	Replace	2016	10	10

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1	2	3	4	5	6	7	8	9	10
		2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
Contingency for Unforeseen Expenses		\$ 146.07	\$ 148.85	\$ 151.68	\$ 154.56	\$ 157.49	\$ 160.49	\$ 163.54	\$ 166.64	\$ 169.81	\$ 173.04
Tax credit claim for GST component		-\$2,487.09	-\$2,534.34	-\$2,582.49	-\$3,592.12	-\$4,121.54	-\$4,199.85	-\$4,279.65	-\$4,341.20	-\$5,579.78	-\$5,659.57
Lower Ground Floor	Concrete Driveway - apply surf	\$ 1,273.75	\$ 1,297.95	\$ 1,322.61	\$ 1,347.74	\$ 1,373.35	\$ 1,399.44	\$ 1,426.03	\$ 1,453.13	\$ 1,480.74	\$ 1,357.98
	Painted Car Space Lines	\$ -	\$ -	\$ -	\$ 224.26	\$ 228.53	\$ 232.87	\$ 237.29	\$ 241.80	\$ 246.39	\$ 251.08
	Baton Light	\$ -	\$ -	\$ -	\$ 1,148.28	\$ 1,170.09	\$ 1,192.33	\$ 1,214.98	\$ 1,238.06	\$ 1,261.59	\$ 1,285.56
	Exit Signs	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521.22	\$ 531.12
	Speakers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216.19	\$ 220.30
	Sprinkler Heads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bollard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bike Rack	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 805.52	\$ 820.83
	Fire Damper	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Toliet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sink	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Motion Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302.07	\$ 307.81
	Bins	\$ -	\$ -	\$ -	\$ 64.69	\$ 65.92	\$ 67.17	\$ 68.45	\$ 69.75	\$ 71.08	\$ 72.43
	Emergency Light	\$ -	\$ -	\$ -	\$ 711.61	\$ 725.13	\$ 738.91	\$ 752.94	\$ 767.25	\$ 781.83	\$ 796.68
Lower Ground Floor	Concrete Driveway - apply surf	\$ 917.10	\$ 934.52	\$ 952.28	\$ 970.37	\$ 988.81	\$ 1,007.60	\$ 1,026.74	\$ 1,046.25	\$ 1,066.13	\$ 977.75
	Painted Car Space Lines	\$ -	\$ -	\$ -	\$ 224.26	\$ 228.53	\$ 232.87	\$ 237.29	\$ 241.80	\$ 246.39	\$ 251.08
	Baton Light	\$ -	\$ -	\$ -	\$ 824.82	\$ 840.49	\$ 856.46	\$ 872.73	\$ 889.31	\$ 906.21	\$ 923.43
	Exit Signs	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 364.85	\$ 371.79
	Speakers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172.95	\$ 176.24
	Sprinkler Heads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Bike Rack	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 604.14	\$ 615.62
	Fire Damper	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Motion Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213.23	\$ 217.28

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1	2	3	4	5	6	7	8	9	10
		2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
	Bins	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floor	Floor polish	\$ 633.24	\$ 645.27	\$ 657.53	\$ 670.02	\$ 682.75	\$ 695.72	\$ 708.94	\$ 632.11	\$ 644.12	\$ 656.36
	Paint	\$ 1,632.44	\$ 1,663.45	\$ 1,695.06	\$ 1,727.27	\$ 1,760.08	\$ 1,793.53	\$ 1,827.60	\$ 1,862.33	\$ 1,897.71	\$ 1,933.77
	Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Glass Sliding Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Utility Cabinets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ -	\$ -	\$ -	\$ 808.65	\$ 824.01	\$ 839.67	\$ 855.62	\$ 871.88	\$ 888.44	\$ 905.32
	Feature Lights	\$ -	\$ -	\$ -	\$ 819.43	\$ 835.00	\$ 850.86	\$ 867.03	\$ 883.50	\$ 900.29	\$ 917.39
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Extinguisher	\$ 181.96	\$ 185.42	\$ 188.94	\$ 192.53	\$ 196.19	\$ 199.92	\$ 203.72	\$ 181.64	\$ 185.09	\$ 188.61
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Signs	\$ -	\$ -	\$ -	\$ 107.82	\$ 109.87	\$ 111.96	\$ 114.08	\$ 116.25	\$ 118.46	\$ 120.71
	Sprinkler Heads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260.61	\$ 265.56
	Couch Seating	\$ -	\$ -	\$ -	\$ 431.28	\$ 439.47	\$ 447.82	\$ 456.33	\$ 465.00	\$ 473.84	\$ 482.84
	Hanging Plant Feature Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 871.86	\$ 888.42
	Wall Lights	\$ -	\$ -	\$ -	\$ 840.99	\$ 856.97	\$ 873.25	\$ 889.84	\$ 906.75	\$ 923.98	\$ 941.53
	Security Cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 402.76	\$ 410.41
Stairwell	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625.46	\$ 637.35
	Baton Lights	\$ -	\$ -	\$ -	\$ 388.15	\$ 395.52	\$ 403.04	\$ 410.70	\$ 418.50	\$ 426.45	\$ 434.55
	Motion Detectors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426.45	\$ 434.55
Loading Bay	Rolling Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Concrete Driveway - apply surf	\$ 23.44	\$ 23.88	\$ 24.34	\$ 24.80	\$ 25.27	\$ 25.75	\$ 26.24	\$ 26.74	\$ 27.25	\$ 24.99
	Baton Lighting	\$ -	\$ -	\$ -	\$ 32.35	\$ 32.96	\$ 33.59	\$ 34.22	\$ 34.88	\$ 35.54	\$ 36.21
	Rolling Door Motor	\$ -	\$ -	\$ -	\$ 862.55	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Utility Cabinets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Areas											
	Complete CCTV system with vid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire indicator panel and alarm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Main switchboard/sub mains dis	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roof Area	Access platform ladder	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water proofing membrane	\$ -	\$ -	\$ -	\$ -	\$ 4,611.71	\$ 4,699.33	\$ 4,788.62	\$ 4,879.60	\$ 4,972.31	\$ 5,066.79
	HWS storage tanks (400 L)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130.10	\$ 1,151.57
	HWS gas systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,558.71	\$ 2,607.33
	HWS pump	\$ -	\$ -	\$ -	\$ 73.32	\$ 74.71	\$ 76.13	\$ 77.58	\$ 79.05	\$ 80.55	\$ 82.08
	HWS solar booster panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,084.88	\$ 2,124.49

Annual Contributions for Each Lot

Lot Name	Liabilities	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
A	500	\$2,994	\$2,001	\$2,039	\$2,077	\$2,117	\$2,157	\$2,198	\$2,240	\$2,282	\$2,326
B	1000	\$5,988	\$4,001	\$4,077	\$4,155	\$4,234	\$4,314	\$4,396	\$4,479	\$4,565	\$4,651
C	200	\$1,198	\$800	\$815	\$831	\$847	\$863	\$879	\$896	\$913	\$930
1	44	\$263	\$176	\$179	\$183	\$186	\$190	\$193	\$197	\$201	\$205
2	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
3	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
4	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
5	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
6	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
7	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
8	40	\$240	\$160	\$163	\$166	\$169	\$173	\$176	\$179	\$183	\$186
9	40	\$240	\$160	\$163	\$166	\$169	\$173	\$176	\$179	\$183	\$186
10	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
11	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
101	58	\$347	\$232	\$236	\$241	\$246	\$250	\$255	\$260	\$265	\$270
102	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
103	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
104	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
105	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
106	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
107	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
108	44	\$263	\$176	\$179	\$183	\$186	\$190	\$193	\$197	\$201	\$205
109	44	\$263	\$176	\$179	\$183	\$186	\$190	\$193	\$197	\$201	\$205
110	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
111	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
112	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
113	44	\$263	\$176	\$179	\$183	\$186	\$190	\$193	\$197	\$201	\$205
114	44	\$263	\$176	\$179	\$183	\$186	\$190	\$193	\$197	\$201	\$205
115	42	\$251	\$168	\$171	\$174	\$178	\$181	\$185	\$188	\$192	\$195
116	65	\$389	\$260	\$265	\$270	\$275	\$280	\$286	\$291	\$297	\$302
117	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
118	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
119	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
120	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
121	70	\$419	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320	\$326
122	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
123	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
124	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209

Annual Contributions for Each Lot

Lot Name	Liabilities	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
127	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
128	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
129	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
130	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
131	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
132	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
133	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
134	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
135	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
136	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
137	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
138	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
139	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
140	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
141	46	\$275	\$184	\$188	\$191	\$195	\$198	\$202	\$206	\$210	\$214
142	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
201	58	\$347	\$232	\$236	\$241	\$246	\$250	\$255	\$260	\$265	\$270
202	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
203	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
204	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
205	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
206	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
207	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
208	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
209	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
210	62	\$371	\$248	\$253	\$258	\$262	\$267	\$273	\$278	\$283	\$288
211	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
212	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
213	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
214	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209
215	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
216	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
217	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
218	50	\$299	\$200	\$204	\$208	\$212	\$216	\$220	\$224	\$228	\$233
219	60	\$359	\$240	\$245	\$249	\$254	\$259	\$264	\$269	\$274	\$279
220	70	\$419	\$280	\$285	\$291	\$296	\$302	\$308	\$314	\$320	\$326
221	45	\$269	\$180	\$183	\$187	\$191	\$194	\$198	\$202	\$205	\$209

10 Year Maintenance Plan Budget - Fund Outline



5. Property Description - OC2

Maintenance Plan Inputs	
24 Sample Road Suburb VIC 3141 - OC2	
Strata Plan Number	PS 703656C
Strata Plan Registration Date	23 September 2014
Property Address	24 Sample Road Suburb VIC 3141 - OC2
Property Manager	
Address	
Commencement Date of Budget	22 July 2016
Forecast period	10 Years
Number of Lot Liabilities	6289
Number of Lots	119
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					
24 Sample Road Suburb VIC 3141 - OC2					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jul-16	\$ -	\$ -	\$ -	\$ -
1	Jul-17	\$ -	\$ 33,425.82	\$ 15,317.07	\$ 18,108.76
2	Jul-18	\$ 18,108.76	\$ 21,473.12	\$ 15,608.09	\$ 24,354.07
3	Jul-19	\$ 24,354.07	\$ 21,881.11	\$ 15,904.64	\$ 30,841.97
4	Jul-20	\$ 30,841.97	\$ 22,296.85	\$ 18,797.73	\$ 34,988.77
5	Jul-21	\$ 34,988.77	\$ 22,720.49	\$ 19,154.89	\$ 39,289.13
6	Jul-22	\$ 39,289.13	\$ 23,152.18	\$ 19,518.83	\$ 43,747.55
7	Jul-23	\$ 43,747.55	\$ 23,592.07	\$ 19,889.69	\$ 48,368.63
8	Jul-24	\$ 48,368.63	\$ 24,040.32	\$ 20,211.54	\$ 53,213.14
9	Jul-25	\$ 53,213.14	\$ 24,497.08	\$ 40,603.63	\$ 38,224.08
10	Jul-26	\$ 38,224.08	\$ 24,962.53	\$ 41,353.37	\$ 22,635.95
		\$ -	\$ 242,041.57	\$ 226,359.48	\$ 22,635.95

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

Property Inspection Report & Maintenance Estimate

24 Sample Road Suburb VIC 3141 - OC2

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan	
First Floor	Paint	1140	sqm	\$ 14.00	\$ 15,960.00	Good	Maintenance	2016	11	12	
	Carpet	308	sqm	\$ 120.00	\$ 36,960.00	Good	Replace	2024	19	20	
	Downlights	42	no	\$ 150.00	\$ 6,300.00	Good	Replace	2019	14	15	
	Exit Signs	9	no	\$ 250.00	\$ 2,250.00	Good	Replace	2019	14	15	
	Fire Extinguisher	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2016	7	8	
	Smoke Alarm	37	no	\$ 220.00	\$ 8,140.00	Good	Replace	2024	19	20	
	Fire Door	3	no	\$ 1,600.00	\$ 4,800.00	Good	Replace	2039	34	35	
	Sprinkler Heads	37	no	\$ 35.00	\$ 1,295.00	Good	Replace	2039	34	35	
	External Glass Doors	3	no	\$ 3,000.00	\$ 9,000.00	Good	Replace	2039	34	35	
	Utility cabinets	8	no	\$ 2,500.00	\$ 20,000.00	Good	Replace	2034	29	30	
	Windows	4	sqm	\$ 435.00	\$ 1,740.00	Good	Replace	2039	34	35	
	Bins	3	no	\$ 200.00	\$ 600.00	Good	Replace	2016	9	10	
	Second Floor	Paint	1140	sqm	\$ 14.00	\$ 15,960.00	Good	Maintenance	2016	11	12
Carpet		308	sqm	\$ 120.00	\$ 36,960.00	Good	Replace	2024	19	20	
Downlights		42	no	\$ 150.00	\$ 6,300.00	Good	Replace	2019	14	15	
Exit Signs		9	no	\$ 250.00	\$ 2,250.00	Good	Replace	2019	14	15	
Fire Extinguisher		4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2016	7	8	
Smoke Alarm		37	no	\$ 220.00	\$ 8,140.00	Good	Replace	2024	19	20	
Fire Door		3	no	\$ 1,600.00	\$ 4,800.00	Good	Replace	2039	34	35	
Sprinkler Heads		37	no	\$ 35.00	\$ 1,295.00	Good	Replace	2039	34	35	
Utility Meters		8	no	\$ 2,500.00	\$ 20,000.00	Good	Replace	2034	29	30	
Windows		4	sqm	\$ 435.00	\$ 1,740.00	Good	Replace	2039	34	35	
Bins		3	no	\$ 200.00	\$ 600.00	Good	Replace	2016	9	10	
Third Floor		Paint	895	sqm	\$ 14.00	\$ 12,530.00	Good	Maintenance	2016	11	12
		Carpet	220	sqm	\$ 120.00	\$ 26,400.00	Good	Replace	2024	19	20
	Downlights	30	no	\$ 150.00	\$ 4,500.00	Good	Replace	2019	14	15	
	Exit Signs	7	no	\$ 250.00	\$ 1,750.00	Good	Replace	2019	14	15	
	Fire Extinguisher	4	no	\$ 250.00	\$ 1,000.00	Good	Replace	2016	7	8	
	Smoke Alarm	26	no	\$ 220.00	\$ 5,720.00	Good	Replace	2024	19	20	
	Fire Door	3	no	\$ 1,600.00	\$ 4,800.00	Good	Replace	2039	34	35	
	Sprinkler Heads	26	no	\$ 35.00	\$ 910.00	Good	Replace	2039	34	35	
	Utility Meters	8	no	\$ 2,500.00	\$ 20,000.00	Good	Replace	2034	29	30	
	Windows	4	sqm	\$ 435.00	\$ 1,740.00	Good	Replace	2039	34	35	
	Bins	3	no	\$ 200.00	\$ 600.00	Good	Replace	2016	9	10	
	Lifts * early contributions	Residential Passenger Lifts 3 X totaling 475000 for a total life of 60 years	10	no	\$ 7,916.00	\$ 79,160.00	Good	Replace	2016	10	10
	Small Common Garden Area	Timber Flooring	15	sqm	\$ 163.00	\$ 2,445.00	Good	Replace	2039	34	35
Paving tiles		19	sqm	\$ 150.00	\$ 2,850.00	Good	Replace	2049	44	45	
Landsapcing Garden Beds		24	sqm	\$ 45.00	\$ 1,080.00	Good	Replace	2029	24	25	
Lighting		6	no	\$ 150.00	\$ 900.00	Good	Replace	2019	14	15	
Water Features		3	no	\$ 2,000.00	\$ 6,000.00	Good	Replace	2024	19	20	
Fencing		23	lm	\$ 80.00	\$ 1,840.00	Good	Replace	2034	29	30	

Property Inspection Report & Maintenance Estimate

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Metal Frame Pavilion	1	sum	\$ 5,000.00	\$ 5,000.00	Good	Replace	2049	44	45
	Timber Bench	5	sum	\$ 163.00	\$ 815.00	Good	Replace	2039	34	35
	Irrigation	1	sum	\$ 2,400.00	\$ 2,400.00	Good	Replace	2024	19	20
	Waterproofing	66	sqm	\$ 115.00	\$ 7,590.00	Good	Maintenance	2024	19	20
	Plantar Boxes - waterproofing	24	sqm	\$ 115.00	\$ 2,760.00	Good	Maintenance	2024	19	20
Large Common Garden Area	Synthetic Grass	70	sqm	\$ 55.00	\$ 3,850.00	Good	Replace	2034	29	30
	Paving tiles	30	sqm	\$ 150.00	\$ 4,500.00	Good	Replace	2049	44	45
	Timber Flooring	20	sqm	\$ 163.00	\$ 3,260.00	Good	Replace	2039	34	35
	Timber Bench	7	sqm	\$ 300.00	\$ 2,100.00	Good	Replace	2039	34	35
	Landsapcing Garden Beds	50	sqm	\$ 45.00	\$ 2,250.00	Good	Replace	2029	24	25
	Plantar Boxes - waterproofing	50	sqm	\$ 115.00	\$ 5,750.00	Good	Maintenance	2024	19	20
	Metal Frame Pavilion	1	sum	\$ 6,500.00	\$ 6,500.00	Good	Replace	2049	44	45
	Pot Plants	6	no	\$ 150.00	\$ 900.00	Good	Replace	2024	19	20
	Water Features	3	no	\$ 3,500.00	\$ 10,500.00	Good	Replace	2024	19	20
	Lighting	3	no	\$ 150.00	\$ 450.00	Good	Replace	2019	14	15
	Irrigation	1	sum	\$ 4,000.00	\$ 4,000.00	Good	Replace	2024	19	20
	Waterproofing	150	sqm	\$ 115.00	\$ 17,250.00	Good	Maintenance	2024	19	20
	Architectural Wiring	1	sum	\$ 2,000.00	\$ 2,000.00	Good	Replace	2019	14	15
All levels	Garbage chute with fire rated walls	10	no	\$ 3,200.00	\$ 32,000.00	Good	Replace	2049	44	45
	Fire rated bin chute door	10	no	\$ 820.00	\$ 8,200.00	Good	Replace	2024	19	20
All areas	OH&S & ESM Rectification works	1	sum	\$ 2,000.00	\$ 2,000.00	Good	Replace	2016	1	1

Annual Contributions for Each Lot

24 Sample Road Suburb VIC 3141 - OC2

Lot Name	Liabilities	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
1	44	\$234	\$150	\$153	\$156	\$159	\$162	\$165	\$168	\$171	\$175
2	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
3	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
4	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
5	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
6	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
7	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
8	40	\$213	\$137	\$139	\$142	\$145	\$147	\$150	\$153	\$156	\$159
9	40	\$213	\$137	\$139	\$142	\$145	\$147	\$150	\$153	\$156	\$159
10	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
11	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
101	58	\$308	\$198	\$202	\$206	\$210	\$214	\$218	\$222	\$226	\$230
102	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
103	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
104	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
105	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
106	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
107	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
108	44	\$234	\$150	\$153	\$156	\$159	\$162	\$165	\$168	\$171	\$175
109	44	\$234	\$150	\$153	\$156	\$159	\$162	\$165	\$168	\$171	\$175
110	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
111	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
112	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
113	44	\$234	\$150	\$153	\$156	\$159	\$162	\$165	\$168	\$171	\$175
114	44	\$234	\$150	\$153	\$156	\$159	\$162	\$165	\$168	\$171	\$175
115	42	\$223	\$143	\$146	\$149	\$152	\$155	\$158	\$161	\$164	\$167
116	65	\$345	\$222	\$226	\$230	\$235	\$239	\$244	\$248	\$253	\$258
117	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
118	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
119	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
120	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
121	70	\$372	\$239	\$244	\$248	\$253	\$258	\$263	\$268	\$273	\$278
122	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
123	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
124	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
125	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
126	58	\$308	\$198	\$202	\$206	\$210	\$214	\$218	\$222	\$226	\$230
127	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179

Annual Contributions for Each Lot

24 Sample Road Suburb VIC 3141 - OC2

Lot Name	Liabilities	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
128	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
129	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
130	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
131	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
132	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
133	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
134	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
135	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
136	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
137	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
138	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
139	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
140	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
141	46	\$244	\$157	\$160	\$163	\$166	\$169	\$173	\$176	\$179	\$183
142	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
201	58	\$308	\$198	\$202	\$206	\$210	\$214	\$218	\$222	\$226	\$230
202	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
203	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
204	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
205	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
206	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
207	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
208	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
209	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
210	62	\$330	\$212	\$216	\$220	\$224	\$228	\$233	\$237	\$242	\$246
211	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
212	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
213	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
214	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
215	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
216	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
217	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
218	50	\$266	\$171	\$174	\$177	\$181	\$184	\$188	\$191	\$195	\$198
219	60	\$319	\$205	\$209	\$213	\$217	\$221	\$225	\$229	\$234	\$238
220	70	\$372	\$239	\$244	\$248	\$253	\$258	\$263	\$268	\$273	\$278
221	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
222	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
223	45	\$239	\$154	\$157	\$160	\$163	\$166	\$169	\$172	\$175	\$179
224	58	\$308	\$198	\$202	\$206	\$210	\$214	\$218	\$222	\$226	\$230

10 Year Maintenance Plan Budget - Fund Outline



Sample Only

Service | Quality | Value