



Maintenance Budget Plan Report

215 Sample St Suburb VIC 3147

Plan of Subdivision: PS 012345X

- ✓ 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	
Company	
Address	

Inspected & Compiled by

Inspector ID	
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02-Dec-2015

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. Please note: Though Roscon Property Services is capable of completing any maintenance works recommended within this report.

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

- The property consists of one Owners Corporations as per the Plan of Subdivision provided and a budget has been calculated for the Owner's corporation.
- Overall, the building was noted to be in moderate condition.
- The Maintenance Plan has been calculated for to account for all anticipated future maintenance works that are required in order to maintain the common property in an acceptable condition.
- The priorities for maintenance given by the OC manager and the site contact have been taken into account within this plan. These priorities, in no particular order, were noted to be:
 - Basement Water ingress issues.
 - Calcification/effervescence issues in and around the service penetrations and joints between concrete slabs.
 - Water is believed to be entering as a result of failure of water proofing through the exposed tiled surface and planter boxes above basement level.
 - Corrosion was evident on the exposed balcony I sections, front entry gates and down light fixtures.
 - Exposed small courtyards in both entry foyers have broken tiles and a water feature that has led to water ingress into basement level below.
 - All levels had cracked and distressed internal hallway floor tiles and also carpet that showed signs of stains and minimal wear in some areas.
- Within the forecast period, the items requiring significant anticipated expenses were found to be:
 - Re-waterproofing is required in the external tiled areas, planter boxes.
 - Retiling internal hallways
 - Re-carpeting internal hallways
 - Rectification and caulking of basement carpark
 - Rectification of water feature and external foyer courtyards
 - Painting of building fabric as it is in close proximity to the beach.
- A liabilities table has been provided for each year of the budget plan.

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

2. Property Description

2.1. Location

215 Sample St Suburb VIC 3147

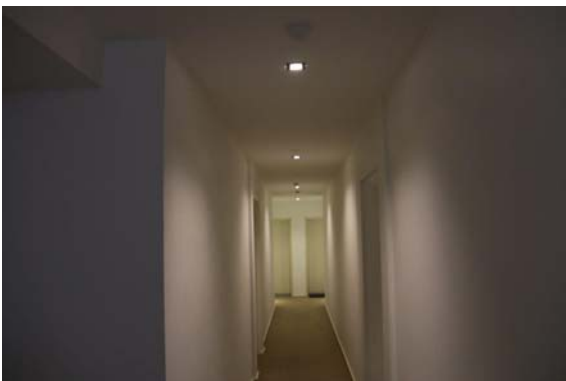
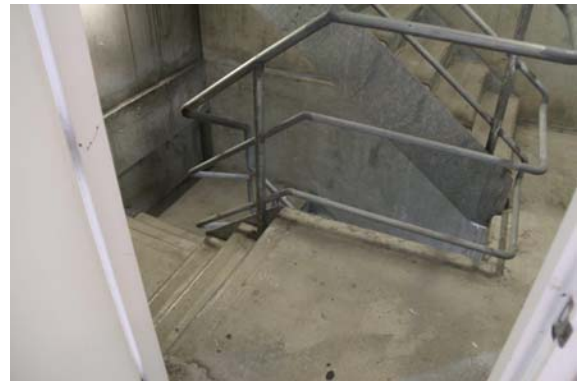


2.2. Inspection Notes

This property consists of the following:

- Comprised of two sections – a 5 storey section and a four storey section which are housed within one structure
- Concrete construction, concrete panels, structural beams and columns and external cladding
- Aluminium glazed windows
- Internal fire isolated stairwells
- Garden beds, tiling and landscaping throughout the common area
- Entry gate for vehicles in an underground car park with mechanical exhaust systems
- Hydrants, hose reels, fire panel and other heat detection systems installed onsite.
- Intercom systems and key swipe access for entry
- Glazed balcony balustrades throughout property
- Hot water systems and solar panels installed on roof area.
- Car stackers were present within the car park
- Two lobby entrances with tiled and carpeted common areas on each level.
- Bicycle racks

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	
215 Sample St Suburb VIC 3147	
Strata Title Commencement Date	30 December 2003
Property Address	215 Sample St Suburb VIC 3147
Strata Plan Number	
Strata Plan Registration Date	30 December 2003
Property Manager	
Address	
Commencement Date of Budget	12 February 2016
Forecast period	10 Years
Number of Lot Liabilities	602
Number of Lots	29
Starting Balance	\$0.00
Assumed Rate of Inflation	2.2%
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					
215 Sample St Suburb VIC 3147					
Year		Opening Balance	Fund Contribution	Anticipated expenses	Closing Balance*
0	Feb-16	\$ -	\$ -	\$ -	\$ -
1	Feb-17	\$ -	\$ 63,856.24	\$ 55,330.79	\$ 8,525.46
2	Feb-18	\$ 8,525.46	\$ 57,175.84	\$ 54,513.06	\$ 11,367.27
3	Feb-19	\$ 11,367.27	\$ 45,230.33	\$ 39,013.85	\$ 17,822.47
4	Feb-20	\$ 17,822.47	\$ 47,491.85	\$ 37,270.41	\$ 28,418.18
5	Feb-21	\$ 28,418.18	\$ 26,201.39	\$ 35,375.46	\$ 19,840.90
6	Feb-22	\$ 19,840.90	\$ 26,777.82	\$ 25,559.01	\$ 21,476.37
7	Feb-23	\$ 21,476.37	\$ 27,366.93	\$ 29,026.58	\$ 20,267.73
8	Feb-24	\$ 20,267.73	\$ 27,969.01	\$ 24,044.15	\$ 24,618.21
9	Feb-25	\$ 24,618.21	\$ 28,584.32	\$ 26,123.90	\$ 27,595.62
10	Feb-26	\$ 27,595.62	\$ 29,213.18	\$ 28,970.12	\$ 28,418.19
		\$ -	\$ 379,866.92	\$ 355,227.31	\$ 28,418.19

*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
Entrance 2	Intercomm	1	no	\$ 8,000.00	\$ 8,000.00	Good	Replace	2025	20	35
	CCTV	1	no	\$ 6,000.00	\$ 6,000.00	Good	Replace	2025	20	35
Basement	Bicycle Rack	12	no	\$ 350.00	\$ 4,200.00	Good	Replace	2045	40	50
	Car Stacker	6	no	\$ 26,000.00	\$ 156,000.00	Good	Replace	2030	25	40
	Stacker hydraulic pump, serves pit	1	unit	\$ 16,000.00	\$ 16,000.00	Good	Replace	2016	5	12
	Fire Doors	3	no	\$ 1,200.00	\$ 3,600.00	Average	Replace	2033	28	35
	Fire Hose Reel	1	no	\$ 860.00	\$ 860.00	Good	Replace	2042	37	50
	Fire Door framing	7	no	\$ 150.00	\$ 1,050.00	Poor	Replace	2023	18	35
	Exit Signs	3	no	\$ 250.00	\$ 750.00	Good	Replace	2016	2	15
	Line markings	1	no	\$ 4,500.00	\$ 4,500.00	Average	Replace	2016	3	10
	Steel Mesh Storage Cages	135	m2	\$ 35.00	\$ 4,725.00	Good	Replace	2042	37	50
	Entry Gate	1	no	\$ 4,800.00	\$ 4,800.00	Good	Replace	2018	7	20
	Gate motor	1	no	\$ 1,250.00	\$ 1,250.00	Good	Replace	2016	1	10
	Fire Extinguisher	1	no	\$ 250.00	\$ 250.00	Good	Replace	2016	2	8
	Utilities cabinet	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2042	37	50
	Mechanical Exhaust System	1	no	\$ 32,000.00	\$ 32,000.00	Good	Replace	2020	22	35
	Fluro Lights	6	no	\$ 150.00	\$ 900.00	Average	Replace	2016	2	15
	Mech Board - control unit	1	no	\$ 2,500.00	\$ 2,500.00	Good	Replace	2017	12	25
	Pressure wash car park floor area	1	unit	\$ 2,640.00	\$ 2,640.00	Poor	Replace	2016	2	8
	Remove drip trays on leaking service pipes	1	unit	\$ 350.00	\$ 350.00	Poor	Replace	2016	1	100
	Storm water pipes - clean calcsification	1	unit	\$ 3,200.00	\$ 3,200.00	Poor	Replace	2016	2	100
	Car park area master seal	750	m2	\$ 10.00	\$ 7,500.00	Poor	Replace	2016	4	15
	Caulk gaps between concrte panels	1	unit	\$ 1,750.00	\$ 1,750.00	Poor	Replace	2016	2	6
	Apply galvanised paint on all rusted brackets fixed to tilt panels	1	unit	\$ 560.00	\$ 560.00	Poor	Replace	2016	2	12
	Clean excess effervesence from all walls soffit, utility rooms in basement carpark	1	unit	\$ 2,500.00	\$ 2,500.00	Poor	Replace	2016	3	35
Ground floor - lobby	Breaklight button	1	no	\$ 80.00	\$ 80.00	Good	Replace	2042	37	50
	Painting	1	no	\$ 250.00	\$ 250.00	Good	Replace	2018	7	8
	Utilities cabinet	2	no	\$ 800.00	\$ 1,600.00	Good	Replace	2042	37	50
	Emergency Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	11	15
	Smoke detectors	3	no	\$ 225.00	\$ 675.00	Good	Replace	2017	12	15
	Downlights	6	no	\$ 150.00	\$ 900.00	Good	Replace	2016	10	15
	Exit Lights	2	no	\$ 250.00	\$ 500.00	Good	Replace	2016	8	15
	Motion detector	3	no	\$ 150.00	\$ 450.00	Good	Replace	2017	12	15
	GPO	2	no	\$ 200.00	\$ 400.00	Good	Replace	2025	20	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
	Fire Hose Reel	2	no	\$ 860.00	\$ 1,720.00	Good	Replace	2042	37	50
	Light Fittings - Common Area Lighting	4	no	\$ 150.00	\$ 600.00	Good	Replace	2016	6	15
	Timber SOU Door	5	no	\$ 580.00	\$ 2,900.00	Good	Replace	2027	22	35
	Fixed glazed panel & door	12	m2	\$ 350.00	\$ 4,200.00	Good	Replace	2027	22	35
	Speaker	3	no	\$ 150.00	\$ 450.00	Good	Replace	2016	8	15
	Passanger Lift	2	no	\$ 125,000.00	\$ 250,000.00	Good	Replace	2052	47	60
	Painted Area	92	m2	\$ 45.00	\$ 4,140.00	Good	Replace	2016	5	12
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	6	15
	Fire Hydrant outlets	1	no	\$ 1,600.00	\$ 1,600.00	Good	Replace	2042	37	50
Tiled Court yard- Foyer 2	External lighting	4	no	\$ 150.00	\$ 600.00	Average	Replace	2019	5	15
	Painting of render area	12	m2	\$ 45.00	\$ 540.00	Good	Replace	2016	2	8
	Water proof tiled area	6.8	m2	\$ 115.00	\$ 782.00	Poor	Replace	2016	2	20
	Seal water sump for fountain	1	unit	\$ 150.00	\$ 150.00	Poor	Replace	2016	2	15
	Re tile area	6.8	m2	\$ 125.00	\$ 850.00	Poor	Replace	2016	2	45
	Water feature	1	no	\$ 1,850.00	\$ 1,850.00	Average	Replace	2017	12	25
Tiled Court yard - Foyer 1	External lighting	4	no	\$ 150.00	\$ 600.00	Average	Replace	2019	5	15
	Painting of render area	12	m2	\$ 45.00	\$ 540.00	Good	Replace	2016	6	8
	Water proof tiled area	6.8	m2	\$ 115.00	\$ 782.00	Poor	Replace	2016	2	20
	Seal water sump for fountain	1	unit	\$ 150.00	\$ 150.00	Poor	Replace	2016	2	15
	Re tile area	6.8	m2	\$ 125.00	\$ 850.00	Poor	Replace	2016	2	45
	Water feature	1	no	\$ 1,850.00	\$ 1,850.00	Average	Replace	2017	12	25
Walkway - Eastern boundary	Re water proof tiled area	75	m2	\$ 115.00	\$ 8,625.00	Poor	Replace	2016	2	25
	Re water proof planter boxes	15	m2	\$ 115.00	\$ 1,725.00	Poor	Replace	2016	2	25
	Replace irrigation system	15	m2	\$ 24.00	\$ 360.00	Average	Replace	2016	2	10
	Rinstate planter boes	15	m2	\$ 55.00	\$ 825.00	Poor	Replace	2016	2	25
	Retile walkway area	75	m2	\$ 125.00	\$ 9,375.00	Poor	Replace	2016	2	45
Foyer 2.02	Carpet	18.6	m2	\$ 45.00	\$ 837.00	Average	Replace	2016	4	15
	Floor Tile	13.2	m2	\$ 125.00	\$ 1,650.00	Poor	Replace	2016	4	45
	Wall tile	8.9	m2	\$ 110.00	\$ 979.00	Average	Replace	2020	15	45
Foyer 2.01	Floor Tile	13	m2	\$ 125.00	\$ 1,625.00	Poor	Replace	2016	4	45
	Wall Tile	10.2	m2	\$ 110.00	\$ 1,122.00	Average	Replace	2020	15	45
Foyer 3.02	Carpet	18.6	m2	\$ 45.00	\$ 837.00	Average	Replace	2016	4	15
	Floor Tile	13.2	m2	\$ 125.00	\$ 1,650.00	Poor	Replace	2016	4	45
	Wall tile	8.9	m2	\$ 110.00	\$ 979.00	Good	Replace	2020	15	45

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
Foyer 3.01	Floor Tile	13	m2	\$ 125.00	\$ 1,625.00	Poor	Replace	2016	4	45
	Wall Tile	10.2	m2	\$ 110.00	\$ 1,122.00	Average	Replace	2020	15	45
Foyer 4.01	Floor Tile	13.1	m2	\$ 125.00	\$ 1,637.50	Poor	Replace	2016	4	45
	Wall Tile	17.2	m2	\$ 110.00	\$ 1,892.00	Average	Replace	2020	15	45
Foyer 4.02	Floor Tile	13.1	m2	\$ 125.00	\$ 1,637.50	Poor	Replace	2016	4	45
	Wall Tile	11.9	m2	\$ 110.00	\$ 1,309.00	Average	Replace	2020	15	45
Foyer 1.02	Carpet	18.6	m2	\$ 45.00	\$ 837.00	Average	Replace	2016	4	15
	Floor Tile	13.2	m2	\$ 125.00	\$ 1,650.00	Poor	Replace	2016	4	45
	Wall tile	8.9	m2	\$ 110.00	\$ 979.00	Average	Replace	2020	15	45
Foyer 1.01	Floor Tile	13	m2	\$ 125.00	\$ 1,625.00	Poor	Replace	2016	4	45
	Wall Tile	10.2	m2	\$ 110.00	\$ 1,122.00	Average	Replace	2020	15	45
2nd - Floor Hall way	Utilities cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
Entrance 2	Emergency Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	7	15
	Smoke detectors	3	no	\$ 225.00	\$ 675.00	Good	Replace	2018	6	15
	Downlights	7	no	\$ 150.00	\$ 1,050.00	Good	Replace	2016	2	15
	Exit Lights	2	no	\$ 250.00	\$ 500.00	Good	Replace	2016	2	15
	Motion detector	3	no	\$ 150.00	\$ 450.00	Good	Replace	2019	10	15
	GPO	2	no	\$ 200.00	\$ 400.00	Good	Replace	2025	20	30
	Fire Hose Reel	1	no	\$ 860.00	\$ 860.00	Good	Replace	2042	37	50
	Light Fittings - Common Area Lighting	4	no	\$ 150.00	\$ 600.00	Good	Replace	2016	6	15
	Timber SOU Door	5	no	\$ 580.00	\$ 2,900.00	Good	Replace	2027	22	35
	Fixed glazed panel	12	m2	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Speaker	3	no	\$ 150.00	\$ 450.00	Good	Replace	2019	10	15
	Painted Area	112	m2	\$ 50.00	\$ 5,600.00	Good	Replace	2016	5	12
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	5	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
3rd Floor - Hall way	Utilities cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
	Emergency Light	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	5	15
	Smoke detectors	3	no	\$ 225.00	\$ 675.00	Good	Replace	2016	10	15
	Downlights	7	no	\$ 150.00	\$ 1,050.00	Good	Replace	2016	5	15
	Exit Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	12	15
	Motion detector	3	no	\$ 150.00	\$ 450.00	Good	Replace	2017	12	15
	GPO	2	no	\$ 200.00	\$ 400.00	Good	Replace	2025	20	30
	Fire Hose Reel	1	no	\$ 1,800.00	\$ 1,800.00	Good	Replace	2042	37	50

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
	Light Fittings - Common Area Lighting	4	no	\$ 150.00	\$ 600.00	Good	Replace	2016	6	15
	Timber SOU Door	5	no	\$ 800.00	\$ 4,000.00	Good	Replace	2027	22	35
	Fixed glazed panel	12	m2	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Speaker	3	no	\$ 150.00	\$ 450.00	Good	Replace	2017	12	15
	Painting	1	no	\$ 200.00	\$ 200.00	Good	Replace	2016	8	10
	Painted Area	112	m2	\$ 50.00	\$ 5,600.00	Good	Replace	2016	5	12
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	5	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
4rd Floor - Hall way	Painted Area	112	m2	\$ 50.00	\$ 5,600.00	Good	Replace	2016	5	12
	Utilities cabinet	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2042	37	50
	Smoke detectors	1	no	\$ 225.00	\$ 225.00	Good	Replace	2016	10	15
	Emergency Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	5	15
	Downlights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	6	15
	Exit Lights	1	no	\$ 250.00	\$ 250.00	Good	Replace	2016	8	15
	Motion detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	10	15
	Light Fittings - Common Area Lighting	23	no	\$ 150.00	\$ 3,450.00	Good	Replace	2016	5	15
	Timber SOU Door	2	no	\$ 580.00	\$ 1,160.00	Good	Replace	2027	22	35
	Fixed glazed panel	12	m2	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Speaker	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	10	15
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	5	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
5th Floor	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	6	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
Ground Floor hallway	Break glass panel	1	no	\$ 220.00	\$ 220.00	Good	Replace	2042	37	50
Entrance1	Fire panel	1	no	\$ 10,000.00	\$ 10,000.00	Good	Replace	2032	27	40
	Services cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
	Downlights	4	no	\$ 150.00	\$ 600.00	Good	Replace	2016	6	15
	Fire Hose Reel	1	no	\$ 1,800.00	\$ 1,800.00	Good	Replace	2042	37	50
	Timber SOU Door	3	no	\$ 800.00	\$ 2,400.00	Good	Replace	2027	22	35
	Fire Door	2	no	\$ 1,400.00	\$ 2,800.00	Good	Replace	2027	22	35
	Emergency Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	6	15

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
	Smoke detectors	1	no	\$ 225.00	\$ 225.00	Good	Replace	2016	10	15
	Light Fittings - Common Area Lighting	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	12	20
	Speaker	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	10	15
	Painted Area	58.7	m2	\$ 50.00	\$ 2,935.00	Good	Replace	2016	5	12
	Exit Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	8	15
	Motion detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	12	15
	Glazing	12	m2	\$ 750.00	\$ 9,000.00	Good	Replace	2027	22	35
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	5	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
2nd - Floor Hall way	Services cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
	Downlights	3	no	\$ 150.00	\$ 450.00	Good	Replace	2016	6	15
	Fire Hose Reel	1	no	\$ 860.00	\$ 860.00	Good	Replace	2042	37	50
	Timber SOU Door	3	no	\$ 580.00	\$ 1,740.00	Good	Replace	2027	22	35
	Fire Door	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Emergency Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	7	15
	Smoke detectors	1	no	\$ 225.00	\$ 225.00	Good	Replace	2016	10	15
	Light Fittings - Common Area	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	8	15
	Speaker	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	10	15
	Painted Area	58.7	m2	\$ 50.00	\$ 2,935.00	Good	Replace	2016	5	9
	Pot Plant	1	no	\$ 150.00	\$ 150.00	Good	Replace	2017	12	25
	Fixed glazed panel	12	m2	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Exit Lights	1	no	\$ 250.00	\$ 250.00	Good	Replace	2016	6	15
	Motion detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	10	15
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	4	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
3rd Floor - Hall way	Services cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
	Downlights	3	no	\$ 150.00	\$ 450.00	Good	Replace	2016	6	15
	Fire Hose Reel	1	no	\$ 860.00	\$ 860.00	Good	Replace	2042	37	50
	Timber SOU Door	3	no	\$ 580.00	\$ 1,740.00	Good	Replace	2027	22	35
	Fire Door	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Emergency Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	6	15
	Smoke detectors	1	no	\$ 225.00	\$ 225.00	Good	Replace	2016	8	15

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
	Litting Fittings - Common Area Lihts	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	6	15
	Speaker	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	10	15
	Painted Area	58.7	m2	\$ 50.00	\$ 2,935.00	Good	Replace	2016	5	9
	Pot Plant	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	7	20
	Fixed glazed panel	12	m2	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Exit Lights	1	no	\$ 250.00	\$ 250.00	Good	Replace	2016	6	15
	Motion detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	10	15
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	8	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
4rd Floor - Hall way	Services cabinet	2	no	\$ 1,200.00	\$ 2,400.00	Good	Replace	2042	37	50
	Downlights	3	no	\$ 150.00	\$ 450.00	Good	Replace	2016	2	15
	Fire Hose Reel	1	no	\$ 860.00	\$ 860.00	Good	Replace	2042	37	50
	Timber SOU Door	3	no	\$ 580.00	\$ 1,740.00	Good	Replace	2027	22	35
	Fire Door	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Emergency Light	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	6	15
	Smoke detectors	1	no	\$ 225.00	\$ 225.00	Good	Replace	2016	10	15
	Light Fittings	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	7	15
	Speaker	2	no	\$ 150.00	\$ 300.00	Good	Replace	2017	12	15
	Painted Area	58.7	m2	\$ 50.00	\$ 2,935.00	Good	Replace	2016	5	9
	Pot Plant	1	no	\$ 150.00	\$ 150.00	Good	Replace	2020	15	20
	Fixed glazed panel	12	no	\$ 500.00	\$ 6,000.00	Good	Replace	2027	22	35
	Exit Lights	1	no	\$ 250.00	\$ 250.00	Good	Replace	2016	6	15
	Motion detector	1	no	\$ 150.00	\$ 150.00	Good	Replace	2016	10	15
Emergency Stairs	Firedoor	1	no	\$ 1,200.00	\$ 1,200.00	Good	Replace	2027	22	35
	Fluro Lights	2	no	\$ 150.00	\$ 300.00	Good	Replace	2016	6	15
	Fire Hydrant	1	no	\$ 1,630.00	\$ 1,630.00	Good	Replace	2042	37	50
			0							
Entrance way	Tiled Entrance Way	35	m2	\$ 150.00	\$ 5,250.00	Average	Replace	2037	32	45
	Timber slatted metal entry door	1	no	\$ 2,500.00	\$ 2,500.00	Poor	Replace	2016	4	20
	Treat timber/sand/apply warnish	1	unit	\$ 550.00	\$ 550.00	Poor	Maintenance	2016	1	5
	Mailboxes	30	no	\$ 75.00	\$ 2,250.00	Average	Replace	2022	17	30
	Downlights	6	no	\$ 150.00	\$ 900.00	Poor	Replace	2016	2	15
	Planter box - stainless steel finish	1	no	\$ 450.00	\$ 450.00	Good	Replace	2016	10	20

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
	Tap	1	no	\$ 80.00	\$ 80.00	Good	Replace	2022	17	30
	External Lighting	9	no	\$ 150.00	\$ 1,350.00	Average	Replace	2016	3	15
	Prepare to paint and stain external timber cladding	1	no	\$ 1,650.00	\$ 1,650.00	Poor	Replace	2016	1	5
Driveway	External Lighting	6	no	\$ 150.00	\$ 900.00	Average	Replace	2016	4	15
Northern Façade	Glazing	76	m2	\$ 500.00	\$ 38,000.00	Good	Replace	2027	22	35
	Balustrade glazing	37.8	m2	\$ 380.00	\$ 14,364.00	Good	Replace	2037	32	45
	Render & paint	32	m2	\$ 55.00	\$ 1,760.00	Good	Replace	2016	4	8
Eastern Façade	Glazing	185	m2	\$ 400.00	\$ 74,000.00	Good	Replace	2037	32	45
	Balustrade Glazing	10	m2	\$ 500.00	\$ 5,000.00	Good	Replace	2027	22	35
Western Façade	Glazing	250	m2	\$ 400.00	\$ 100,000.00	Good	Replace	2027	22	35
	Metal I-section - repaint in galvanised paint	8.5	m2	\$ 85.00	\$ 722.50	Poor	Replace	2016	2	6
	Metal louvered cabinet doors	5	no	\$ 850.00	\$ 4,250.00	Good	Replace	2018	15	35
	Booster Hydrants	1	no	\$ 5,600.00	\$ 5,600.00	Good	Replace	2042	37	50
	Balustrade Glazing	20	m2	\$ 500.00	\$ 10,000.00	Good	Replace	2027	22	35
	Render & paint	50	m2	\$ 55.00	\$ 2,750.00	Good	Replace	2016	4	8
Southern Façade	Render & paint	48	m2	\$ 55.00	\$ 2,640.00	Good	Replace	2016	4	8
Roof	Metal deck roofing area	45	m2	\$ 75.00	\$ 3,375.00	Average	Replace	2042	37	50
	Solar panel	11	m2	\$ 560.00	\$ 6,160.00	Good	Replace	2017	12	25
	hot water systems	4	no	\$ 8,000.00	\$ 32,000.00	Good	Replace	2016	7	20
	Water proofing roof area	124	m2	\$ 115.00	\$ 14,260.00	Average	Replace	2016	4	15
	Downpipes/gutters/rain heads for rain water disposal	1000	m2	\$ 40.00	\$ 40,000.00	Average	Replace	2020	15	45
Glazed Balustrade	Inspection for rust and integrity of fixtures	1	unit	\$ 1,500.00	\$ 1,500.00		Maintenance	2016	3	7
Glazed windows	Inspection for rust and integrity of caulking around frames & panels	1	unit	\$ 2,000.00	\$ 2,000.00		Maintenance	2016	3	7
Basement	Sump pump controller unit	1	no	\$ 1,201.00	\$ 1,201.00		Replace	2020	15	30
	Storm water dual pump	1	no	\$ 1,975.00	\$ 1,975.00		Replace	2020	15	20
	HVAC vents Clean & Repair	1	unit	\$ 560.00	\$ 560.00		Repair	2016	1	6

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
Contingency for Unforeseen Expenses		\$ 2,336.35	\$ 2,387.75	\$ 2,440.28	\$ 2,493.97	\$ 2,548.84	\$ 2,604.91	\$ 2,662.22	\$ 2,720.79	\$ 2,780.64	\$ 2,841.82
Tax credit claim for GST component		-\$5,533.08	-\$5,451.31	-\$3,901.38	-\$3,727.04	-\$3,537.55	-\$2,555.90	-\$2,902.66	-\$2,404.41	-\$2,612.39	-\$2,897.01
Entrance 2	Intercomm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 994.49
	CCTV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 745.86
Basement	Bicycle Rack	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Car Stacker	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Stacker hydraulic pump, serves pit	\$ 3,270.40	\$ 3,342.35	\$ 3,415.88	\$ 3,491.03	\$ 3,567.83	\$ -	\$ 1,552.73	\$ 1,586.89	\$ 1,621.80	\$ 1,657.48
	Fire Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Door framing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124.97	\$ 127.72	\$ 130.53
	Exit Signs	\$ 383.25	\$ 391.68	\$ -	\$ -	\$ -	\$ -	\$ 58.23	\$ 59.51	\$ 60.82	\$ 62.16
	Line markings	\$ 1,533.00	\$ 1,566.73	\$ 1,601.19	\$ 490.93	\$ 501.73	\$ 512.76	\$ 524.05	\$ 535.57	\$ 547.36	\$ 559.40
	Steel Mesh Storage Cages	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Entry Gate	\$ -	\$ -	\$ 731.97	\$ 748.08	\$ 764.54	\$ 781.36	\$ 798.55	\$ -	\$ -	\$ -
	Gate motor	\$ 1,277.50	\$ 130.56	\$ 133.43	\$ 136.37	\$ 139.37	\$ 142.43	\$ 145.57	\$ 148.77	\$ 152.04	\$ 155.39
	Fire Extinguisher	\$ 127.75	\$ 130.56	\$ 33.36	\$ 34.09	\$ 34.84	\$ 35.61	\$ 36.39	\$ 37.19	\$ 38.01	\$ 38.85
	Utilities cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Mechanical Exhaust System	\$ -	\$ -	\$ -	\$ -	\$ 3,567.83	\$ 3,646.32	\$ 3,726.54	\$ 3,808.53	\$ 3,892.32	\$ 3,977.95
	Fluro Lights	\$ 459.90	\$ 470.02	\$ -	\$ -	\$ -	\$ -	\$ 69.87	\$ 71.41	\$ 72.98	\$ 74.59
	Mech Board - control unit	\$ -	\$ 261.12	\$ 266.87	\$ 272.74	\$ 278.74	\$ 284.87	\$ 291.14	\$ 297.54	\$ 304.09	\$ 310.78
	Pressure wash car park floor area	\$ 1,349.04	\$ 1,378.72	\$ 352.26	\$ 360.01	\$ 367.93	\$ 376.03	\$ 384.30	\$ 392.75	\$ 401.40	\$ 410.23
	Remove drip trays on leaking service pipes	\$ 357.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Storm water pipes - clean calcsification	\$ 1,635.20	\$ 1,671.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Car park area master seal	\$ 1,916.25	\$ 1,958.41	\$ 2,001.49	\$ 2,045.53	\$ -	\$ -	\$ -	\$ -	\$ 608.17	\$ 621.55
	Caulk gaps between concrete panels	\$ 894.25	\$ 913.92	\$ 311.34	\$ 318.19	\$ 325.19	\$ 332.35	\$ 339.66	\$ 347.13	\$ 354.77	\$ 362.57
	Apply galvanised paint on all rusted brackets fixed to tilt panels	\$ 286.16	\$ 292.46	\$ -	\$ 50.91	\$ 52.03	\$ 53.18	\$ 54.35	\$ 55.54	\$ 56.76	\$ 58.01
	Clean excess effervesence from all walls soffit, utility rooms in basement carpark	\$ 851.67	\$ 870.40	\$ 889.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground floor - lobby	Breaklight button	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Painting	\$ -	\$ -	\$ 38.12	\$ 38.96	\$ 39.82	\$ 40.70	\$ 41.59	\$ 37.19	\$ 38.01	\$ 38.85
	Utilities cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
	Emergency Light	\$ 30.66	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Smoke detectors	\$ -	\$ 70.50	\$ 72.05	\$ 73.64	\$ 75.26	\$ 76.91	\$ 78.61	\$ 80.34	\$ 82.10	\$ 83.91
	Downlights	\$ 91.98	\$ 94.00	\$ 96.07	\$ 98.19	\$ 100.35	\$ 102.55	\$ 104.81	\$ 107.11	\$ 109.47	\$ 111.88
	Exit Lights	\$ 63.88	\$ 65.28	\$ 66.72	\$ 68.18	\$ 69.68	\$ 71.22	\$ 72.78	\$ 74.39	\$ -	\$ -
	Motion detector	\$ -	\$ 47.00	\$ 48.04	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	GPO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49.72
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Light Fittings - Common Area Lighting	\$ 102.20	\$ 104.45	\$ 106.75	\$ 109.09	\$ 111.49	\$ 113.95	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed glazed panel & door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ 57.49	\$ 58.75	\$ 60.04	\$ 61.37	\$ 62.72	\$ 64.10	\$ 65.51	\$ 66.95	\$ -	\$ -
	Passanger Lift	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Painted Area	\$ 846.22	\$ 864.83	\$ 883.86	\$ 903.30	\$ 923.18	\$ -	\$ 401.77	\$ 410.61	\$ 419.64	\$ 428.87
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 51.10	\$ 52.22	\$ 53.37	\$ 54.55	\$ 55.75	\$ 56.97	\$ -	\$ -	\$ -	\$ -
	Fire Hydrant outlets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tiled Court yard- Foyer 2	External lighting	\$ -	\$ -	\$ -	\$ 130.91	\$ 133.79	\$ -	\$ -	\$ -	\$ -	\$ 49.72
	Painting of render area	\$ 275.94	\$ 282.01	\$ 72.05	\$ 73.64	\$ 75.26	\$ 76.91	\$ 78.61	\$ 80.34	\$ 82.10	\$ 83.91
	Water proof tiled area	\$ 399.60	\$ 408.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Seal water sump for fountain	\$ 76.65	\$ 78.34	\$ -	\$ -	\$ -	\$ -	\$ 11.65	\$ 11.90	\$ 12.16	\$ 12.43
	Re tile area	\$ 434.35	\$ 443.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water feature	\$ -	\$ 193.23	\$ 197.48	\$ 201.83	\$ 206.27	\$ 210.80	\$ 215.44	\$ 220.18	\$ 225.02	\$ 229.98
Tiled Court yard - Foyer 1	External lighting	\$ -	\$ -	\$ -	\$ 130.91	\$ 133.79	\$ -	\$ -	\$ -	\$ -	\$ 49.72
	Painting of render area	\$ 91.98	\$ 94.00	\$ 96.07	\$ 98.19	\$ 100.35	\$ 102.55	\$ 78.61	\$ 80.34	\$ 82.10	\$ 83.91
	Water proof tiled area	\$ 399.60	\$ 408.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Seal water sump for fountain	\$ 76.65	\$ 78.34	\$ -	\$ -	\$ -	\$ -	\$ 11.65	\$ 11.90	\$ 12.16	\$ 12.43
	Re tile area	\$ 434.35	\$ 443.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Water feature	\$ -	\$ 193.23	\$ 197.48	\$ 201.83	\$ 206.27	\$ 210.80	\$ 215.44	\$ 220.18	\$ 225.02	\$ 229.98
Walkway - Eastern boundary	Re water proof tiled area	\$ 4,407.38	\$ 4,504.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Re water proof planter boxes	\$ 881.48	\$ 900.87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Replace irrigation system	\$ 183.96	\$ 188.01	\$ 38.43	\$ 39.27	\$ 40.14	\$ 41.02	\$ 41.92	\$ 42.85	\$ 43.79	\$ 44.75
	Rinstate planter boes	\$ 421.58	\$ 430.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Retile walkway area	\$ 4,790.63	\$ 4,896.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Foyer 2.02	Carpet	\$ 213.85	\$ 218.56	\$ 223.37	\$ 228.28	\$ -	\$ -	\$ -	\$ -	\$ 67.87	\$ 69.37
	Floor Tile	\$ 421.58	\$ 430.85	\$ 440.33	\$ 450.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

348 Beaconsfield Pde St Kilda West VIC 3182

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
	Wall tile	\$ -	\$ -	\$ -	\$ -	\$ 109.15	\$ 111.55	\$ 114.01	\$ 116.52	\$ 119.08	\$ 121.70
Foyer 2.01	Floor Tile	\$ 415.19	\$ 424.32	\$ 433.66	\$ 443.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Tile	\$ -	\$ -	\$ -	\$ -	\$ 125.10	\$ 127.85	\$ 130.66	\$ 133.54	\$ 136.47	\$ 139.48
Foyer 3.02	Carpet	\$ 213.85	\$ 218.56	\$ 223.37	\$ 228.28	\$ -	\$ -	\$ -	\$ -	\$ 67.87	\$ 69.37
	Floor Tile	\$ 421.58	\$ 430.85	\$ 440.33	\$ 450.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall tile	\$ -	\$ -	\$ -	\$ -	\$ 109.15	\$ 111.55	\$ 114.01	\$ 116.52	\$ 119.08	\$ 121.70
Foyer 3.01	Floor Tile	\$ 415.19	\$ 424.32	\$ 433.66	\$ 443.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Tile	\$ -	\$ -	\$ -	\$ -	\$ 125.10	\$ 127.85	\$ 130.66	\$ 133.54	\$ 136.47	\$ 139.48
Foyer 4.01	Floor Tile	\$ 418.38	\$ 427.59	\$ 436.99	\$ 446.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Tile	\$ -	\$ -	\$ -	\$ -	\$ 210.95	\$ 215.59	\$ 220.33	\$ 225.18	\$ 230.13	\$ 235.20
Foyer 4.02	Floor Tile	\$ 418.38	\$ 427.59	\$ 436.99	\$ 446.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Tile	\$ -	\$ -	\$ -	\$ -	\$ 145.95	\$ 149.16	\$ 152.44	\$ 155.79	\$ 159.22	\$ 162.72
Foyer 1.02	Carpet	\$ 213.85	\$ 218.56	\$ 223.37	\$ 228.28	\$ -	\$ -	\$ -	\$ -	\$ 67.87	\$ 69.37
	Floor Tile	\$ 421.58	\$ 430.85	\$ 440.33	\$ 450.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall tile	\$ -	\$ -	\$ -	\$ -	\$ 109.15	\$ 111.55	\$ 114.01	\$ 116.52	\$ 119.08	\$ 121.70
Foyer 1.01	Floor Tile	\$ 415.19	\$ 424.32	\$ 433.66	\$ 443.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Wall Tile	\$ -	\$ -	\$ -	\$ -	\$ 125.10	\$ 127.85	\$ 130.66	\$ 133.54	\$ 136.47	\$ 139.48
2nd - Floor Hall way	Utilities cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance 2	Emergency Light	\$ 43.80	\$ 44.76	\$ 45.75	\$ 46.75	\$ 47.78	\$ 48.83	\$ 49.91	\$ -	\$ -	\$ -
	Smoke detectors	\$ -	\$ -	\$ 120.09	\$ 122.73	\$ 125.43	\$ 128.19	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ 536.55	\$ 548.35	\$ -	\$ -	\$ -	\$ -	\$ 81.52	\$ 83.31	\$ 85.14	\$ 87.02
	Exit Lights	\$ 255.50	\$ 261.12	\$ -	\$ -	\$ -	\$ -	\$ 38.82	\$ 39.67	\$ 40.54	\$ 41.44
	Motion detector	\$ -	\$ -	\$ -	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	GPO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49.72
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Light Fittings - Common Area Lighting	\$ 102.20	\$ 104.45	\$ 106.75	\$ 109.09	\$ 111.49	\$ 113.95	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ -	\$ -	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	Painted Area	\$ 1,144.64	\$ 1,169.82	\$ 1,195.56	\$ 1,221.86	\$ 1,248.74	\$ -	\$ 543.45	\$ 555.41	\$ 567.63	\$ 580.12

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 61.32	\$ 62.67	\$ 64.05	\$ 65.46	\$ 66.90	\$ -	\$ -	\$ -	\$ -	\$ 24.86
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3rd Floor - Hall way	Utilities cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ 61.32	\$ 62.67	\$ 64.05	\$ 65.46	\$ 66.90	\$ -	\$ -	\$ -	\$ -	\$ 24.86
	Smoke detectors	\$ 68.99	\$ 70.50	\$ 72.05	\$ 73.64	\$ 75.26	\$ 76.91	\$ 78.61	\$ 80.34	\$ 82.10	\$ 83.91
	Downlights	\$ 214.62	\$ 219.34	\$ 224.17	\$ 229.10	\$ 234.14	\$ -	\$ -	\$ -	\$ -	\$ 87.02
	Exit Lights	\$ -	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Motion detector	\$ -	\$ 47.00	\$ 48.04	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	GPO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49.72
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Light Fittings - Common Area Lighting	\$ 102.20	\$ 104.45	\$ 106.75	\$ 109.09	\$ 111.49	\$ 113.95	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ 47.00	\$ 48.04	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	Painting	\$ 25.55	\$ 26.11	\$ 26.69	\$ 27.27	\$ 27.87	\$ 28.49	\$ 29.11	\$ 29.75	\$ 24.33	\$ 24.86
	Painted Area	\$ 1,144.64	\$ 1,169.82	\$ 1,195.56	\$ 1,221.86	\$ 1,248.74	\$ -	\$ 543.45	\$ 555.41	\$ 567.63	\$ 580.12
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 61.32	\$ 62.67	\$ 64.05	\$ 65.46	\$ 66.90	\$ -	\$ -	\$ -	\$ -	\$ 24.86
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4rd Floor - Hall way	Painted Area	\$ 1,144.64	\$ 1,169.82	\$ 1,195.56	\$ 1,221.86	\$ 1,248.74	\$ -	\$ 543.45	\$ 555.41	\$ 567.63	\$ 580.12
	Utilities cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Smoke detectors	\$ 23.00	\$ 23.50	\$ 24.02	\$ 24.55	\$ 25.09	\$ 25.64	\$ 26.20	\$ 26.78	\$ 27.37	\$ 27.97
	Emergency Light	\$ 30.66	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ -	\$ -	\$ -	\$ -	\$ 12.43
	Downlights	\$ 51.10	\$ 52.22	\$ 53.37	\$ 54.55	\$ 55.75	\$ 56.97	\$ -	\$ -	\$ -	\$ -
	Exit Lights	\$ 31.94	\$ 32.64	\$ 33.36	\$ 34.09	\$ 34.84	\$ 35.61	\$ 36.39	\$ 37.19	\$ -	\$ -
	Motion detector	\$ 15.33	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
	Light Fittings - Common Area Lighting	\$ 705.18	\$ 720.69	\$ 736.55	\$ 752.75	\$ 769.31	\$ -	\$ -	\$ -	\$ -	\$ 285.91
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ 15.33	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 61.32	\$ 62.67	\$ 64.05	\$ 65.46	\$ 66.90	\$ -	\$ -	\$ -	\$ -	\$ 24.86
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5th Floor	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 51.10	\$ 52.22	\$ 53.37	\$ 54.55	\$ 55.75	\$ 56.97	\$ -	\$ -	\$ -	\$ -
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floor hallway	Break glass panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Entrance1 Fire panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Services cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ 102.20	\$ 104.45	\$ 106.75	\$ 109.09	\$ 111.49	\$ 113.95	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ 25.55	\$ 26.11	\$ 26.69	\$ 27.27	\$ 27.87	\$ 28.49	\$ -	\$ -	\$ -	\$ -
	Smoke detectors	\$ 23.00	\$ 23.50	\$ 24.02	\$ 24.55	\$ 25.09	\$ 25.64	\$ 26.20	\$ 26.78	\$ 27.37	\$ 27.97
	Light Fittings - Common Area Lighting	\$ -	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Speaker	\$ 30.66	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Painted Area	\$ 599.91	\$ 613.11	\$ 626.60	\$ 640.39	\$ 654.47	\$ -	\$ 284.83	\$ 291.09	\$ 297.50	\$ 304.04
	Exit Lights	\$ 38.33	\$ 39.17	\$ 40.03	\$ 40.91	\$ 41.81	\$ 42.73	\$ 43.67	\$ 44.63	\$ -	\$ -
	Motion detector	\$ -	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
	Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 61.32	\$ 62.67	\$ 64.05	\$ 65.46	\$ 66.90	\$ -	\$ -	\$ -	\$ -	\$ 24.86
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd - Floor Hall way	Services cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ 76.65	\$ 78.34	\$ 80.06	\$ 81.82	\$ 83.62	\$ 85.46	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ 21.90	\$ 22.38	\$ 22.87	\$ 23.38	\$ 23.89	\$ 24.42	\$ 24.95	\$ -	\$ -	\$ -
	Smoke detectors	\$ 23.00	\$ 23.50	\$ 24.02	\$ 24.55	\$ 25.09	\$ 25.64	\$ 26.20	\$ 26.78	\$ 27.37	\$ 27.97

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
	Light Fittings - Common Area	\$ 38.33	\$ 39.17	\$ 40.03	\$ 40.91	\$ 41.81	\$ 42.73	\$ 43.67	\$ 44.63	\$ -	\$ -
	Speaker	\$ 30.66	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Painted Area	\$ 599.91	\$ 613.11	\$ 626.60	\$ 640.39	\$ 654.47	\$ 371.60	\$ 379.77	\$ 388.13	\$ 396.66	\$ 405.39
	Pot Plant	\$ -	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Lights	\$ 42.58	\$ 43.52	\$ 44.48	\$ 45.46	\$ 46.46	\$ 47.48	\$ -	\$ -	\$ -	\$ -
	Motion detector	\$ 15.33	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 76.65	\$ 78.34	\$ 80.06	\$ 81.82	\$ -	\$ -	\$ -	\$ -	\$ 24.33	\$ 24.86
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3rd Floor - Hall way	Services cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ 76.65	\$ 78.34	\$ 80.06	\$ 81.82	\$ 83.62	\$ 85.46	\$ -	\$ -	\$ -	\$ -
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fire Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ 25.55	\$ 26.11	\$ 26.69	\$ 27.27	\$ 27.87	\$ 28.49	\$ -	\$ -	\$ -	\$ -
	Smoke detectors	\$ 28.74	\$ 29.38	\$ 30.02	\$ 30.68	\$ 31.36	\$ 32.05	\$ 32.75	\$ 33.47	\$ -	\$ -
	Litting Fittings - Common Area Lihts	\$ 51.10	\$ 52.22	\$ 53.37	\$ 54.55	\$ 55.75	\$ 56.97	\$ -	\$ -	\$ -	\$ -
	Speaker	\$ 30.66	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Painted Area	\$ 599.91	\$ 613.11	\$ 626.60	\$ 640.39	\$ 654.47	\$ 371.60	\$ 379.77	\$ 388.13	\$ 396.66	\$ 405.39
	Pot Plant	\$ 21.90	\$ 22.38	\$ 22.87	\$ 23.38	\$ 23.89	\$ 24.42	\$ 24.95	\$ -	\$ -	\$ -
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Lights	\$ 42.58	\$ 43.52	\$ 44.48	\$ 45.46	\$ 46.46	\$ 47.48	\$ -	\$ -	\$ -	\$ -
	Motion detector	\$ 15.33	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 38.33	\$ 39.17	\$ 40.03	\$ 40.91	\$ 41.81	\$ 42.73	\$ 43.67	\$ 44.63	\$ -	\$ -
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4rd Floor - Hall way	Services cabinet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Downlights	\$ 229.95	\$ 235.01	\$ -	\$ -	\$ -	\$ -	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Fire Hose Reel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber SOU Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
	Fire Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Emergency Light	\$ 25.55	\$ 26.11	\$ 26.69	\$ 27.27	\$ 27.87	\$ 28.49	\$ -	\$ -	\$ -	\$ -
	Smoke detectors	\$ 23.00	\$ 23.50	\$ 24.02	\$ 24.55	\$ 25.09	\$ 25.64	\$ 26.20	\$ 26.78	\$ 27.37	\$ 27.97
	Light Fittings	\$ 43.80	\$ 44.76	\$ 45.75	\$ 46.75	\$ 47.78	\$ 48.83	\$ 49.91	\$ -	\$ -	\$ -
	Speaker	\$ -	\$ 31.33	\$ 32.02	\$ 32.73	\$ 33.45	\$ 34.18	\$ 34.94	\$ 35.70	\$ 36.49	\$ 37.29
	Painted Area	\$ 599.91	\$ 613.11	\$ 626.60	\$ 640.39	\$ 654.47	\$ 371.60	\$ 379.77	\$ 388.13	\$ 396.66	\$ 405.39
	Pot Plant	\$ -	\$ -	\$ -	\$ -	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
	Fixed glazed panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Exit Lights	\$ 42.58	\$ 43.52	\$ 44.48	\$ 45.46	\$ 46.46	\$ 47.48	\$ -	\$ -	\$ -	\$ -
	Motion detector	\$ 15.33	\$ 15.67	\$ 16.01	\$ 16.36	\$ 16.72	\$ 17.09	\$ 17.47	\$ 17.85	\$ 18.25	\$ 18.65
Emergency Stairs	Firedoor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Fluro Lights	\$ 51.10	\$ 52.22	\$ 53.37	\$ 54.55	\$ 55.75	\$ 56.97	\$ -	\$ -	\$ -	\$ -
	Fire Hydrant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entrance way	Tiled Entrance Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Timber slatted metal entry door	\$ 638.75	\$ 652.80	\$ 667.16	\$ 681.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Treat timber/sand/apply warnish	\$ 562.10	\$ 114.89	\$ 117.42	\$ 120.00	\$ 122.64	\$ 125.34	\$ 128.10	\$ 130.92	\$ 133.80	\$ 136.74
	Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262.02	\$ 267.79	\$ 273.68	\$ 279.70
	Downlights	\$ 459.90	\$ 470.02	\$ -	\$ -	\$ -	\$ -	\$ 69.87	\$ 71.41	\$ 72.98	\$ 74.59
	Planter box - stainless steel finish	\$ 45.99	\$ 47.00	\$ 48.04	\$ 49.09	\$ 50.17	\$ 51.28	\$ 52.40	\$ 53.56	\$ 54.74	\$ 55.94
	Tap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.32	\$ 9.52	\$ 9.73	\$ 9.94
	External Lighting	\$ 459.90	\$ 470.02	\$ 480.36	\$ -	\$ -	\$ -	\$ -	\$ 107.11	\$ 109.47	\$ 111.88
	Prepare to paint and stain external timber cladding	\$ 1,686.30	\$ 344.68	\$ 352.26	\$ 360.01	\$ 367.93	\$ 376.03	\$ 384.30	\$ 392.75	\$ 401.40	\$ 410.23
Driveway	External Lighting	\$ 229.95	\$ 235.01	\$ 240.18	\$ 245.46	\$ -	\$ -	\$ -	\$ -	\$ 72.98	\$ 74.59
Northern Façade	Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Balustrade glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Render & paint	\$ 449.68	\$ 459.57	\$ 469.68	\$ 480.02	\$ 245.29	\$ 250.68	\$ 256.20	\$ 261.84	\$ 267.60	\$ 273.48
Eastern Façade	Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Balustrade Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Western Façade	Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Metal I-section - repaint in galvanised paint	\$ 369.20	\$ 377.32	\$ 128.54	\$ 131.37	\$ 134.26	\$ 137.21	\$ 140.23	\$ 143.32	\$ 146.47	\$ 149.69
	Metal louvered cabinet doors	\$ -	\$ -	\$ 453.67	\$ 463.65	\$ 473.85	\$ 484.28	\$ 494.93	\$ 505.82	\$ 516.95	\$ 528.32
	Booster Hydrants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

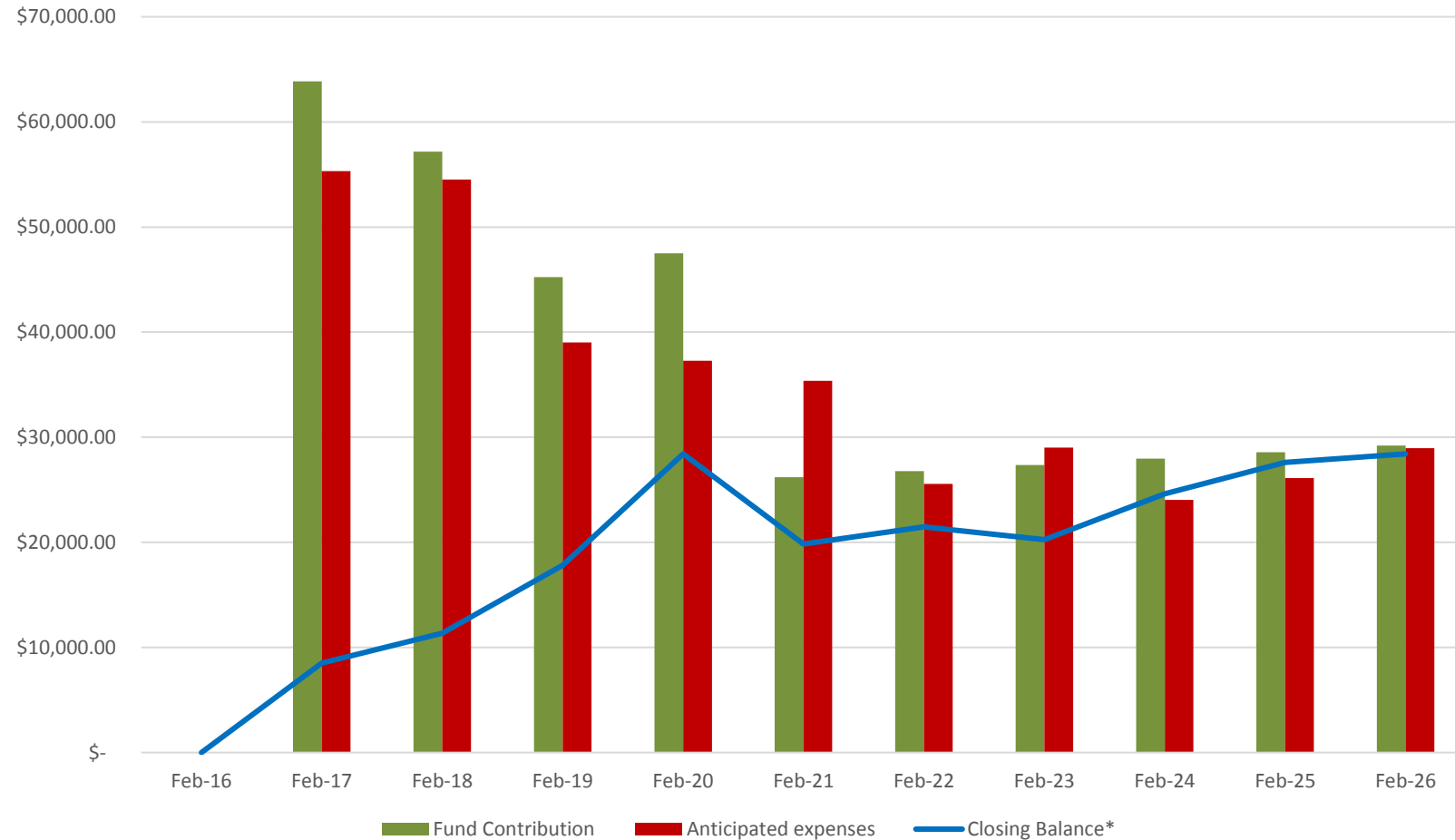
Annual Contributions Toward Anticipated Expenses

Expense Requirements		1 2016 - 2017	2 2017 - 2018	3 2018 - 2019	4 2019 - 2020	5 2020 - 2021	6 2021 - 2022	7 2022 - 2023	8 2023 - 2024	9 2024 - 2025	10 2025 - 2026
	Balustrade Glazing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Render & paint	\$ 702.63	\$ 718.08	\$ 733.88	\$ 750.03	\$ 383.26	\$ 391.70	\$ 400.31	\$ 409.12	\$ 418.12	\$ 427.32
Southern Façade	Render & paint	\$ 674.52	\$ 689.36	\$ 704.53	\$ 720.02	\$ 367.93	\$ 376.03	\$ 384.30	\$ 392.75	\$ 401.40	\$ 410.23
Roof	Metal deck roofing area	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Solar panel	\$ -	\$ 643.40	\$ 657.56	\$ 672.02	\$ 686.81	\$ 701.92	\$ 717.36	\$ 733.14	\$ 749.27	\$ 765.75
	hot water systems	\$ 4,672.00	\$ 4,774.78	\$ 4,879.83	\$ 4,987.19	\$ 5,096.90	\$ 5,209.04	\$ 5,323.63	\$ -	\$ -	\$ -
	Water proofing roof area	\$ 3,643.43	\$ 3,723.59	\$ 3,805.50	\$ 3,889.23	\$ -	\$ -	\$ -	\$ -	\$ 1,156.34	\$ 1,181.78
	Downpipes/gutters/rain heads for	\$ -	\$ -	\$ -	\$ -	\$ 4,459.79	\$ 4,557.91	\$ 4,658.18	\$ 4,760.66	\$ 4,865.39	\$ 4,972.43
	rain water disposal										
Glazed Balustrade	Inspection for rust and integrity of fixtures	\$ 511.00	\$ 522.24	\$ 533.73	\$ 233.77	\$ 238.92	\$ 244.17	\$ 249.55	\$ 255.04	\$ 260.65	\$ 266.38
Glazed windows	Inspection for rust and integrity of caulking around frames & panels	\$ 681.33	\$ 696.32	\$ 711.64	\$ 311.70	\$ 318.56	\$ 325.56	\$ 332.73	\$ 340.05	\$ 347.53	\$ 355.17
Basement	Sump pump controller unit	\$ -	\$ -	\$ -	\$ -	\$ 133.91	\$ 136.85	\$ 139.86	\$ 142.94	\$ 146.08	\$ 149.30
	Storm water dual pump	\$ -	\$ -	\$ -	\$ -	\$ 220.20	\$ 225.05	\$ 230.00	\$ 235.06	\$ 240.23	\$ 245.51
	HVAC vents Clean & Repair	\$ 572.32	\$ 97.49	\$ 99.63	\$ 101.82	\$ 104.06	\$ 106.35	\$ 108.69	\$ 111.08	\$ 113.53	\$ 116.02
Total Yearly Contributions Required		\$ 55,330.79	\$ 54,513.06	\$ 39,013.85	\$ 37,270.41	\$ 35,375.46	\$ 25,559.01	\$ 29,026.58	\$ 24,044.15	\$ 26,123.90	\$ 28,970.12

Annual Contributions for Each Lot

Lot	Liabilities	2016 - 2017 Contributions Inc. GST	2017 - 2018 Contributions Inc. GST	2018 - 2019 Contributions Inc. GST	2019 - 2020 Contributions Inc. GST	2020 - 2021 Contributions Inc. GST	2021 - 2022 Contributions Inc. GST	2022 - 2023 Contributions Inc. GST	2023 - 2024 Contributions Inc. GST	2024 - 2025 Contributions Inc. GST	2025 - 2026 Contributions Inc. GST
101A	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
102	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
103	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
104	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
105	15	\$ 1,591.10	\$ 1,424.65	\$ 1,127.00	\$ 1,183.35	\$ 652.86	\$ 667.22	\$ 681.90	\$ 696.90	\$ 712.23	\$ 727.90
106	15	\$ 1,591.10	\$ 1,424.65	\$ 1,127.00	\$ 1,183.35	\$ 652.86	\$ 667.22	\$ 681.90	\$ 696.90	\$ 712.23	\$ 727.90
107	15	\$ 1,591.10	\$ 1,424.65	\$ 1,127.00	\$ 1,183.35	\$ 652.86	\$ 667.22	\$ 681.90	\$ 696.90	\$ 712.23	\$ 727.90
108	15	\$ 1,591.10	\$ 1,424.65	\$ 1,127.00	\$ 1,183.35	\$ 652.86	\$ 667.22	\$ 681.90	\$ 696.90	\$ 712.23	\$ 727.90
201	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
202	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
203	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
204	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
205	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
206	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
207	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
208	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
301	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
302	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
303	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
304	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
305	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
306	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
307	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
308	20	\$ 2,121.47	\$ 1,899.53	\$ 1,502.67	\$ 1,577.80	\$ 870.48	\$ 889.63	\$ 909.20	\$ 929.20	\$ 949.65	\$ 970.54
401A	26	\$ 2,757.91	\$ 2,469.39	\$ 1,953.47	\$ 2,051.14	\$ 1,131.62	\$ 1,156.52	\$ 1,181.96	\$ 1,207.96	\$ 1,234.54	\$ 1,261.70
402	26	\$ 2,757.91	\$ 2,469.39	\$ 1,953.47	\$ 2,051.14	\$ 1,131.62	\$ 1,156.52	\$ 1,181.96	\$ 1,207.96	\$ 1,234.54	\$ 1,261.70
403	26	\$ 2,757.91	\$ 2,469.39	\$ 1,953.47	\$ 2,051.14	\$ 1,131.62	\$ 1,156.52	\$ 1,181.96	\$ 1,207.96	\$ 1,234.54	\$ 1,261.70
501	32	\$ 3,394.35	\$ 3,039.25	\$ 2,404.27	\$ 2,524.48	\$ 1,392.76	\$ 1,423.41	\$ 1,454.72	\$ 1,486.72	\$ 1,519.43	\$ 1,552.86
502A	32	\$ 3,394.35	\$ 3,039.25	\$ 2,404.27	\$ 2,524.48	\$ 1,392.76	\$ 1,423.41	\$ 1,454.72	\$ 1,486.72	\$ 1,519.43	\$ 1,552.86

10 Year Maintenance Plan Budget - Fund Outline



Service | Quality | Value