



Maintenance Budget Plan Report - V2

1 Sample Street, Melbourne VIC 3022– OC4, OC5, OC6, OC7 & OC8 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
- ✓ Domestic Unlimited Builders (DB-U 13329)
- ✓ Commercial Unlimited Builders (CB-U 4272)
- ✓ Member - MBAV Platinum Master Builder (5630)
- ✓ Member - Strata Community Australia
- ✓ Member - Australian Institute of Project Management
- ✓ Member - The Real Estate Institute of Australia

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	TER-822
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13 January 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, XXX of Owners Corporation, to prepare a Maintenance Budget Plan for the property at 1 Sample Street, Melbourne VIC 3022 – OC4, OC5, OC6, OC7 & OC8.

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 4, 5, 6, 7 and 8 as per Plan of Subdivision PS 123456. Owners Corporations 1, 2 and 3 have NOT been addressed within this Plan.
- Overall, all three buildings were considered to be in an average (fair) condition considering their age (build completion date assumed to be in March 2006).
- 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.
- One major priority for maintenance was raised by the Building Manager, Gary Morton, which has been taken into account within this plan. This priority was:
 - Replacement of the older hot water service cylinders (for OC5 and OC8); 6 cylinders require replacement for OC5 and 3 require replacement for OC8. Their replacement should be conducted soon (within 1-2 years) and **at the same time to significantly reduce the expense of crane hire.** This essentially reduces the cost of their replacement from \$72,000 (individually as they fail) to \$28,000 (collectively replaced at the same time near the end of their expected lifespan).

Within the forecast period, the items requiring significant anticipated expenses were found to be:

Owners Corporation 4

1. The replacement of the external coating (paint) to all facades of all buildings (Promenade, Sample 1 and Sample 2). Next replacement set for the year **2018** at a total anticipated expense of **\$678,930**.
2. Waterproofing repairs to the landscaped areas of the Terrace Level inc. Planter Boxes (likely to leak into the Car Park below). Date of expenditure set for the year 2026 at a total anticipated expense of **\$166,603**.
3. Similarly, Waterproofing repairs to the paved areas of the Terrace Level (likely to leak into the Car Park below). Date of expenditure set for the year 2031 at a total anticipated expense of **\$120,708**.
4. The replacement of the external caulking (sealant) to all windows of all buildings (Promenade, Sample 1 and Beach 2). Next replacement set for the year 2021 at a total anticipated expense of **\$77,955**.

Owners Corporation 5,6,7 & 8

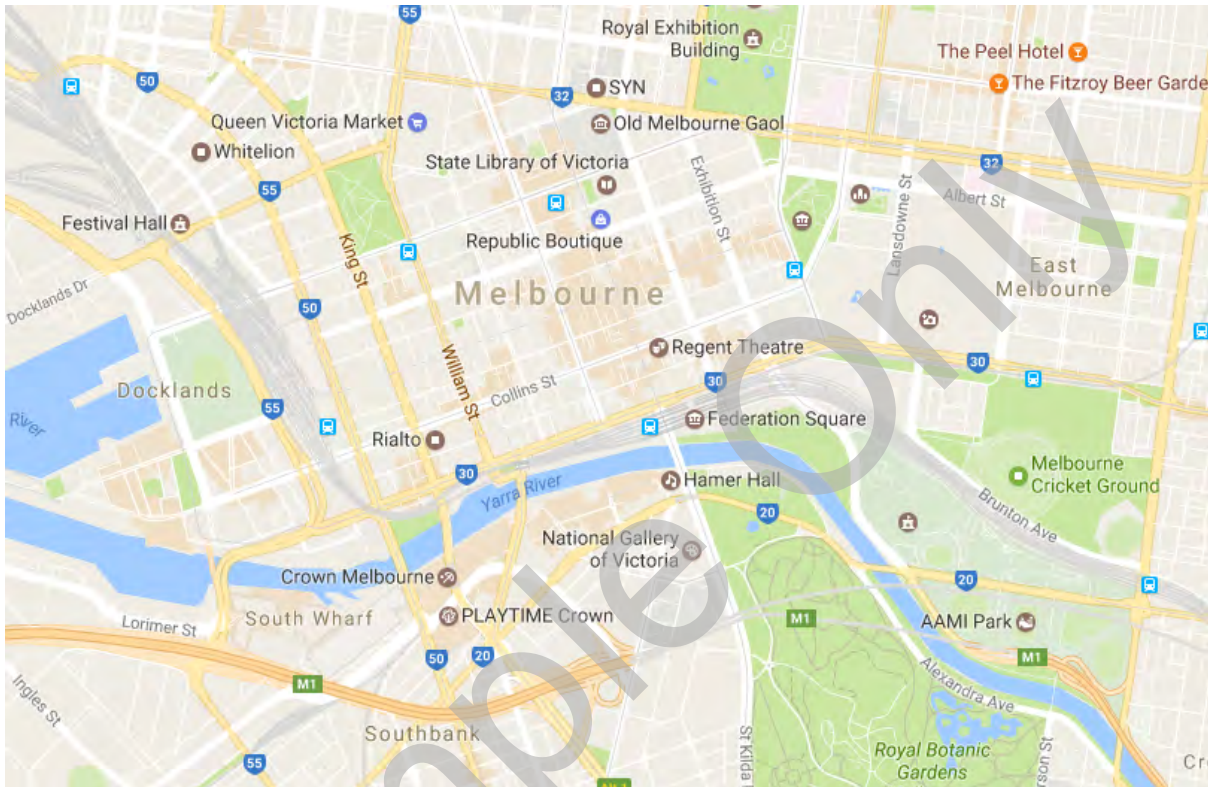
1. The replacement of the roof waterproofing membrane. Total anticipated expense varies depending on OC.

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.

2. Property Description

2.1. Location

1 Sample Street, Melbourne VIC 3022

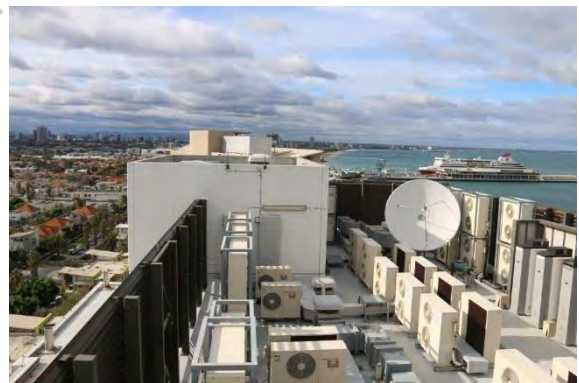
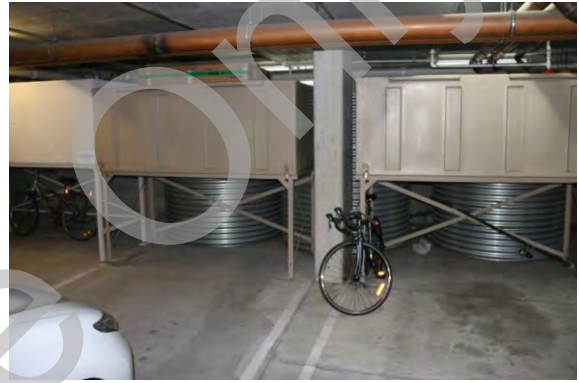


2.2. Inspection Notes

This property consists of the following:

- Three main building, known as “Promenade”, “Sample 1” and “Sample 2”.
- OC4 consists of mostly open common areas shared by all of the other four OC’s such as the car park, terrace level driveway and recreational area.
- OCs 5, 6, 7 & 8 are mostly divided into individual common areas for each individual building (the Promenade having OC5, Sample 1 having OC 6 and Sample 2 being split into OC7 for the low-rise section and OC8 for the mid-rise part of the building).
- The buildings are predominantly constructed using precast concrete panels with balconies or courtyards/terraces for most apartments.

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 - OC4

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022 OC4	
Strata Plan Number	PS 123456
Strata Plan Registration Date	27 October 2015
Property Address	1 Sample Street, Melbourne VIC 3022 OC4
Property Manager	Owners Corporation
Address	
Commencement Date of Budget	13 January 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	99
Starting Balance	\$867,489.66
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 OC4					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jan-17	\$ -	\$ -	\$ -	\$ 867,489.66
1	Jan-18	\$ 867,489.66	\$ 127,581.25	\$ 397,123.04	\$ 616,165.15
2	Jan-19	\$ 616,165.15	\$ 130,005.29	\$ 393,734.44	\$ 365,375.46
3	Jan-20	\$ 365,375.46	\$ 132,475.39	\$ 149,218.07	\$ 356,305.67
4	Jan-21	\$ 356,305.67	\$ 134,992.42	\$ 147,185.17	\$ 351,595.35
5	Jan-22	\$ 351,595.35	\$ 137,557.28	\$ 188,179.47	\$ 308,356.66
6	Jan-23	\$ 308,356.66	\$ 140,170.87	\$ 158,070.85	\$ 296,932.17
7	Jan-24	\$ 296,932.17	\$ 142,834.11	\$ 161,074.20	\$ 284,927.66
8	Jan-25	\$ 284,927.66	\$ 145,547.96	\$ 166,645.61	\$ 269,813.49
9	Jan-26	\$ 269,813.49	\$ 148,313.37	\$ 169,811.88	\$ 253,981.07
10	Jan-27	\$ 253,981.07	\$ 151,131.33	\$ 197,583.39	\$ 212,862.61
		\$ 867,489.66	\$ 1,390,609.28	\$ 2,128,626.12	\$ 212,862.61

*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 OC4

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Exterior										
All Buildings	External Wall Coating	4400	m2	\$ 150.00	\$ 660,000.00	Poor	Replace	2017	2	10
	External Window Caulking	4910	m	\$ 15.00	\$ 73,650.00	Average	Replace	2017	5	15
	External Precast Panel Caulking	1106	m	\$ 15.00	\$ 16,590.00	Average	Replace	2017	10	20
	Vents	1	SUM	\$ 11,000.00	\$ 11,000.00	Average	Replace	2017	10	20
	Façade Inspections	1	no	\$ 8,000.00	\$ 8,000.00	Average	Maintenance	2017	3	10
Grounds										
	Waterproofing - Landscaped areas inc Planter Boxes	1	SUM	\$ 150,000.00	\$ 150,000.00	Average	Replace	2017	10	20
	Gardens - Referbishment	1	SUM	\$ 18,000.00	\$ 18,000.00	Average	Repair	2017	5	10
	Fencing B/W	1	SUM	\$ 24,000.00	\$ 24,000.00	Average	Replace	2026	20	30
	Fencing Steel	1	SUM	\$ 70,000.00	\$ 70,000.00	Average	Replace	2021	15	25
	Fencing Steel Screens	1	SUM	\$ 22,000.00	\$ 22,000.00	Average	Replace	2021	15	25
	Paving/Tiles	1	SUM	\$ 34,000.00	\$ 34,000.00	Average	Replace	2026	20	30
	Driveway - Waterproofing & Repairs	1	SUM	\$ 100,000.00	\$ 100,000.00	Average	Replace	2021	15	20
	Grounds Lighting	1	SUM	\$ 15,000.00	\$ 15,000.00	Average	Replace	2017	5	15
	Irrigation Piping	1	SUM	\$ 7,500.00	\$ 7,500.00	Average	Replace	2026	20	30
	Handrails	1	SUM	\$ 40,000.00	\$ 40,000.00	Average	Replace	2026	20	30
Ground Level										
Internal (Carpark)	HW Piping	1	SUM	\$ 12,000.00	\$ 12,000.00	Average	Replace	2026	20	30
	CW Piping	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2026	20	30
	Water Harvest Tanks	1	SUM	\$ 24,000.00	\$ 24,000.00	Average	Replace	2024	18	25
	Water Harvest Pumps	1	SUM	\$ 8,500.00	\$ 8,500.00	Average	Replace	2017	3	10
	Carpark Lighting	136	no	\$ 120.00	\$ 16,320.00	Average	Replace	2017	5	15
	Emergency Lighting	14	no	\$ 120.00	\$ 1,680.00	Average	Replace	2017	5	15
	Emergency Exit Luminaires	10	no	\$ 200.00	\$ 2,000.00	Average	Replace	2017	5	15
	Fire Extinguishers	5	no	\$ 250.00	\$ 1,250.00	Average	Replace	2017	2	0
	Fire Hose Reels	4	no	\$ 875.00	\$ 3,500.00	Average	Replace	2017	10	20
	Fire Hydrant Outlets	2	no	\$ 1,600.00	\$ 3,200.00	Average	Repair	2017	10	20
	Fire Doors	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Repair	2017	3	10
	Sprinkler Heads	380	no	\$ 35.00	\$ 13,300.00	Average	Replace	2021	15	25
	Electrical Control Boards	1	SUM	\$ 18,000.00	\$ 18,000.00	Average	Upgrade	2021	15	25
	Electrical Wiring	1	SUM	\$ 24,000.00	\$ 24,000.00	Average	Upgrade	2021	15	25
	Linemarking	1	SUM	\$ 10,000.00	\$ 10,000.00	Average	Replace	2017	4	10
Throughout										
	Cold Water Pumps (booster)	3	no	\$ 5,000.00	\$ 15,000.00	Average	Replace	2017	5	10
	Stormwater System	1	SUM	\$ 77,000.00	\$ 77,000.00	Average	Upgrade	2021	15	25
	Sewer System	1	SUM	\$ 77,000.00	\$ 77,000.00	Average	Upgrade	2021	15	25
	Sump Pumps	1	SUM	\$ 8,000.00	\$ 8,000.00	Poor	Replace	2017	1	10
	WC/Change	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Repair	2017	10	20
	Manager Room	1	SUM	\$ 2,400.00	\$ 2,400.00	Average	Repair	2017	10	20

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022 OC4

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	Security	1	SUM	\$ 35,000.00	\$ 35,000.00	Average	Replace	2017	5	15
	Bollards	1	SUM	\$ 5,300.00	\$ 5,300.00	Average	Replace	2017	10	20
	Driveway Gate	1	no	\$ 5,000.00	\$ 5,000.00	Poor	Repair	2017	1	10
	Signage	1	SUM	\$ 7,000.00	\$ 7,000.00	Average	Replace	2017	5	15
	Bike Storage	1	SUM	\$ 7,000.00	\$ 7,000.00	Average	Replace	2031	25	35
	Structural Repairs	1	SUM	\$ 55,000.00	\$ 55,000.00	Good	Repair	2017	10	10
	Fire Pump - Electrical	1	SUM	\$ 10,000.00	\$ 10,000.00	Average	Replace	2017	10	20
	Fire Pump - Diesel	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Repair	2017	10	20

Sample Only

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC4

Expense Requirements		1	2	3	4	5	6	7	8	9	10
		2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
Contingency for Unforeseen Expenses		\$ 14,765.10	\$ 15,045.64	\$ 15,331.50	\$ 15,622.80	\$ 15,919.64	\$ 16,222.11	\$ 16,530.33	\$ 16,844.41	\$ 17,164.45	\$ 17,490.57
Tax credit claim for GST component		-\$42,484.22	-\$42,076.53	-\$14,876.28	-\$14,618.04	-\$19,139.98	-\$15,760.97	-\$16,060.43	-\$16,644.58	-\$16,960.83	-\$20,010.31
Exterior											
All Buildings	External Wall Coating	\$ 336,270.00	\$ 342,659.13	\$ 69,833.93	\$ 71,160.78	\$ 72,512.83	\$ 73,890.57	\$ 75,294.49	\$ 76,725.09	\$ 78,182.87	\$ 79,668.34
	External Window Caulking	\$ 15,009.87	\$ 15,295.06	\$ 15,585.66	\$ 15,881.79	\$ 16,183.55	\$ -	\$ -	\$ -	\$ -	\$ 5,926.84
	External Precast Panel Caulking	\$ 1,690.52	\$ 1,722.64	\$ 1,755.37	\$ 1,788.72	\$ 1,822.71	\$ 1,857.34	\$ 1,892.63	\$ 1,928.59	\$ 1,965.23	\$ 2,002.57
	Vents	\$ 1,120.90	\$ 1,142.20	\$ 1,163.90	\$ 1,186.01	\$ 1,208.55	\$ 1,231.51	\$ 1,254.91	\$ 1,278.75	\$ 1,303.05	\$ 1,327.81
	Façade Inspections	\$ 2,717.33	\$ 2,768.96	\$ 2,821.57	\$ 862.55	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
Grounds											
	Waterproofing - Landscaped areas inc Planter Boxes	\$ 15,285.00	\$ 15,575.42	\$ 15,871.35	\$ 16,172.90	\$ 16,480.19	\$ 16,793.31	\$ 17,112.39	\$ 17,437.52	\$ 17,768.83	\$ 18,106.44
	Gardens - Reperbishment	\$ 3,668.40	\$ 3,738.10	\$ 3,809.12	\$ 3,881.50	\$ 3,955.25	\$ 2,015.20	\$ 2,053.49	\$ 2,092.50	\$ 2,132.26	\$ 2,172.77
	Fencing B/W	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,897.03
	Fencing Steel	\$ -	\$ -	\$ -	\$ -	\$ 7,690.75	\$ 7,836.88	\$ 7,985.78	\$ 8,137.51	\$ 8,292.12	\$ 8,449.67
	Fencing Steel Screens	\$ -	\$ -	\$ -	\$ -	\$ 2,417.09	\$ 2,463.02	\$ 2,509.82	\$ 2,557.50	\$ 2,606.10	\$ 2,655.61
	Paving/Tiles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,104.13
	Driveway - Waterproofing & Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,986.79	\$ 11,195.54	\$ 11,408.26	\$ 11,625.01	\$ 11,845.89	\$ 12,070.96
	Grounds Lighting	\$ 3,057.00	\$ 3,115.08	\$ 3,174.27	\$ 3,234.58	\$ 3,296.04	\$ -	\$ -	\$ -	\$ -	\$ 1,207.10
	Irrigation Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905.32
	Handrails	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,828.38
Ground Level											
Internal (Carpark)	HW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,448.52
	CW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.68
	Water Harvest Tanks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,790.00	\$ 2,843.01	\$ 2,897.03
	Water Harvest Pumps	\$ 2,887.17	\$ 2,942.02	\$ 2,997.92	\$ 916.46	\$ 933.88	\$ 951.62	\$ 969.70	\$ 988.13	\$ 1,006.90	\$ 1,026.03
	Carpark Lighting	\$ 3,326.02	\$ 3,389.21	\$ 3,453.61	\$ 3,519.22	\$ 3,586.09	\$ -	\$ -	\$ -	\$ -	\$ 1,313.32
	Emergency Lighting	\$ 342.38	\$ 348.89	\$ 355.52	\$ 362.27	\$ 369.16	\$ -	\$ -	\$ -	\$ -	\$ 135.19
	Emergency Exit Luminaires	\$ 407.60	\$ 415.34	\$ 423.24	\$ 431.28	\$ 439.47	\$ -	\$ -	\$ -	\$ -	\$ 160.95
	Fire Extinguishers	\$ 636.88	\$ 648.98								
	Fire Hose Reels	\$ 356.65	\$ 363.43	\$ 370.33	\$ 377.37	\$ 384.54	\$ 391.84	\$ 399.29	\$ 406.88	\$ 414.61	\$ 422.48
	Fire Hydrant Outlets	\$ 326.08	\$ 332.28	\$ 338.59	\$ 345.02	\$ 351.58	\$ 358.26	\$ 365.06	\$ 372.00	\$ 379.07	\$ 386.27
	Fire Doors	\$ 1,698.33	\$ 1,730.60	\$ 1,763.48	\$ 539.10	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
	Sprinkler Heads	\$ -	\$ -	\$ -	\$ -	\$ 1,461.24	\$ 1,489.01	\$ 1,517.30	\$ 1,546.13	\$ 1,575.50	\$ 1,605.44
	Electrical Control Boards	\$ -	\$ -	\$ -	\$ -	\$ 1,977.62	\$ 2,015.20	\$ 2,053.49	\$ 2,092.50	\$ 2,132.26	\$ 2,172.77
	Electrical Wiring	\$ -	\$ -	\$ -	\$ -	\$ 2,636.83	\$ 2,686.93	\$ 2,737.98	\$ 2,790.00	\$ 2,843.01	\$ 2,897.03
	Linemarking	\$ 2,547.50	\$ 2,595.90	\$ 2,645.22	\$ 2,695.48	\$ 1,098.68	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC4

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
Throughout										
Cold Water Pumps (booster)	\$ 3,057.00	\$ 3,115.08	\$ 3,174.27	\$ 3,234.58	\$ 3,296.04	\$ 1,679.33	\$ 1,711.24	\$ 1,743.75	\$ 1,776.88	\$ 1,810.64
Stormwater System	\$ -	\$ -	\$ -	\$ -	\$ 8,459.83	\$ 8,620.57	\$ 8,784.36	\$ 8,951.26	\$ 9,121.33	\$ 9,294.64
Sewer System	\$ -	\$ -	\$ -	\$ -	\$ 8,459.83	\$ 8,620.57	\$ 8,784.36	\$ 8,951.26	\$ 9,121.33	\$ 9,294.64
Sump Pumps	\$ 8,152.00	\$ 830.69	\$ 846.47	\$ 862.55	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
WC/Change	\$ 611.40	\$ 623.02	\$ 634.85	\$ 646.92	\$ 659.21	\$ 671.73	\$ 684.50	\$ 697.50	\$ 710.75	\$ 724.26
Manager Room	\$ 244.56	\$ 249.21	\$ 253.94	\$ 258.77	\$ 263.68	\$ 268.69	\$ 273.80	\$ 279.00	\$ 284.30	\$ 289.70
Security	\$ 7,133.00	\$ 7,268.53	\$ 7,406.63	\$ 7,547.35	\$ 7,690.75	\$ -	\$ -	\$ -	\$ -	\$ 2,816.56
Bollards	\$ 540.07	\$ 550.33	\$ 560.79	\$ 571.44	\$ 582.30	\$ 593.36	\$ 604.64	\$ 616.13	\$ 627.83	\$ 639.76
Driveway Gate	\$ 5,095.00	\$ 519.18	\$ 529.04	\$ 539.10	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
Signage	\$ 1,426.60	\$ 1,453.71	\$ 1,481.33	\$ 1,509.47	\$ 1,538.15	\$ -	\$ -	\$ -	\$ -	\$ 563.31
Bike Storage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Structural Repairs	\$ 5,604.50	\$ 5,710.99	\$ 5,819.49	\$ 5,930.06	\$ 6,042.74	\$ 6,157.55	\$ 6,274.54	\$ 6,393.76	\$ 6,515.24	\$ 6,639.03
Fire Pump - Electrical	\$ 1,019.00	\$ 1,038.36	\$ 1,058.09	\$ 1,078.19	\$ 1,098.68	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10
Fire Pump - Diesel	\$ 611.40	\$ 623.02	\$ 634.85	\$ 646.92	\$ 659.21	\$ 671.73	\$ 684.50	\$ 697.50	\$ 710.75	\$ 724.26
Total Yearly Contributions Required	\$ 424,842.16	\$ 420,765.34	\$ 148,762.85	\$ 146,180.41	\$ 191,399.81	\$ 157,609.71	\$ 160,604.30	\$ 166,445.78	\$ 169,608.25	\$ 200,103.13

Sample

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC4

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
76	129	\$1,646	\$1,677	\$1,709	\$1,741	\$1,774	\$1,808	\$1,843	\$1,878	\$1,913	\$1,950
77	107	\$1,365	\$1,391	\$1,417	\$1,444	\$1,472	\$1,500	\$1,528	\$1,557	\$1,587	\$1,617
78	55	\$702	\$715	\$729	\$742	\$757	\$771	\$786	\$801	\$816	\$831
79	74	\$944	\$962	\$980	\$999	\$1,018	\$1,037	\$1,057	\$1,077	\$1,098	\$1,118
80	129	\$1,646	\$1,677	\$1,709	\$1,741	\$1,774	\$1,808	\$1,843	\$1,878	\$1,913	\$1,950
81	132	\$1,684	\$1,716	\$1,749	\$1,782	\$1,816	\$1,850	\$1,885	\$1,921	\$1,958	\$1,995
82	75	\$957	\$975	\$994	\$1,012	\$1,032	\$1,051	\$1,071	\$1,092	\$1,112	\$1,133
83	105	\$1,340	\$1,365	\$1,391	\$1,417	\$1,444	\$1,472	\$1,500	\$1,528	\$1,557	\$1,587
84	105	\$1,340	\$1,365	\$1,391	\$1,417	\$1,444	\$1,472	\$1,500	\$1,528	\$1,557	\$1,587
85	75	\$957	\$975	\$994	\$1,012	\$1,032	\$1,051	\$1,071	\$1,092	\$1,112	\$1,133
86	132	\$1,684	\$1,716	\$1,749	\$1,782	\$1,816	\$1,850	\$1,885	\$1,921	\$1,958	\$1,995
87	133	\$1,697	\$1,729	\$1,762	\$1,795	\$1,830	\$1,864	\$1,900	\$1,936	\$1,973	\$2,010
88	76	\$970	\$988	\$1,007	\$1,026	\$1,045	\$1,065	\$1,086	\$1,106	\$1,127	\$1,149
89	106	\$1,352	\$1,378	\$1,404	\$1,431	\$1,458	\$1,486	\$1,514	\$1,543	\$1,572	\$1,602
90	106	\$1,352	\$1,378	\$1,404	\$1,431	\$1,458	\$1,486	\$1,514	\$1,543	\$1,572	\$1,602
91	76	\$970	\$988	\$1,007	\$1,026	\$1,045	\$1,065	\$1,086	\$1,106	\$1,127	\$1,149
92	133	\$1,697	\$1,729	\$1,762	\$1,795	\$1,830	\$1,864	\$1,900	\$1,936	\$1,973	\$2,010
93	134	\$1,710	\$1,742	\$1,775	\$1,809	\$1,843	\$1,878	\$1,914	\$1,950	\$1,987	\$2,025
94	77	\$982	\$1,001	\$1,020	\$1,039	\$1,059	\$1,079	\$1,100	\$1,121	\$1,142	\$1,164
95	107	\$1,365	\$1,391	\$1,417	\$1,444	\$1,472	\$1,500	\$1,528	\$1,557	\$1,587	\$1,617
96	107	\$1,365	\$1,391	\$1,417	\$1,444	\$1,472	\$1,500	\$1,528	\$1,557	\$1,587	\$1,617
97	77	\$982	\$1,001	\$1,020	\$1,039	\$1,059	\$1,079	\$1,100	\$1,121	\$1,142	\$1,164
98	134	\$1,710	\$1,742	\$1,775	\$1,809	\$1,843	\$1,878	\$1,914	\$1,950	\$1,987	\$2,025
99	135	\$1,722	\$1,755	\$1,788	\$1,822	\$1,857	\$1,892	\$1,928	\$1,965	\$2,002	\$2,040
100	78	\$995	\$1,014	\$1,033	\$1,053	\$1,073	\$1,093	\$1,114	\$1,135	\$1,157	\$1,179
101	109	\$1,391	\$1,417	\$1,444	\$1,471	\$1,499	\$1,528	\$1,557	\$1,586	\$1,617	\$1,647
102	109	\$1,391	\$1,417	\$1,444	\$1,471	\$1,499	\$1,528	\$1,557	\$1,586	\$1,617	\$1,647
103	78	\$995	\$1,014	\$1,033	\$1,053	\$1,073	\$1,093	\$1,114	\$1,135	\$1,157	\$1,179
104	135	\$1,722	\$1,755	\$1,788	\$1,822	\$1,857	\$1,892	\$1,928	\$1,965	\$2,002	\$2,040
105	137	\$1,748	\$1,781	\$1,815	\$1,849	\$1,885	\$1,920	\$1,957	\$1,994	\$2,032	\$2,070
106	81	\$1,033	\$1,053	\$1,073	\$1,093	\$1,114	\$1,135	\$1,157	\$1,179	\$1,201	\$1,224
107	110	\$1,403	\$1,430	\$1,457	\$1,485	\$1,513	\$1,542	\$1,571	\$1,601	\$1,631	\$1,662
108	110	\$1,403	\$1,430	\$1,457	\$1,485	\$1,513	\$1,542	\$1,571	\$1,601	\$1,631	\$1,662
109	81	\$1,033	\$1,053	\$1,073	\$1,093	\$1,114	\$1,135	\$1,157	\$1,179	\$1,201	\$1,224
110	137	\$1,748	\$1,781	\$1,815	\$1,849	\$1,885	\$1,920	\$1,957	\$1,994	\$2,032	\$2,070
111	138	\$1,761	\$1,794	\$1,828	\$1,863	\$1,898	\$1,934	\$1,971	\$2,009	\$2,047	\$2,086
112	82	\$1,046	\$1,066	\$1,086	\$1,107	\$1,128	\$1,149	\$1,171	\$1,193	\$1,216	\$1,239
113	111	\$1,416	\$1,443	\$1,470	\$1,498	\$1,527	\$1,556	\$1,585	\$1,616	\$1,646	\$1,678

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC4

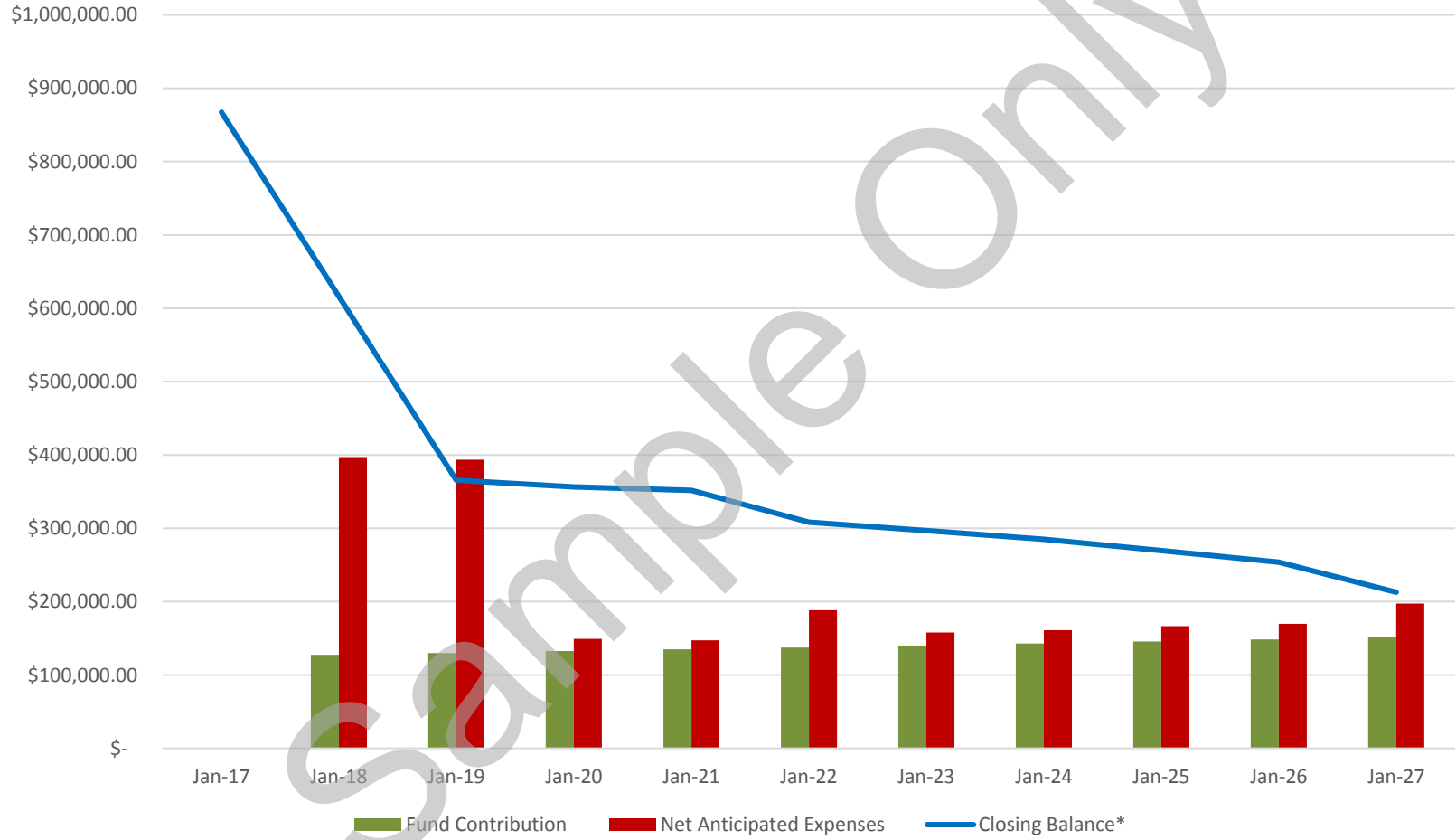
Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
76	129	\$1,646	\$1,677	\$1,709	\$1,741	\$1,774	\$1,808	\$1,843	\$1,878	\$1,913	\$1,950
114	111	\$1,416	\$1,443	\$1,470	\$1,498	\$1,527	\$1,556	\$1,585	\$1,616	\$1,646	\$1,678
115	82	\$1,046	\$1,066	\$1,086	\$1,107	\$1,128	\$1,149	\$1,171	\$1,193	\$1,216	\$1,239
116	138	\$1,761	\$1,794	\$1,828	\$1,863	\$1,898	\$1,934	\$1,971	\$2,009	\$2,047	\$2,086
117	140	\$1,786	\$1,820	\$1,855	\$1,890	\$1,926	\$1,962	\$2,000	\$2,038	\$2,076	\$2,116
118	83	\$1,059	\$1,079	\$1,100	\$1,120	\$1,142	\$1,163	\$1,186	\$1,208	\$1,231	\$1,254
119	225	\$2,871	\$2,925	\$2,981	\$3,037	\$3,095	\$3,154	\$3,214	\$3,275	\$3,337	\$3,400
121	83	\$1,059	\$1,079	\$1,100	\$1,120	\$1,142	\$1,163	\$1,186	\$1,208	\$1,231	\$1,254
122	140	\$1,786	\$1,820	\$1,855	\$1,890	\$1,926	\$1,962	\$2,000	\$2,038	\$2,076	\$2,116
123	141	\$1,799	\$1,833	\$1,868	\$1,903	\$1,940	\$1,976	\$2,014	\$2,052	\$2,091	\$2,131
124	84	\$1,072	\$1,092	\$1,113	\$1,134	\$1,155	\$1,177	\$1,200	\$1,223	\$1,246	\$1,270
125	226	\$2,883	\$2,938	\$2,994	\$3,051	\$3,109	\$3,168	\$3,228	\$3,289	\$3,352	\$3,416
127	84	\$1,072	\$1,092	\$1,113	\$1,134	\$1,155	\$1,177	\$1,200	\$1,223	\$1,246	\$1,270
128	141	\$1,799	\$1,833	\$1,868	\$1,903	\$1,940	\$1,976	\$2,014	\$2,052	\$2,091	\$2,131
129	143	\$1,824	\$1,859	\$1,894	\$1,930	\$1,967	\$2,004	\$2,043	\$2,081	\$2,121	\$2,161
130	86	\$1,097	\$1,118	\$1,139	\$1,161	\$1,183	\$1,205	\$1,228	\$1,252	\$1,275	\$1,300
131	230	\$2,934	\$2,990	\$3,047	\$3,105	\$3,164	\$3,224	\$3,285	\$3,348	\$3,411	\$3,476
133	86	\$1,097	\$1,118	\$1,139	\$1,161	\$1,183	\$1,205	\$1,228	\$1,252	\$1,275	\$1,300
134	143	\$1,824	\$1,859	\$1,894	\$1,930	\$1,967	\$2,004	\$2,043	\$2,081	\$2,121	\$2,161
135	284	\$3,623	\$3,692	\$3,762	\$3,834	\$3,907	\$3,981	\$4,056	\$4,134	\$4,212	\$4,292
137	284	\$3,623	\$3,692	\$3,762	\$3,834	\$3,907	\$3,981	\$4,056	\$4,134	\$4,212	\$4,292
139	284	\$3,623	\$3,692	\$3,762	\$3,834	\$3,907	\$3,981	\$4,056	\$4,134	\$4,212	\$4,292
141	284	\$3,623	\$3,692	\$3,762	\$3,834	\$3,907	\$3,981	\$4,056	\$4,134	\$4,212	\$4,292
143	46	\$587	\$598	\$609	\$621	\$633	\$645	\$657	\$670	\$682	\$695
144	55	\$702	\$715	\$729	\$742	\$757	\$771	\$786	\$801	\$816	\$831
145	47	\$600	\$611	\$623	\$634	\$647	\$659	\$671	\$684	\$697	\$710
146	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
147	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
148	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
149	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
150	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
151	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
152	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
153	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
154	55	\$702	\$715	\$729	\$742	\$757	\$771	\$786	\$801	\$816	\$831
155	47	\$600	\$611	\$623	\$634	\$647	\$659	\$671	\$684	\$697	\$710
156	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
157	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC4

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
76	129	\$1,646	\$1,677	\$1,709	\$1,741	\$1,774	\$1,808	\$1,843	\$1,878	\$1,913	\$1,950
158	61	\$778	\$793	\$808	\$823	\$839	\$855	\$871	\$888	\$905	\$922
159	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
160	53	\$676	\$689	\$702	\$715	\$729	\$743	\$757	\$771	\$786	\$801
161	45	\$574	\$585	\$596	\$607	\$619	\$631	\$643	\$655	\$667	\$680
162	68	\$868	\$884	\$901	\$918	\$935	\$953	\$971	\$990	\$1,009	\$1,028
163	64	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
164	66	\$842	\$858	\$874	\$891	\$908	\$925	\$943	\$961	\$979	\$997
165	66	\$842	\$858	\$874	\$891	\$908	\$925	\$943	\$961	\$979	\$997
166	69	\$880	\$897	\$914	\$931	\$949	\$967	\$986	\$1,004	\$1,023	\$1,043
167	65	\$829	\$845	\$861	\$877	\$894	\$911	\$928	\$946	\$964	\$982
168	67	\$855	\$871	\$888	\$904	\$922	\$939	\$957	\$975	\$994	\$1,013
169	67	\$855	\$871	\$888	\$904	\$922	\$939	\$957	\$975	\$994	\$1,013
170	71	\$906	\$923	\$941	\$958	\$977	\$995	\$1,014	\$1,033	\$1,053	\$1,073
171	66	\$842	\$858	\$874	\$891	\$908	\$925	\$943	\$961	\$979	\$997
172	68	\$868	\$884	\$901	\$918	\$935	\$953	\$971	\$990	\$1,009	\$1,028
173	76	\$970	\$988	\$1,007	\$1,026	\$1,045	\$1,065	\$1,086	\$1,106	\$1,127	\$1,149
174	72	\$919	\$936	\$954	\$972	\$990	\$1,009	\$1,028	\$1,048	\$1,068	\$1,088
175	67	\$855	\$871	\$888	\$904	\$922	\$939	\$957	\$975	\$994	\$1,013
176	68	\$868	\$884	\$901	\$918	\$935	\$953	\$971	\$990	\$1,009	\$1,028
177	77	\$982	\$1,001	\$1,020	\$1,039	\$1,059	\$1,079	\$1,100	\$1,121	\$1,142	\$1,164
178	73	\$931	\$949	\$967	\$985	\$1,004	\$1,023	\$1,043	\$1,063	\$1,083	\$1,103
179	68	\$868	\$884	\$901	\$918	\$935	\$953	\$971	\$990	\$1,009	\$1,028
180	69	\$880	\$897	\$914	\$931	\$949	\$967	\$986	\$1,004	\$1,023	\$1,043
181	78	\$995	\$1,014	\$1,033	\$1,053	\$1,073	\$1,093	\$1,114	\$1,135	\$1,157	\$1,179

10 Year Maintenance Plan Budget - Fund Outline



5. Property Description - OC5

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022 OC5	
Strata Plan Number	PS 123456
Strata Plan Registration Date	27 October 2015
Property Address	1 Sample Street, Melbourne VIC 3022
Property Manager	Owners Corporation
Address	
Commencement Date of Budget	13 January 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	60
Starting Balance	\$547,043.87
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 OC5					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jan-17	\$ -	\$ -	\$ -	\$ 547,043.87
1	Jan-18	\$ 547,043.87	\$ 27,040.14	\$ 117,755.44	\$ 467,816.49
2	Jan-19	\$ 467,816.49	\$ 27,553.90	\$ 106,535.63	\$ 398,658.90
3	Jan-20	\$ 398,658.90	\$ 28,077.42	\$ 49,899.31	\$ 385,208.85
4	Jan-21	\$ 385,208.85	\$ 28,610.90	\$ 60,421.76	\$ 361,487.38
5	Jan-22	\$ 361,487.38	\$ 29,154.50	\$ 68,740.63	\$ 329,492.49
6	Jan-23	\$ 329,492.49	\$ 29,708.44	\$ 44,483.92	\$ 321,636.35
7	Jan-24	\$ 321,636.35	\$ 30,272.90	\$ 45,329.12	\$ 313,334.49
8	Jan-25	\$ 313,334.49	\$ 30,848.08	\$ 41,627.97	\$ 309,134.64
9	Jan-26	\$ 309,134.64	\$ 31,434.20	\$ 42,418.90	\$ 304,641.76
10	Jan-27	\$ 304,641.76	\$ 32,031.45	\$ 182,648.74	\$ 160,421.95
		\$ 547,043.87	\$ 294,731.93	\$ 759,861.41	\$ 160,421.95

*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 OC5

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Roof	Re-Waterproofing	795	m2	\$ 120.00	\$ 95,400.00	Poor	Replace	2017	2	12
	Apartment Exhaust Fans	14	no	\$ 1,100.00	\$ 15,400.00	Average	Replace	2017	10	20
	Lobby Exhaust Fan	1	no	\$ 1,100.00	\$ 1,100.00	Average	Replace	2017	10	20
	Stairwell Fan Supply (Pressure)	2	no	\$ 7,000.00	\$ 14,000.00	Average	Replace	2017	10	20
	Lobby A/C	2	no	\$ 4,000.00	\$ 8,000.00	Average	Replace	2017	2	12
	Roof Fencing	1	SUM	\$ 30,000.00	\$ 30,000.00	Average	Replace	2026	20	30
Throughout	Balustrades	875	m	\$ 465.00	\$ 406,875.00	Average	Replace	2026	20	30
	Window Replacement	3019	m2	\$ 550.00	\$ 1,660,450.00	Good	Replace	2046	40	50
	Tiling	170	m2	\$ 120.00	\$ 20,400.00	Average	Replace	2026	20	30
	Carpet	720	m2	\$ 80.00	\$ 57,600.00	Average	Replace	2017	5	15
	Lighting - Emerg/Exit Lights	1	SUM	\$ 12,000.00	\$ 12,000.00	Average	Replace	2017	5	15
	Lighting - Stairwell Lights	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Replace	2017	5	15
	Lighting - Lobbies	1	SUM	\$ 16,000.00	\$ 16,000.00	Average	Replace	2017	5	15
	GPOs	24	no	\$ 80.00	\$ 1,920.00	Average	Replace	2026	20	30
	Smoke Detectors	31	no	\$ 350.00	\$ 10,850.00	Average	Replace	2017	10	20
	EWIS (Speakers)	29	SUM	\$ 120.00	\$ 3,480.00	Average	Replace	2017	10	20
	Fire Extinguishers	24	SUM	\$ 250.00	\$ 6,000.00	Average	Replace	2017	5	8
	Service Cabinets (Elec., Gas, Water, Etc.)	1	SUM	\$ 3,000.00	\$ 3,000.00	Average	Repair	2017	10	20
	Internal Painting	2035	m2	\$ 15.00	\$ 30,525.00	Average	Replace	2017	7	15
	Hot water systems (6/7)	1	SUM	\$ 16,000.00	\$ 16,000.00	Average	Replace	2017	1	10
	Hot water system (1 - new)	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2017	9	10
	Fire Doors	1	SUM	\$ 33,000.00	\$ 33,000.00	Average	Repair	2017	5	15
	Lift Controllers	1	SUM	\$ 715,000.00	\$ 715,000.00	Average	Upgrade	2026	20	30
	Lift Internals	4	no	\$ 4,000.00	\$ 16,000.00	Average	Upgrade	2017	10	20
	HW Piping	1	SUM	\$ 30,000.00	\$ 30,000.00	Average	Replace	2031	25	35
	CW Piping	1	SUM	\$ 20,000.00	\$ 20,000.00	Average	Replace	2031	25	35

Property Inspection Report & Maintenance Estimate

1 Sample Street, Melbourne VIC 3022 OC5

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
	FIP (Fire Indicator Panel)	1	SUM	\$ 4,000.00	\$ 4,000.00	Average	Repair	2017	10	20
	Fire Hydrants	1	SUM	\$ 3,000.00	\$ 3,000.00	Average	Repair	2021	15	25
	Sprinkler Heads	72	SUM	\$ 35.00	\$ 2,520.00	Average	Replace	2021	15	25
	Electrical Control Boards	1	SUM	\$ 22,000.00	\$ 22,000.00	Average	Upgrade	2026	20	30
	Electrical Wiring	1	SUM	\$ 30,000.00	\$ 30,000.00	Average	Upgrade	2046	40	50
	Auto Doors (Lobby)	1	SUM	\$ 3,000.00	\$ 3,000.00	Average	Repair	2017	2	12
	Inercom System	1	SUM	\$ 50,000.00	\$ 50,000.00	Average	Replace	2021	15	25
	Roof Access	1	SUM	\$ 17,000.00	\$ 17,000.00	Average	Replace	2021	15	25
	Lobby Furniture	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Replace	2017	2	10
	Data/TV	1	SUM	\$ 15,000.00	\$ 15,000.00	Average	Replace	2017	10	20
	Mailboxes	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2026	20	30
	Garbage Compactor	1	SUM	\$ 12,000.00	\$ 12,000.00	Average	Replace	2017	2	12
	Entrance Feature	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2017	10	20
	Structural Repairs	1	SUM	\$ 40,000.00	\$ 40,000.00	Average	Repair	2017	10	20

Sample Only

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC5

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		\$ 5,270.74	\$ 5,370.88	\$ 5,472.93	\$ 5,576.91	\$ 5,682.88	\$ 5,790.85	\$ 5,900.88	\$ 6,012.99	\$ 6,127.24	\$ 6,243.66
Tax credit claim for GST component		-\$12,498.30	-\$11,240.53	-\$4,936.26	-\$6,093.87	-\$7,006.42	-\$4,299.23	-\$4,380.92	-\$3,957.22	-\$4,032.41	-\$19,600.56
Roof	Re-Waterproofing	\$ 48,606.30	\$ 49,529.82	\$ -	\$ 8,571.64	\$ 8,734.50	\$ 8,900.46	\$ 9,069.56	\$ 9,241.89	\$ 9,417.48	\$ 9,596.41
	Apartment Exhaust Fans	\$ 1,569.26	\$ 1,599.08	\$ 1,629.46	\$ 1,660.42	\$ 1,691.97	\$ 1,724.11	\$ 1,756.87	\$ 1,790.25	\$ 1,824.27	\$ 1,858.93
	Lobby Exhaust Fan	\$ 112.09	\$ 114.22	\$ 116.39	\$ 118.60	\$ 120.85	\$ 123.15	\$ 125.49	\$ 127.88	\$ 130.30	\$ 132.78
	Stairwell Fan Supply (Pressure)	\$ 1,426.60	\$ 1,453.71	\$ 1,481.33	\$ 1,509.47	\$ 1,538.15	\$ 1,567.38	\$ 1,597.16	\$ 1,627.50	\$ 1,658.42	\$ 1,689.93
	Lobby A/C	\$ 4,076.00	\$ 4,153.44	\$ -	\$ 718.80	\$ 732.45	\$ 746.37	\$ 760.55	\$ 775.00	\$ 789.73	\$ 804.73
	Roof Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,621.29
Throughout	Balustrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,113.72
	Window Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,462.48
	Carpet	\$ 11,738.88	\$ 11,961.92	\$ 12,189.20	\$ 12,420.79	\$ 12,656.78	\$ -	\$ -	\$ -	\$ -	\$ 4,635.25
	Lighting - Emerg/Exit Lights	\$ 2,445.60	\$ 2,492.07	\$ 2,539.42	\$ 2,587.66	\$ 2,636.83	\$ -	\$ -	\$ -	\$ -	\$ 965.68
	Lighting - Stairwell Lights	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ -	\$ -	\$ -	\$ -	\$ 482.84
	Lighting - Lobbies	\$ 3,260.80	\$ 3,322.76	\$ 3,385.89	\$ 3,450.22	\$ 3,515.77	\$ -	\$ -	\$ -	\$ -	\$ 1,287.57
	GPOs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231.76
	Smoke Detectors	\$ 1,105.62	\$ 1,126.62	\$ 1,148.03	\$ 1,169.84	\$ 1,192.07	\$ 1,214.72	\$ 1,237.80	\$ 1,261.31	\$ 1,285.28	\$ 1,309.70
	EWIS (Speakers)	\$ 354.61	\$ 361.35	\$ 368.22	\$ 375.21	\$ 382.34	\$ 389.60	\$ 397.01	\$ 404.55	\$ 412.24	\$ 420.07
	Fire Extinguishers	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ 839.67	\$ 855.62	\$ 871.88	\$ 888.44	\$ 905.32
	Service Cabinets (Elec., Gas, Water, Etc.)	\$ 305.70	\$ 311.51	\$ 317.43	\$ 323.46	\$ 329.60	\$ 335.87	\$ 342.25	\$ 348.75	\$ 355.38	\$ 362.13
	Internal Painting	\$ 4,443.57	\$ 4,528.00	\$ 4,614.03	\$ 4,701.69	\$ 4,791.03	\$ 4,882.06	\$ 4,974.81	\$ -	\$ -	\$ -
	Hot water systems (6/7)	\$ 16,304.00	\$ 1,661.38	\$ 1,692.94	\$ 1,725.11	\$ 1,757.89	\$ 1,791.29	\$ 1,825.32	\$ 1,860.00	\$ 1,895.34	\$ 1,931.35
	Hot water system (1 - new)	\$ 905.78	\$ 922.99	\$ 940.52	\$ 958.39	\$ 976.60	\$ 995.16	\$ 1,014.07	\$ 1,033.33	\$ 1,052.97	\$ 965.68

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC5

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 Doors		\$ 6,725.40	\$ 6,853.18	\$ 6,983.39	\$ 7,116.08	\$ 7,251.28	\$ -	\$ -	\$ -	\$ -	\$ 2,655.61
Lift Controllers		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,307.37
Lift Internals		\$ 1,630.40	\$ 1,661.38	\$ 1,692.94	\$ 1,725.11	\$ 1,757.89	\$ 1,791.29	\$ 1,825.32	\$ 1,860.00	\$ 1,895.34	\$ 1,931.35
HW Piping		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CW Piping		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIP (Fire Indicator Panel)		\$ 407.60	\$ 415.34	\$ 423.24	\$ 431.28	\$ 439.47	\$ 447.82	\$ 456.33	\$ 465.00	\$ 473.84	\$ 482.84
Fire Hydrants		\$ -	\$ -	\$ -	\$ -	\$ 329.60	\$ 335.87	\$ 342.25	\$ 348.75	\$ 355.38	\$ 362.13
Sprinkler Heads		\$ -	\$ -	\$ -	\$ -	\$ 276.87	\$ 282.13	\$ 287.49	\$ 292.95	\$ 298.52	\$ 304.19
Electrical Control Boards		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,655.61
Electrical Wiring		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auto Doors (Lobby)		\$ 1,528.50	\$ 1,557.54	\$ -	\$ 269.55	\$ 274.67	\$ 279.89	\$ 285.21	\$ 290.63	\$ 296.15	\$ 301.77
Inercom System		\$ -	\$ -	\$ -	\$ -	\$ 5,493.40	\$ 5,597.77	\$ 5,704.13	\$ 5,812.51	\$ 5,922.94	\$ 6,035.48
Roof Access		\$ -	\$ -	\$ -	\$ -	\$ 1,867.75	\$ 1,903.24	\$ 1,939.40	\$ 1,976.25	\$ 2,013.80	\$ 2,052.06
Lobby Furniture		\$ 3,057.00	\$ 3,115.08	\$ 634.85	\$ 646.92	\$ 659.21	\$ 671.73	\$ 684.50	\$ 697.50	\$ 710.75	\$ 724.26
Data/TV		\$ 1,528.50	\$ 1,557.54	\$ 1,587.13	\$ 1,617.29	\$ 1,648.02	\$ 1,679.33	\$ 1,711.24	\$ 1,743.75	\$ 1,776.88	\$ 1,810.64
Mailboxes		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603.55
Garbage Compactor		\$ 6,114.00	\$ 6,230.17	\$ -	\$ 1,078.19	\$ 1,098.68	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10
Entrance Feature		\$ 815.20	\$ 830.69	\$ 846.47	\$ 862.55	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
Structural Repairs		\$ 4,076.00	\$ 4,153.44	\$ 4,232.36	\$ 4,312.77	\$ 4,394.72	\$ 4,478.22	\$ 4,563.30	\$ 4,650.01	\$ 4,738.36	\$ 4,828.38
Total Yearly Contributions Required		\$ 124,983.00	\$ 112,405.28	\$ 49,362.65	\$ 60,938.71	\$ 70,064.17	\$ 42,992.30	\$ 43,809.15	\$ 39,572.19	\$ 40,324.06	\$ 196,005.65

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC5

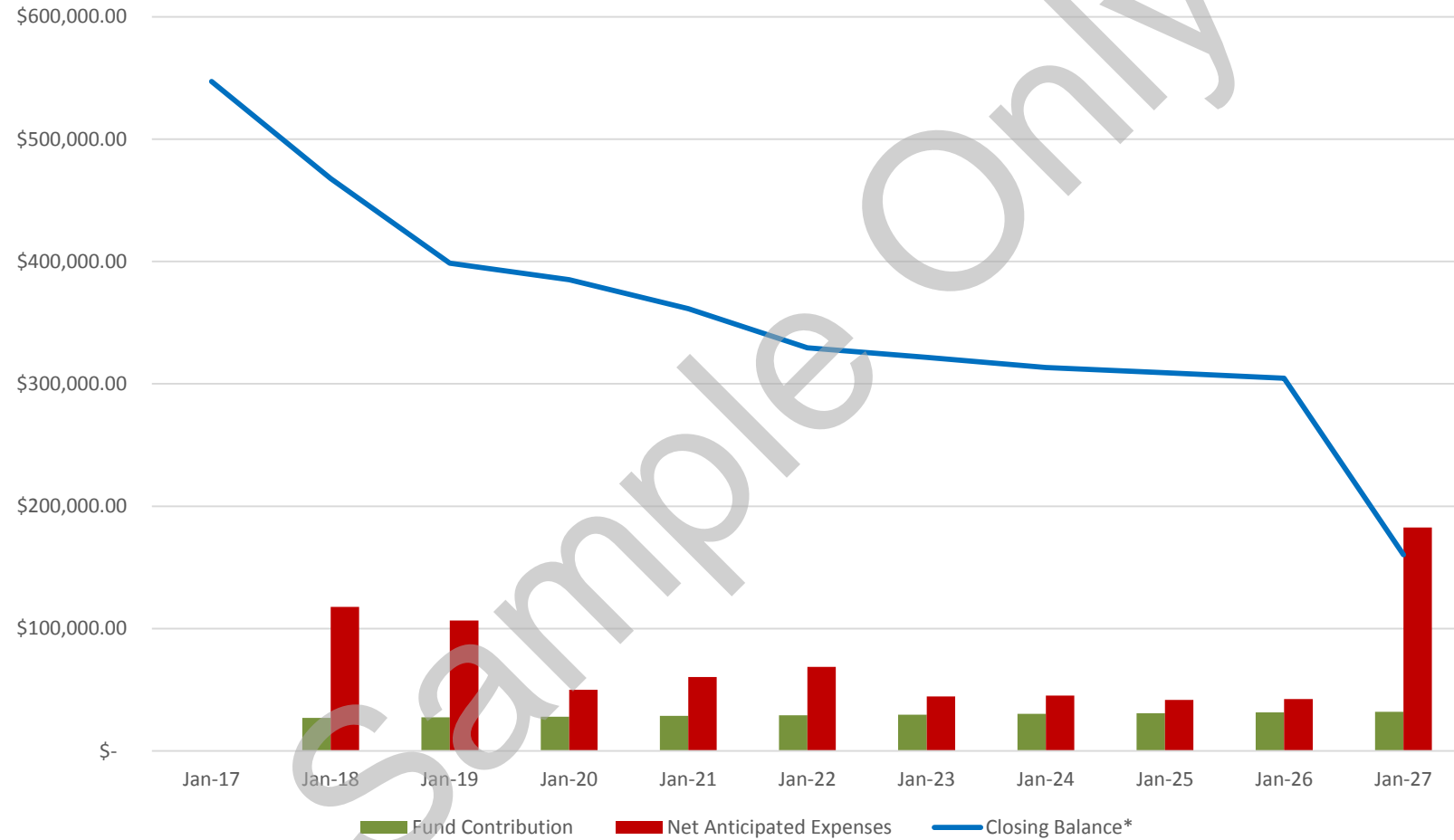
Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
76	172	\$465	\$474	\$483	\$492	\$501	\$511	\$521	\$531	\$541	\$551
77	143	\$387	\$394	\$402	\$409	\$417	\$425	\$433	\$441	\$450	\$458
78	75	\$203	\$207	\$211	\$215	\$219	\$223	\$227	\$231	\$236	\$240
79	98	\$265	\$270	\$275	\$280	\$286	\$291	\$297	\$302	\$308	\$314
80	172	\$465	\$474	\$483	\$492	\$501	\$511	\$521	\$531	\$541	\$551
81	175	\$473	\$482	\$491	\$501	\$510	\$520	\$530	\$540	\$550	\$561
82	100	\$270	\$276	\$281	\$286	\$292	\$297	\$303	\$308	\$314	\$320
83	139	\$376	\$383	\$390	\$398	\$405	\$413	\$421	\$429	\$437	\$445
84	139	\$376	\$383	\$390	\$398	\$405	\$413	\$421	\$429	\$437	\$445
85	100	\$270	\$276	\$281	\$286	\$292	\$297	\$303	\$308	\$314	\$320
86	175	\$473	\$482	\$491	\$501	\$510	\$520	\$530	\$540	\$550	\$561
87	176	\$476	\$485	\$494	\$504	\$513	\$523	\$533	\$543	\$553	\$564
88	102	\$276	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
89	141	\$381	\$389	\$396	\$403	\$411	\$419	\$427	\$435	\$443	\$452
90	141	\$381	\$389	\$396	\$403	\$411	\$419	\$427	\$435	\$443	\$452
91	102	\$276	\$281	\$286	\$292	\$297	\$303	\$309	\$315	\$321	\$327
92	176	\$476	\$485	\$494	\$504	\$513	\$523	\$533	\$543	\$553	\$564
93	178	\$481	\$490	\$500	\$509	\$519	\$529	\$539	\$549	\$560	\$570
94	103	\$279	\$284	\$289	\$295	\$300	\$306	\$312	\$318	\$324	\$330
95	142	\$384	\$391	\$399	\$406	\$414	\$422	\$430	\$438	\$446	\$455
96	142	\$384	\$391	\$399	\$406	\$414	\$422	\$430	\$438	\$446	\$455
97	103	\$279	\$284	\$289	\$295	\$300	\$306	\$312	\$318	\$324	\$330
98	178	\$481	\$490	\$500	\$509	\$519	\$529	\$539	\$549	\$560	\$570
99	179	\$484	\$493	\$503	\$512	\$522	\$532	\$542	\$552	\$563	\$573
100	104	\$281	\$287	\$292	\$298	\$303	\$309	\$315	\$321	\$327	\$333
101	145	\$392	\$400	\$407	\$415	\$423	\$431	\$439	\$447	\$456	\$464
102	145	\$392	\$400	\$407	\$415	\$423	\$431	\$439	\$447	\$456	\$464
103	104	\$281	\$287	\$292	\$298	\$303	\$309	\$315	\$321	\$327	\$333
104	179	\$484	\$493	\$503	\$512	\$522	\$532	\$542	\$552	\$563	\$573
105	183	\$495	\$504	\$514	\$524	\$534	\$544	\$554	\$565	\$575	\$586
106	108	\$292	\$298	\$303	\$309	\$315	\$321	\$327	\$333	\$339	\$346
107	146	\$395	\$402	\$410	\$418	\$426	\$434	\$442	\$450	\$459	\$468
108	146	\$395	\$402	\$410	\$418	\$426	\$434	\$442	\$450	\$459	\$468
109	108	\$292	\$298	\$303	\$309	\$315	\$321	\$327	\$333	\$339	\$346
110	183	\$495	\$504	\$514	\$524	\$534	\$544	\$554	\$565	\$575	\$586
111	184	\$498	\$507	\$517	\$526	\$536	\$547	\$557	\$568	\$578	\$589
112	109	\$295	\$300	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349
113	148	\$400	\$408	\$416	\$423	\$431	\$440	\$448	\$457	\$465	\$474

Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC5

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
76	172	\$465	\$474	\$483	\$492	\$501	\$511	\$521	\$531	\$541	\$551
114	148	\$400	\$408	\$416	\$423	\$431	\$440	\$448	\$457	\$465	\$474
115	109	\$295	\$300	\$306	\$312	\$318	\$324	\$330	\$336	\$343	\$349
116	184	\$498	\$507	\$517	\$526	\$536	\$547	\$557	\$568	\$578	\$589
117	186	\$503	\$513	\$522	\$532	\$542	\$553	\$563	\$574	\$585	\$596
118	111	\$300	\$306	\$312	\$318	\$324	\$330	\$336	\$342	\$349	\$356
119	298	\$806	\$821	\$837	\$853	\$869	\$885	\$902	\$919	\$937	\$955
121	111	\$300	\$306	\$312	\$318	\$324	\$330	\$336	\$342	\$349	\$356
122	186	\$503	\$513	\$522	\$532	\$542	\$553	\$563	\$574	\$585	\$596
123	187	\$506	\$515	\$525	\$535	\$545	\$556	\$566	\$577	\$588	\$599
124	112	\$303	\$309	\$314	\$320	\$327	\$333	\$339	\$345	\$352	\$359
125	302	\$817	\$832	\$848	\$864	\$880	\$897	\$914	\$932	\$949	\$967
127	112	\$303	\$309	\$314	\$320	\$327	\$333	\$339	\$345	\$352	\$359
128	187	\$506	\$515	\$525	\$535	\$545	\$556	\$566	\$577	\$588	\$599
129	190	\$514	\$524	\$533	\$544	\$554	\$564	\$575	\$586	\$597	\$609
130	115	\$311	\$317	\$323	\$329	\$335	\$342	\$348	\$355	\$361	\$368
131	306	\$827	\$843	\$859	\$875	\$892	\$909	\$926	\$944	\$962	\$980
133	115	\$311	\$317	\$323	\$329	\$335	\$342	\$348	\$355	\$361	\$368
134	190	\$514	\$524	\$533	\$544	\$554	\$564	\$575	\$586	\$597	\$609
135	377	\$1,019	\$1,039	\$1,059	\$1,079	\$1,099	\$1,120	\$1,141	\$1,163	\$1,185	\$1,208
137	377	\$1,019	\$1,039	\$1,059	\$1,079	\$1,099	\$1,120	\$1,141	\$1,163	\$1,185	\$1,208
139	377	\$1,019	\$1,039	\$1,059	\$1,079	\$1,099	\$1,120	\$1,141	\$1,163	\$1,185	\$1,208
141	377	\$1,019	\$1,039	\$1,059	\$1,079	\$1,099	\$1,120	\$1,141	\$1,163	\$1,185	\$1,208

10 Year Maintenance Plan Budget - Fund Outline



5. Property Description - OC6

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022 OC6	
Strata Plan Number	PS 123456
Strata Plan Registration Date	27 October 2015
Property Address	1 Sample Street, Melbourne VIC 3022 OC6
Property Manager	Owners Corporation
Address	
Commencement Date of Budget	13 January 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	11
Starting Balance	\$101,465.91
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 OC6					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jan-17	\$ -	\$ -	\$ -	\$ 101,465.91
1	Jan-18	\$ 101,465.91	\$ 5,283.42	\$ 30,819.39	\$ 78,060.72
2	Jan-19	\$ 78,060.72	\$ 5,383.81	\$ 31,404.96	\$ 53,678.85
3	Jan-20	\$ 53,678.85	\$ 5,486.10	\$ 6,861.44	\$ 53,430.76
4	Jan-21	\$ 53,430.76	\$ 5,590.34	\$ 11,261.46	\$ 48,881.69
5	Jan-22	\$ 48,881.69	\$ 5,696.55	\$ 12,760.88	\$ 42,843.88
6	Jan-23	\$ 42,843.88	\$ 5,804.79	\$ 8,767.39	\$ 40,781.00
7	Jan-24	\$ 40,781.00	\$ 5,915.08	\$ 8,933.97	\$ 38,618.51
8	Jan-25	\$ 38,618.51	\$ 6,027.47	\$ 9,103.72	\$ 36,353.25
9	Jan-26	\$ 36,353.25	\$ 6,141.99	\$ 9,276.69	\$ 33,981.97
10	Jan-27	\$ 33,981.97	\$ 6,258.69	\$ 16,414.33	\$ 24,539.96
		\$ 101,465.91	\$ 57,588.24	\$ 145,604.22	\$ 24,539.96

*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 OC6

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Throughout	Roof (Re-waterproofing)	440	m2	\$ 120.00	\$ 52,800.00	Poor	Replace	2017	2	12
	Structural Repairs	1	SUM	\$ 10,000.00	\$ 10,000.00	Average	Repair	2017	10	20
	Balustrades	69	m	\$ 465.00	\$ 32,085.00	Average	Replace	2026	20	30
	Window Replacement	312	m2	\$ 550.00	\$ 171,600.00	Good	Replace	2046	40	50
	Metal Cladding Repairs	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Repair	2017	5	15
	Shade Screens	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2026	20	30
	Tiles	36	m2	\$ 120.00	\$ 4,320.00	Average	Replace	2017	5	15
	Carpet	80	m2	\$ 80.00	\$ 6,400.00	Average	Replace	2017	5	15
	Apartment Exhausts	3	no	\$ 1,100.00	\$ 3,300.00	Average	Replace	2017	10	20
	Lighting - Emergency/Exit	1	SUM	\$ 2,000.00	\$ 2,000.00	Average	Replace	2017	5	15
	Lighting - Lobby	1	SUM	\$ 3,300.00	\$ 3,300.00	Average	Replace	2017	5	15
	CW Piping	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2031	25	35
	Smoke Detectors	2	no	\$ 350.00	\$ 700.00	Average	Replace	2017	10	20
	Fire Doors	1	SUM	\$ 1,600.00	\$ 1,600.00	Average	Replace	2031	25	35
	Wiring	1	SUM	\$ 7,500.00	\$ 7,500.00	Average	Replace	2026	20	30
	Intercom System	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2021	15	25
	Roof Access	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2021	15	25
	Data/TV	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2017	10	20
	Mailbox	1	SUM	\$ 2,000.00	\$ 2,000.00	Average	Replace	2026	20	30
	GPOs	6	no	\$ 80.00	\$ 480.00	Average	Replace	2026	20	30

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC6

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		\$ 1,009.98	\$ 1,029.17	\$ 1,048.72	\$ 1,068.65	\$ 1,088.95	\$ 1,109.64	\$ 1,130.72	\$ 1,152.21	\$ 1,174.10	\$ 1,196.41
Tax credit claim for GST component		-\$3,312.16	-\$3,375.09	-\$645.86	-\$1,132.53	-\$1,296.88	-\$850.86	-\$867.03	-\$883.50	-\$900.29	-\$1,690.88
Throughout	Roof (Re-waterproofing)	\$ 26,901.60	\$ 27,412.73	\$ -	\$ 4,744.05	\$ 4,834.19	\$ 4,926.04	\$ 5,019.63	\$ 5,115.01	\$ 5,212.19	\$ 5,311.22
	Structural Repairs	\$ 1,019.00	\$ 1,038.36	\$ 1,058.09	\$ 1,078.19	\$ 1,098.68	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10
	Balustrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,872.97
	Window Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal Cladding Repairs	\$ 1,019.00	\$ 1,038.36	\$ 1,058.09	\$ 1,078.19	\$ 1,098.68	\$ -	\$ -	\$ -	\$ -	\$ 402.37
	Shade Screens	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 965.68
	Tiles	\$ 880.42	\$ 897.14	\$ 914.19	\$ 931.56	\$ 949.26	\$ -	\$ -	\$ -	\$ -	\$ 347.64
	Carpet	\$ 1,304.32	\$ 1,329.10	\$ 1,354.36	\$ 1,380.09	\$ 1,406.31	\$ -	\$ -	\$ -	\$ -	\$ 515.03
	Apartment Exhausts	\$ 336.27	\$ 342.66	\$ 349.17	\$ 355.80	\$ 362.56	\$ 369.45	\$ 376.47	\$ 383.63	\$ 390.91	\$ 398.34
	Lighting - Emergency/Exit	\$ 407.60	\$ 415.34	\$ 423.24	\$ 431.28	\$ 439.47	\$ -	\$ -	\$ -	\$ -	\$ 160.95
	Lighting - Lobby	\$ 672.54	\$ 685.32	\$ 698.34	\$ 711.61	\$ 725.13	\$ -	\$ -	\$ -	\$ -	\$ 265.56
	CW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ 71.33	\$ 72.69	\$ 74.07	\$ 75.47	\$ 76.91	\$ 78.37	\$ 79.86	\$ 81.38	\$ 82.92	\$ 84.50
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wiring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905.32
	Intercom System	\$ -	\$ -	\$ -	\$ -	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
	Roof Access	\$ -	\$ -	\$ -	\$ -	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
	Data/TV	\$ 509.50	\$ 519.18	\$ 529.04	\$ 539.10	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
	Mailbox	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.42
	GPOs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57.94
Total Yearly Contributions Required		\$ 33,121.58	\$ 33,750.89	\$ 6,458.58	\$ 11,325.35	\$ 12,968.81	\$ 8,508.61	\$ 8,670.28	\$ 8,835.01	\$ 9,002.88	\$ 16,908.80

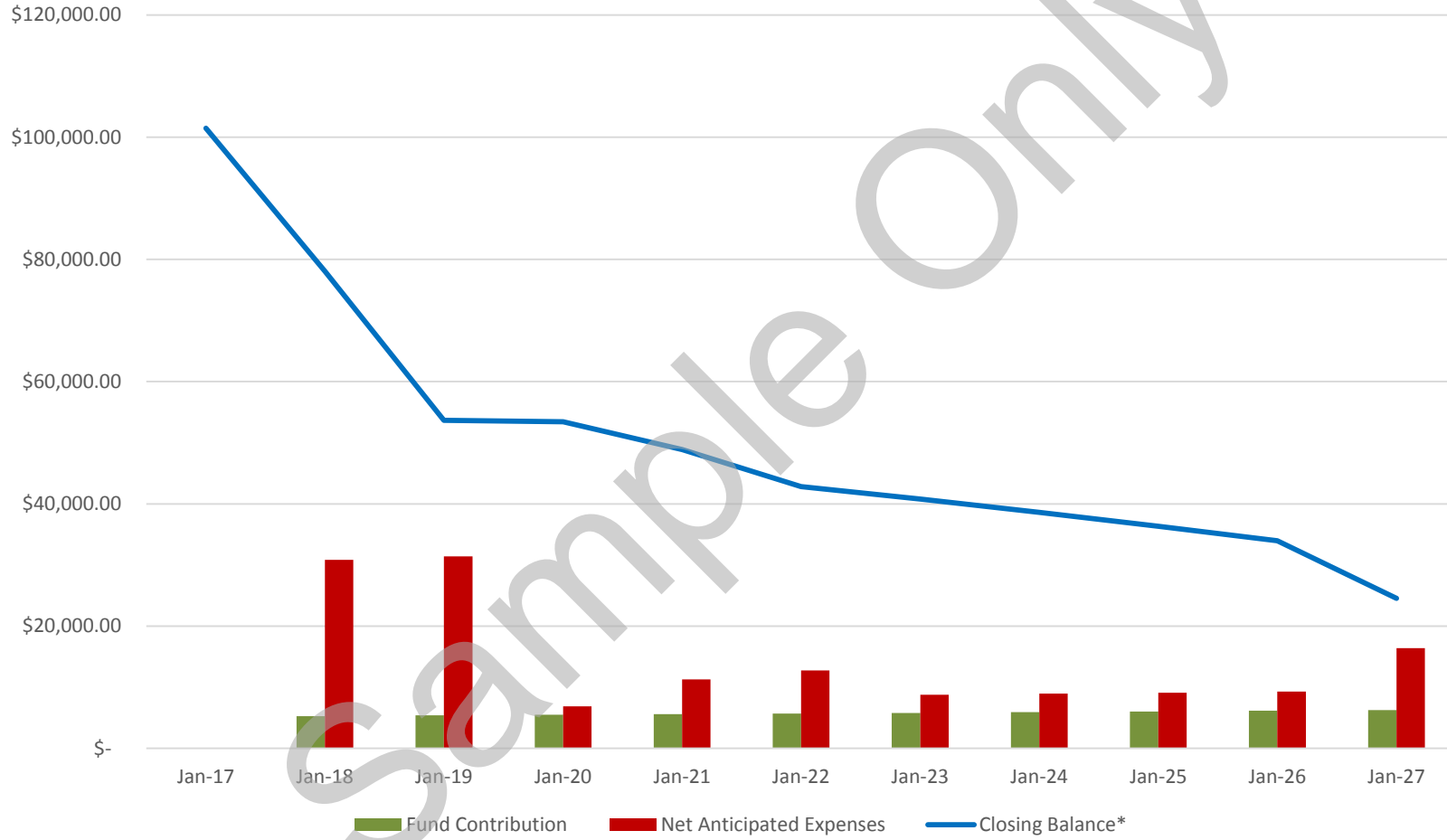
Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC6

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
143	710	\$375	\$382	\$390	\$397	\$404	\$412	\$420	\$428	\$436	\$444
144	832	\$440	\$448	\$456	\$465	\$474	\$483	\$492	\$501	\$511	\$521
145	710	\$375	\$382	\$390	\$397	\$404	\$412	\$420	\$428	\$436	\$444
146	989	\$523	\$532	\$543	\$553	\$563	\$574	\$585	\$596	\$607	\$619
147	948	\$501	\$510	\$520	\$530	\$540	\$550	\$561	\$571	\$582	\$593
148	948	\$501	\$510	\$520	\$530	\$540	\$550	\$561	\$571	\$582	\$593
149	989	\$523	\$532	\$543	\$553	\$563	\$574	\$585	\$596	\$607	\$619
150	989	\$523	\$532	\$543	\$553	\$563	\$574	\$585	\$596	\$607	\$619
151	948	\$501	\$510	\$520	\$530	\$540	\$550	\$561	\$571	\$582	\$593
152	948	\$501	\$510	\$520	\$530	\$540	\$550	\$561	\$571	\$582	\$593
153	989	\$523	\$532	\$543	\$553	\$563	\$574	\$585	\$596	\$607	\$619

Sample

10 Year Maintenance Plan Budget - Fund Outline



5. Property Description - OC7

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022 OC7	
Strata Plan Number	PS 123456
Strata Plan Registration Date	27 October 2015
Property Address	1 Sample Street, Melbourne VIC 3022 OC7
Property Manager	Owners Corporation
Address	
Commencement Date of Budget	13 January 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	6
Starting Balance	\$69,994.39
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 OC7					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jan-17	\$ -	\$ -	\$ -	\$ 69,994.39
1	Jan-18	\$ 69,994.39	\$ 1,009.54	\$ 13,599.40	\$ 58,874.41
2	Jan-19	\$ 58,874.41	\$ 1,028.72	\$ 13,857.79	\$ 47,281.70
3	Jan-20	\$ 47,281.70	\$ 1,048.27	\$ 3,550.77	\$ 45,772.12
4	Jan-21	\$ 45,772.12	\$ 1,068.19	\$ 5,413.43	\$ 42,388.09
5	Jan-22	\$ 42,388.09	\$ 1,088.48	\$ 6,505.10	\$ 37,861.62
6	Jan-23	\$ 37,861.62	\$ 1,109.16	\$ 4,690.07	\$ 35,075.80
7	Jan-24	\$ 35,075.80	\$ 1,130.24	\$ 4,779.18	\$ 32,163.45
8	Jan-25	\$ 32,163.45	\$ 1,151.71	\$ 4,869.99	\$ 29,120.60
9	Jan-26	\$ 29,120.60	\$ 1,173.59	\$ 4,962.52	\$ 25,943.21
10	Jan-27	\$ 25,943.21	\$ 1,195.89	\$ 11,772.67	\$ 15,911.24
		\$ 69,994.39	\$ 11,003.79	\$ 74,000.92	\$ 15,911.24

*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 OC7

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Roof	Re-Waterproofing	185	m2	\$ 120.00	\$ 22,200.00	Poor	Replace	2017	2	12
	Apartment Exhaust Fans	1	no	\$ 1,100.00	\$ 1,100.00	Average	Replace	2017	10	20
Throughout	Structural Repairs	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Repair	2017	10	20
	Balustrades	81	m	\$ 465.00	\$ 37,665.00	Average	Replace	2026	20	30
	Window Replacement	155	m2	\$ 550.00	\$ 85,250.00	Good	Replace	2046	40	50
	Shade Screens	1	SUM	\$ 3,500.00	\$ 3,500.00	Average	Replace	2026	20	30
	Tiling	17	m2	\$ 120.00	\$ 2,040.00	Average	Replace	2017	5	15
	Carpet	51	m2	\$ 80.00	\$ 4,080.00	Average	Replace	2017	5	15
	Lighting - Emergency/Exit	1	SUM	\$ 1,500.00	\$ 1,500.00	Average	Replace	2017	5	15
	Lighting - Lobbies	1	SUM	\$ 2,000.00	\$ 2,000.00	Average	Replace	2017	5	15
	CW Piping	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2031	25	35
	Smoke Detectors	1	SUM	\$ 350.00	\$ 350.00	Average	Replace	2017	10	20
	Fire Doors	1	SUM	\$ 1,600.00	\$ 1,600.00	Average	Replace	2031	25	35
	Electrical Wiring	1	SUM	\$ 12,000.00	\$ 12,000.00	Average	Replace	2026	20	30
	Intercom System	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2021	15	25
	Roof Access	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2021	15	25
	Data/TV	1	SUM	\$ 3,000.00	\$ 3,000.00	Average	Replace	2017	10	20
	Mailbox	1	SUM	\$ 2,000.00	\$ 2,000.00	Average	Replace	2026	20	30
	GPOs	3	no	\$ 80.00	\$ 240.00	Average	Replace	2026	20	30

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC7

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		\$ 513.30	\$ 523.06	\$ 532.99	\$ 543.12	\$ 553.44	\$ 563.96	\$ 574.67	\$ 585.59	\$ 596.72	\$ 608.05
Tax credit claim for GST component		-\$1,454.01	-\$1,481.64	-\$335.31	-\$541.15	-\$661.30	-\$458.46	-\$467.17	-\$476.04	-\$485.09	-\$1,240.51
Roof	Re-Waterproofing	\$ 11,310.90	\$ 11,525.81	\$ -	\$ 1,994.66	\$ 2,032.56	\$ 2,071.18	\$ 2,110.53	\$ 2,150.63	\$ 2,191.49	\$ 2,233.13
	Apartment Exhaust Fans	\$ 112.09	\$ 114.22	\$ 116.39	\$ 118.60	\$ 120.85	\$ 123.15	\$ 125.49	\$ 127.88	\$ 130.30	\$ 132.78
Throughout	Structural Repairs	\$ 815.20	\$ 830.69	\$ 846.47	\$ 862.55	\$ 878.94	\$ 895.64	\$ 912.66	\$ 930.00	\$ 947.67	\$ 965.68
	Balustrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,546.53
	Window Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Shade Screens	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422.48
	Tiling	\$ 415.75	\$ 423.65	\$ 431.70	\$ 439.90	\$ 448.26	\$ -	\$ -	\$ -	\$ -	\$ 164.17
	Carpet	\$ 831.50	\$ 847.30	\$ 863.40	\$ 879.81	\$ 896.52	\$ -	\$ -	\$ -	\$ -	\$ 328.33
	Lighting - Emergency/Exit	\$ 305.70	\$ 311.51	\$ 317.43	\$ 323.46	\$ 329.60	\$ -	\$ -	\$ -	\$ -	\$ 120.71
	Lighting - Lobbies	\$ 407.60	\$ 415.34	\$ 423.24	\$ 431.28	\$ 439.47	\$ -	\$ -	\$ -	\$ -	\$ 160.95
	CW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke Detectors	\$ 35.67	\$ 36.34	\$ 37.03	\$ 37.74	\$ 38.45	\$ 39.18	\$ 39.93	\$ 40.69	\$ 41.46	\$ 42.25
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Electrical Wiring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,448.52
	Intercom System	\$ -	\$ -	\$ -	\$ -	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
	Roof Access	\$ -	\$ -	\$ -	\$ -	\$ 549.34	\$ 559.78	\$ 570.41	\$ 581.25	\$ 592.29	\$ 603.55
	Data/TV	\$ 305.70	\$ 311.51	\$ 317.43	\$ 323.46	\$ 329.60	\$ 335.87	\$ 342.25	\$ 348.75	\$ 355.38	\$ 362.13
	Mailbox	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241.42
	GPOs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.97
Total Yearly Contributions Required		\$ 14,540.11	\$ 14,816.37	\$ 3,353.09	\$ 5,411.45	\$ 6,612.95	\$ 4,584.57	\$ 4,671.68	\$ 4,760.44	\$ 4,850.89	\$ 12,405.13

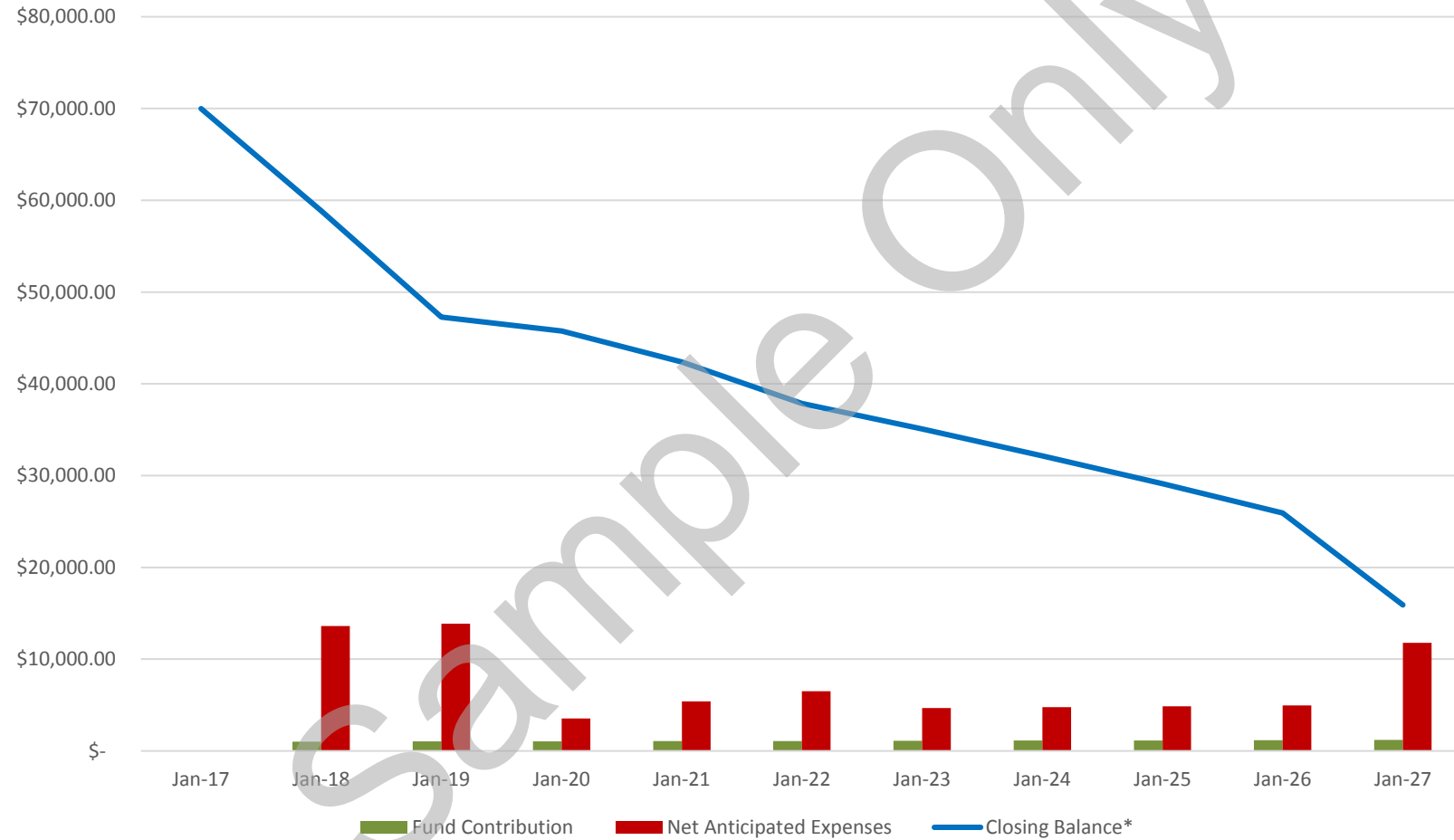
Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC7

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
154	1538	\$155	\$158	\$161	\$164	\$167	\$171	\$174	\$177	\$180	\$184
155	1312	\$132	\$135	\$138	\$140	\$143	\$146	\$148	\$151	\$154	\$157
156	1750	\$177	\$180	\$183	\$187	\$190	\$194	\$198	\$202	\$205	\$209
157	1825	\$184	\$188	\$191	\$195	\$199	\$202	\$206	\$210	\$214	\$218
158	1750	\$177	\$180	\$183	\$187	\$190	\$194	\$198	\$202	\$205	\$209
159	1825	\$184	\$188	\$191	\$195	\$199	\$202	\$206	\$210	\$214	\$218

Sample Only

10 Year Maintenance Plan Budget - Fund Outline



5. Property Description - OC8

Maintenance Plan Inputs	
1 Sample Street, Melbourne VIC 3022 OC8	
Strata Plan Number	PS 123456
Strata Plan Registration Date	27 October 2015
Property Address	1 Sample Street, Melbourne VIC 3022 OC8
Property Manager	Owners Corporation
Address	
Commencement Date of Budget	13 January 2017
Forecast period	10 Years
Number of Lot Liabilities	10000
Number of Lots	11
Starting Balance	\$149,535.57
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 OC8					
Year	Opening Balance	Fund Contribution	Net Anticipated Expenses	Closing Balance*	
0	Jan-17	\$ -	\$ -	\$ -	\$ 149,535.57
1	Jan-18	\$ 149,535.57	\$ 17,605.92	\$ 57,452.76	\$ 112,828.98
2	Jan-19	\$ 112,828.98	\$ 17,940.43	\$ 48,451.49	\$ 84,687.32
3	Jan-20	\$ 84,687.32	\$ 18,281.30	\$ 17,184.98	\$ 87,562.08
4	Jan-21	\$ 87,562.08	\$ 18,628.64	\$ 22,977.93	\$ 85,051.59
5	Jan-22	\$ 85,051.59	\$ 18,982.59	\$ 26,393.80	\$ 79,426.46
6	Jan-23	\$ 79,426.46	\$ 19,343.26	\$ 19,849.65	\$ 80,588.02
7	Jan-24	\$ 80,588.02	\$ 19,710.78	\$ 20,226.80	\$ 81,764.35
8	Jan-25	\$ 81,764.35	\$ 20,085.28	\$ 19,243.50	\$ 84,323.18
9	Jan-26	\$ 84,323.18	\$ 20,466.91	\$ 19,609.13	\$ 86,951.75
10	Jan-27	\$ 86,951.75	\$ 20,855.78	\$ 60,384.36	\$ 49,249.15
		\$ 149,535.57	\$ 191,900.89	\$ 311,774.41	\$ 49,249.15

*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 OC8

Zones	Works	Quantity	Unit	Rate (NPV)	Total Cost (NPV)	Current Condition	End of Lifespan Action Required	Start Collection	Remaining Lifespan	Expected New Lifespan
Roof	Re-Waterproofing	530	m2	\$ 120.00	\$ 63,600.00	Poor	Replace	2017	2	12
	Apartment Exhaust Fans	2	no	\$ 1,100.00	\$ 2,200.00	Average	Replace	2017	10	20
	Lobby Exhaust Fan	1	no	\$ 1,100.00	\$ 1,100.00	Average	Replace	2017	10	20
	Lobby A/C	1	no	\$ 4,000.00	\$ 4,000.00	Poor	Replace	2017	2	12
	Roof Fencing	1	SUM	\$ 20,000.00	\$ 20,000.00	Average	Replace	2026	20	30
Throughout	Balustrades	287	m	\$ 465.00	\$ 133,455.00	Average	Replace	2026	20	30
	Window Replacement	634	m2	\$ 550.00	\$ 348,700.00	Good	Replace	2046	40	50
	Tiling	41	m2	\$ 120.00	\$ 4,920.00	Average	Replace	2026	20	30
	Carpet	120	m2	\$ 120.00	\$ 14,400.00	Average	Replace	2017	5	15
	Lighting - Emerg/Exit Lights	1	SUM	\$ 5,000.00	\$ 5,000.00	Average	Replace	2017	5	15
	Lighting - Stairwell Lights	1	SUM	\$ 3,000.00	\$ 3,000.00	Average	Replace	2017	5	15
	Lighting - Lobbies	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Replace	2017	5	15
	GPOs	6	no	\$ 80.00	\$ 480.00	Average	Replace	2026	20	30
	Smoke Detectors	6	no	\$ 350.00	\$ 2,100.00	Average	Replace	2017	10	20
	EWIS (Speakers)	6	no	\$ 120.00	\$ 720.00	Average	Replace	2017	10	20
	Fire Extinguishers	6	no	\$ 250.00	\$ 1,500.00	Average	Replace	2017	5	8
	Fire Hose Reels	6	no	\$ 875.00	\$ 5,250.00	Average	Replace	2031	25	35
	Service Cabinets (Elec., Gas, Water, Etc.)	1	SUM	\$ 1,500.00	\$ 1,500.00	Average	Repair	2017	10	20
	Internal Painting	610	m2	\$ 15.00	\$ 9,150.00	Average	Replace	2017	7	15
	Hot water systems (3/4)	1	SUM	\$ 12,000.00	\$ 12,000.00	Average	Replace	2017	1	10
	Hot water system (1 - new)	1	SUM	\$ 8,000.00	\$ 8,000.00	Average	Replace	2017	9	10
	Fire Doors	1	SUM	\$ 6,000.00	\$ 6,000.00	Average	Repair	2017	5	15
	Lift Controllers	1	SUM	\$ 180,000.00	\$ 180,000.00	Average	Upgrade	2026	20	30
	Lift Internals	1	no	\$ 4,000.00	\$ 4,000.00	Average	Upgrade	2017	10	20
	HW Piping	1	SUM	\$ 15,000.00	\$ 15,000.00	Average	Replace	2031	25	35
	CW Piping	1	SUM	\$ 10,000.00	\$ 10,000.00	Average	Replace	2031	25	35
	Fire Hydrants	1	SUM	\$ 1,500.00	\$ 1,500.00	Average	Repair	2021	15	25
	Sprinkler Heads	1	SUM	\$ 630.00	\$ 630.00	Average	Replace	2021	15	25
	Electrical Control Board	1	SUM	\$ 7,000.00	\$ 7,000.00	Average	Upgrade	2026	20	30
	Electrical Wiring	1	SUM	\$ 20,000.00	\$ 20,000.00	Average	Upgrade	2046	40	50
	Inercom System	1	SUM	\$ 18,000.00	\$ 18,000.00	Average	Replace	2021	15	25
	Roof Access	1	SUM	\$ 10,000.00	\$ 10,000.00	Average	Replace	2021	15	25
	Data/TV	1	SUM	\$ 7,500.00	\$ 7,500.00	Average	Replace	2017	10	20
	Mailboxes	1	SUM	\$ 4,000.00	\$ 4,000.00	Average	Replace	2026	20	30
	Garbage Compactor	1	SUM	\$ 12,000.00	\$ 12,000.00	Good	Replace	2017	10	12
	Structural Repairs	1	SUM	\$ 20,000.00	\$ 20,000.00	Average	Repair	2017	10	20

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC8

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		\$ 2,162.61	\$ 2,203.70	\$ 2,245.57	\$ 2,288.23	\$ 2,331.71	\$ 2,376.01	\$ 2,421.15	\$ 2,467.16	\$ 2,514.03	\$ 2,561.80
Tax credit claim for GST component		-\$6,143.35	-\$5,138.64	-\$1,659.93	-\$2,298.86	-\$2,673.57	-\$1,941.52	-\$1,978.40	-\$1,864.04	-\$1,899.46	-\$6,424.73
Roof	Re-Waterproofing	\$ 32,404.20	\$ 33,019.88	\$ -	\$ 5,714.43	\$ 5,823.00	\$ 5,933.64	\$ 6,046.38	\$ 6,161.26	\$ 6,278.32	\$ 6,397.61
	Apartment Exhaust Fans	\$ 224.18	\$ 228.44	\$ 232.78	\$ 237.20	\$ 241.71	\$ 246.30	\$ 250.98	\$ 255.75	\$ 260.61	\$ 265.56
	Lobby Exhaust Fan	\$ 112.09	\$ 114.22	\$ 116.39	\$ 118.60	\$ 120.85	\$ 123.15	\$ 125.49	\$ 127.88	\$ 130.30	\$ 132.78
	Lobby A/C	\$ 2,038.00	\$ 2,076.72	\$ -	\$ 359.40	\$ 366.23	\$ 373.18	\$ 380.28	\$ 387.50	\$ 394.86	\$ 402.37
	Roof Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,414.19
Throughout	Balustrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,109.30
	Window Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Tiling	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 593.89
	Carpet	\$ 2,934.72	\$ 2,990.48	\$ 3,047.30	\$ 3,105.20	\$ 3,164.20	\$ -	\$ -	\$ -	\$ -	\$ 1,158.81
	Lighting - Emerg/Exit Lights	\$ 1,019.00	\$ 1,038.36	\$ 1,058.09	\$ 1,078.19	\$ 1,098.68	\$ -	\$ -	\$ -	\$ -	\$ 402.37
	Lighting - Stairwell Lights	\$ 611.40	\$ 623.02	\$ 634.85	\$ 646.92	\$ 659.21	\$ -	\$ -	\$ -	\$ -	\$ 241.42
	Lighting - Lobbies	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ -	\$ -	\$ -	\$ -	\$ 482.84
	GPOs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57.94
	Smoke Detectors	\$ 213.99	\$ 218.06	\$ 222.20	\$ 226.42	\$ 230.72	\$ 235.11	\$ 239.57	\$ 244.13	\$ 248.76	\$ 253.49
	EWIS (Speakers)	\$ 73.37	\$ 74.76	\$ 76.18	\$ 77.63	\$ 79.10	\$ 80.61	\$ 82.14	\$ 83.70	\$ 85.29	\$ 86.91
	Fire Extinguishers	\$ 305.70	\$ 311.51	\$ 317.43	\$ 323.46	\$ 329.60	\$ 209.92	\$ 213.90	\$ 217.97	\$ 222.11	\$ 226.33
	Fire Hose Reels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water, Etc.)	\$ 152.85	\$ 155.75	\$ 158.71	\$ 161.73	\$ 164.80	\$ 167.93	\$ 171.12	\$ 174.38	\$ 177.69	\$ 181.06
	Internal Painting	\$ 1,331.98	\$ 1,357.29	\$ 1,383.07	\$ 1,409.35	\$ 1,436.13	\$ 1,463.42	\$ 1,491.22	\$ -	\$ -	\$ -
	Hot water systems (3/4)	\$ 12,228.00	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ 1,343.46	\$ 1,368.99	\$ 1,395.00	\$ 1,421.51	\$ 1,448.52
	Hot water system (1 - new)	\$ 905.78	\$ 922.99	\$ 940.52	\$ 958.39	\$ 976.60	\$ 995.16	\$ 1,014.07	\$ 1,033.33	\$ 1,052.97	\$ 965.68
	Fire Doors	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ -	\$ -	\$ -	\$ -	\$ 482.84

Annual Contributions Toward Anticipated Expenses

1 Sample Street, Melbourne VIC 3022 OC8

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
Lift Controllers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,727.73
Lift Internals	\$ 407.60	\$ 415.34	\$ 423.24	\$ 431.28	\$ 439.47	\$ 447.82	\$ 456.33	\$ 465.00	\$ 473.84	\$ 482.84
HW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CW Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Hydrants	\$ -	\$ -	\$ -	\$ -	\$ 164.80	\$ 167.93	\$ 171.12	\$ 174.38	\$ 177.69	\$ 181.06
Sprinkler Heads	\$ -	\$ -	\$ -	\$ -	\$ 69.22	\$ 70.53	\$ 71.87	\$ 73.24	\$ 74.63	\$ 76.05
Electrical Control Board	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 844.97
Electrical Wiring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inercom System	\$ -	\$ -	\$ -	\$ -	\$ 1,977.62	\$ 2,015.20	\$ 2,053.49	\$ 2,092.50	\$ 2,132.26	\$ 2,172.77
Roof Access	\$ -	\$ -	\$ -	\$ -	\$ 1,098.68	\$ 1,119.55	\$ 1,140.83	\$ 1,162.50	\$ 1,184.59	\$ 1,207.10
Data/TV	\$ 764.25	\$ 778.77	\$ 793.57	\$ 808.65	\$ 824.01	\$ 839.67	\$ 855.62	\$ 871.88	\$ 888.44	\$ 905.32
Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 482.84
Garbage Compactor	\$ 1,222.80	\$ 1,246.03	\$ 1,269.71	\$ 1,293.83	\$ 1,318.42	\$ 1,343.46	\$ 1,368.99	\$ 1,395.00	\$ 1,421.51	\$ 1,448.52
Structural Repairs	\$ 2,038.00	\$ 2,076.72	\$ 2,116.18	\$ 2,156.39	\$ 2,197.36	\$ 2,239.11	\$ 2,281.65	\$ 2,325.00	\$ 2,369.18	\$ 2,414.19
Total Yearly Contributions Required	\$ 61,433.50	\$ 51,386.44	\$ 16,599.35	\$ 22,988.56	\$ 26,735.66	\$ 19,415.16	\$ 19,784.04	\$ 18,640.39	\$ 18,994.55	\$ 64,247.29

Sample

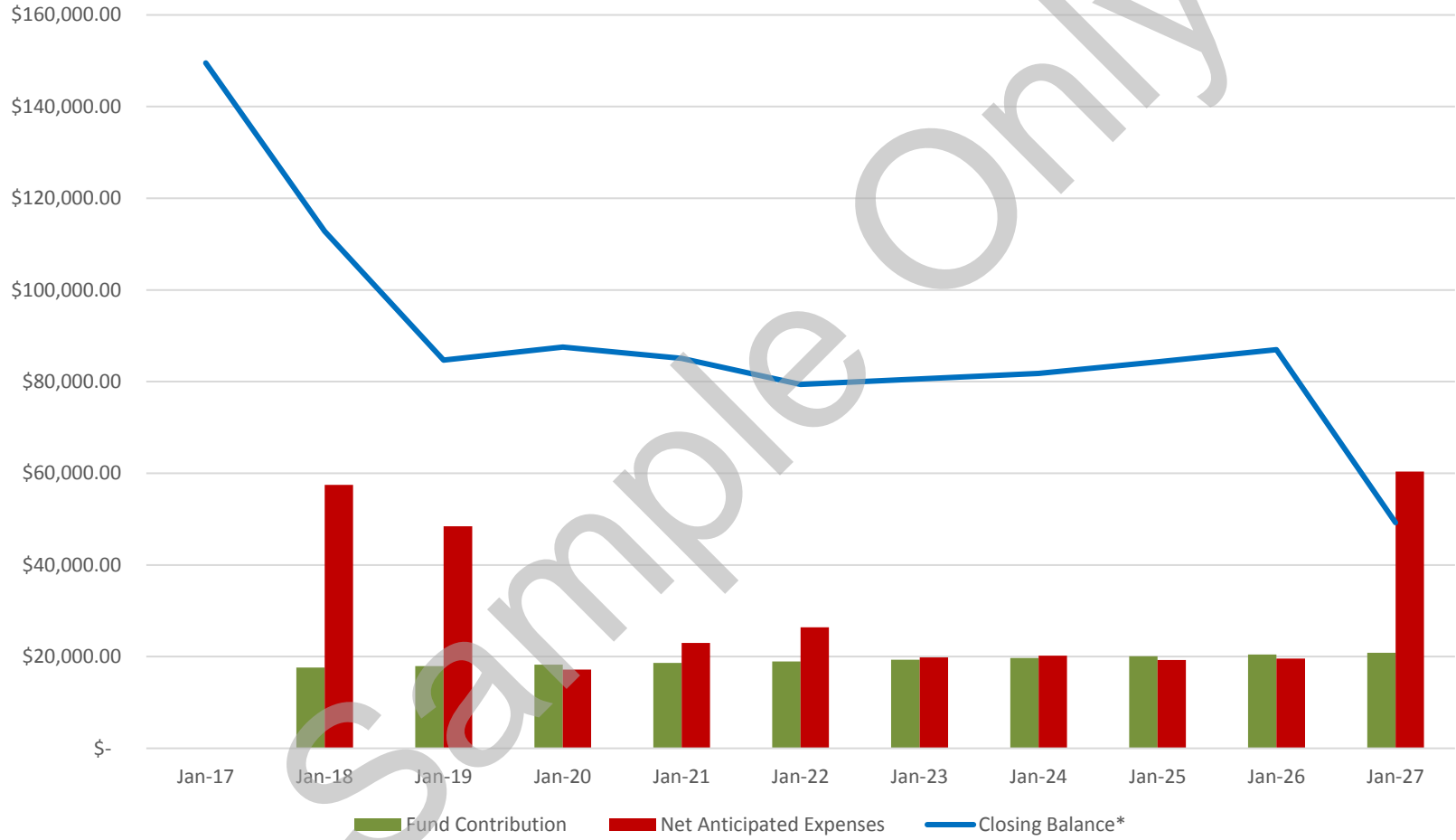
Annual Contributions for Each Lot

1 Sample Street, Melbourne VIC 3022 OC8

Lot Name	Liabilities	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
160	354	\$623	\$635	\$647	\$659	\$672	\$685	\$698	\$711	\$725	\$738
161	301	\$530	\$540	\$550	\$561	\$571	\$582	\$593	\$605	\$616	\$628
162	460	\$810	\$825	\$841	\$857	\$873	\$890	\$907	\$924	\$941	\$959
163	432	\$761	\$775	\$790	\$805	\$820	\$836	\$852	\$868	\$884	\$901
164	446	\$785	\$800	\$815	\$831	\$847	\$863	\$879	\$896	\$913	\$930
165	446	\$785	\$800	\$815	\$831	\$847	\$863	\$879	\$896	\$913	\$930
166	467	\$822	\$838	\$854	\$870	\$886	\$903	\$920	\$938	\$956	\$974
167	439	\$773	\$788	\$803	\$818	\$833	\$849	\$865	\$882	\$898	\$916
168	453	\$798	\$813	\$828	\$844	\$860	\$876	\$893	\$910	\$927	\$945
169	453	\$798	\$813	\$828	\$844	\$860	\$876	\$893	\$910	\$927	\$945
170	474	\$835	\$850	\$867	\$883	\$900	\$917	\$934	\$952	\$970	\$989

Sample

10 Year Maintenance Plan Budget - Fund Outline



Sample Only

Service | Quality | Value