

CAPITAL WORKS PLAN

TOWERING HEIGHTS

at

1 SMITH STREET SYDNEY

Plan No. SP 00000

L&P Job No. 99902/12345

Prepared by L&P Quantity Surveyor
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SUMMARY OF CONTRIBUTIONS

15 YEAR PLAN 15 YEAR FORECAST: Starting October 2016
for

TOWERING HEIGHTS SP 00000

Prepared by Leary & Partners Pty Ltd - Job No. 99902

Dated : 24 November 2016

Fund Balance @ October 2016: \$24,113.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*	Interest less Tax
30-09-2017	\$137,397	\$13,229	\$149,789	\$1,508
30-09-2018	\$142,893	\$13,758	\$282,675	\$3,751
30-09-2019	\$148,609	\$14,309	\$423,097	\$6,122
30-09-2020	\$154,553	\$18,987	\$567,253	\$8,590
30-09-2021	\$160,735	\$31,348	\$707,700	\$11,059
30-09-2022	\$167,165	\$22,436	\$866,079	\$13,651
30-09-2023	\$173,851	\$30,877	\$1,025,461	\$16,407
30-09-2024	\$180,805	\$60,352	\$1,164,913	\$19,000
30-09-2025	\$188,037	\$323,739	\$1,048,410	\$19,199
30-09-2026	\$195,559	\$502,164	\$757,470	\$15,664
30-09-2027	\$203,381	\$85,101	\$890,041	\$14,291
30-09-2028	\$211,517	\$168,107	\$949,406	\$15,956
30-09-2029	\$219,977	\$310,077	\$875,133	\$15,826
30-09-2030	\$228,776	\$266,389	\$852,506	\$14,986
30-09-2031	\$237,927	\$1,053,004	\$45,216	\$7,787

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

We were advised that this scheme is registered for GST.

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

Expected Inflation	4.00%
Contingency	10.00%
Interest	2.50%
Taxation	30.00%

PREAMBLE CLAUSES

1.00 PURPOSE OF CAPITAL WORKS PLAN

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

2.00 LEGISLATION

This survey has been prepared with reference to the Strata Schemes Management Act 2015. It does not take into account the impact of future changes to this legislation or to other relevant legislation (eg. The Work Place Health and Safety Legislation).

3.00 THE GOODS AND SERVICES TAX

This report was produced for an entity required to be registered for the GST. The cost estimates allow for indirect increases to the base cost of materials and labour due to the introduction of the GST, but excludes the GST imposed on maintenance and repair works undertaken by the village operator.

4.00 BASIS OF COST FORECASTS

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

The cost allowances in this report are our best estimate of the likely future costs, based on the information available to us at this date. These cost estimates may be impacted by factors that cannot be reasonably foreseen at this time. Common examples of such factors include unusual market conditions at the time of the works, associated remedial works being required, special access or scaffolding being required or the owners corporation choosing to vary the repaired or replaced infrastructure. Further, when competitive quotes are sought, there is normally a variation between the quoted prices.

For these reasons we recommend that the owners corporation obtain competitive quotes for major work items (including the external painting) at least twelve months in advance of the forecast work date.

5.00 STRUCTURAL DEFECTS AND REFURBISHMENTS

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

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

6.00 ADMINISTRATIVE BUDGET ITEMS NOT INCLUDED

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

7.00 CONTRIBUTION SCHEDULE

The "Contributions Optimisation Chart" graphs how the contribution scheme relates to the expected requirements and the capital works fund balances over the full forecast period. When calculating the contributions we :

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

The contributions shown in italics in the "Variable Contributions for 10 Year Plan" are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses

incurred, the actual capital works fund balance and additions or changes to the building.

8.00 CAPITAL WORKS FUND BALANCE

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

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

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

9.00 CONTINGENCY

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

10.00 FORECAST PERIOD

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

11.00 EXPLANATION OF ABBREVIATIONS

The capital works fund forecast uses the following abbreviations :

FR: First Replacement

RC: Replacement Cycle

12.00 PLAN AND FORECAST PERIOD

12.01 The term 'plan', shown on the first page of this report, refers to the period for which levies have been calculated.

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

12.03 This report includes only work items that are expected to occur during the report forecast period. Items of work expected to occur at a date further into the future will be added at a later date as part of the ongoing forecast update process.

13.00 INSPECTION INFORMATION

Please note the following information relating to this report.

13.01 Our report is based on the following :

- data collected on site at the date of inspection
- information provided by strata management

13.02 The survey has been prepared with reference to the plan SP 00000. Supplementary architectural drawings were not provided during the survey preparation.

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

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

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

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

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

13.08 Assuming materials and workmanship were of a reasonable standard during construction, some infrastructure items should only require partial ongoing replacement or repair during the plan

period. For these items, an estimated percentage of the total quantity/cost has been used to allow for the partial replacement or repair of these items. (This allowance may change in future forecasts to reflect a greater maintenance requirement during those future periods.)

- replacing co2 detectors
- replacing small ventilation fans and motors
- replacing stormwater pump
- replacing light fittings
- replacing large ventilation fans and motors
- replacing exposed internal ductwork
- replacing emergency light fittings
- replacing dks card readers
- replacing door hardware
- replacing fire extinguisher
- replacing fire hose reel and nozzle
- replacing aluminium window hardware
- replacing balcony / terrace membrane
- replacing hard floor finishes
- replacing timberwork to floor and seats
- replacing bollard lights
- replacing external wall lights
- replacing membrane to podium slab
- replacing underground pipework
- replacing ventilation fans and motors
- replacing built up roofing membrane
- replacing fire detectors
- replacing mirrors

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

EXPECTED REQUIREMENTS						FR	RC	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	30-09-17	30-09-18	30-09-19	30-09-20	30-09-21	30-09-22	30-09-23	30-09-24	30-09-25	30-09-26
								1	2	3	4	5	6	7	8	9	10
#1	Basement	Repaint carpark line markings	m	1,694	3	5	5					5,142					6,256
#2	Basement	Replace waterfall filtration equipment	Item		2,805	7	7							3,599			
#3	Basement	Replace CO2 detectors (approx. 20%)	No.	5	385	7	2							2,470		2,671	
#4	Basement	Replace small ventilation fans and motors (approx. 20%)	No.	3	1,375	8	4								5,504		
#5	Basement	Replace stormwater pump (approx. 50%)	No.	2	1,980	8	5								5,284		
#6	Basement	Replace variable speed drive	No.	3	1,375	9	9									5,724	
#7	Basement	Replace sewerage pump	No.	1	3,850	9	9									5,342	
#8	Basement	Replace automatic basement door opening gear	No.	1	1,823	9	9									2,530	
#9	Basement	Paint common basement areas	m2	443	15	11	12										
#10	Basement	Replace light fittings (approx. 10%)	No.	26	191	11	2										
#11	Basement	Replace bin room floor membrane	m2	89	33	11	12										
#12	Basement	Replace electric hot water unit	No.	1	605	11	11										
#13	Basement	Maintain fire booster pumps	No.	2	4,950	12	10										
#14	Basement	Replace fire jacking pump - large	No.	1	5,225	12	12										
#15	Basement	Replace large ventilation fans and motors (approx. 30%)	No.	1	3,575	12	5										
#16	Basement	Replace fire jacking pump - small	No.	1	1,375	12	12										
#17	Basement	Replace water supply booster pumps	No.	2	9,075	13	13										
#18	Basement	Replace exposed internal ductwork (approx. 10%)	m2	66	187	14	12										
#19	Basement	Replace basement door	No.	1	8,531	14	14										
#20	Basement	Maintain floor tiles	m2	21	166	14	10										
#21	Building	Replace emergency light fittings (approx. 10%)	No.	20	198	4	1				4,516	4,697	4,885	5,080	5,284	5,495	5,715
#22	Building	Replace DKS card readers (approx. 25%)	No.	4	424	6	3						2,090			2,351	
#23	Building	Replace CCTV system	Item		6,930	8	8								9,246		
#24	Building	Replace door hardware (approx. 5%)	No.	12	396	9	2									6,594	
#25	Building	Replace fire extinguisher (approx. 30%)	No.	10	209	9	4									2,900	
#26	Building	Paint building facade	m2	12,690	28	10	10										507,445
#27	Building	Replace air conditioner to manager office	Item		2,529	11	11										
#28	Building	Maintain glazed aluminium balustrade	m	49	578	12	10										
#29	Building	Replace MATV system components	Item		13,024	12	12										
#30	Building	Replace fire hose reel and nozzle (approx. 25%)	No.	10	495	12	5										
#31	Building	Replace intercom system	Item		62,480	13	13										
#32	Building	Replace aluminium window hardware (approx. 20%)	No.	178	85	13	5										
#33	Building	Replace balcony / terrace membrane (approx. 5%)	m2	152	216	14	5										
#34	Building	Replace fire indicator panels	Item		20,625	14	14										
#35	Building	Replace hard floor finishes (approx. 2.5%)	m2	74	165	14	5										
#36	Building	Refurbish bathrooms	Item		11,000	15	15										
#37	External	Replace timberwork to floor and seats (approx. 50%)	m2	30	277	8	4								11,104		
#38	External	Maintain external tiling	m2	31	152	12	5										
#39	External	Replace bollard lights (approx. 30%)	No.	6	211	12	6										
#40	External	Replace external wall lights (approx. 30%)	No.	4	138	12	6										
#41	External	Replace membrane to podium slab (approx. 5%)	m2	85	88	13	5										
#42	External	Replace underground pipework (approx. 20%)	Item		25,146	14	15										
#43	External	Replace membrane to ponds	m2	140	80	14	14										
#44	External	Maintain metal fence	m	36	196	14	10										

EXPECTED REQUIREMENTS						FR	RC	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	30-09-17	30-09-18	30-09-19	30-09-20	30-09-21	30-09-22	30-09-23	30-09-24	30-09-25	30-09-26
								1	2	3	4	5	6	7	8	9	10
#45	External	Maintain external balustrades	m	13	336	14	12										
#46	External	Maintain concrete paving	m2	290	11	14	10										
#47	External	Replace letterboxes	Item		13,112	15	15										
#48	Lifts	Replace lift components	Item		608,300	15	15										
#49	Lifts	Replace lift carriage interior	No.	4	13,200	15	15										
#50	Roof	Replace hot water circulating pump	No.	8	803	5	6					7,620					
#51	Roof	Replace ventilation fans and motors (approx. 7.5%)	No.	2	1,716	7	1							4,403	4,579	4,762	4,953
#52	Roof	Replace gas hot water instant heater	No.	13	2,315	9	10									41,760	
#53	Roof	Replace gas hot water storage tank	No.	4	3,014	9	10									16,729	
#54	Roof	Replace hot water booster pump	No.	4	1,375	9	10									7,632	
#55	Roof	Replace built up roofing membrane (approx. 20%)	m2	582	99	13	4										
#56	Stairwells	Replace light fittings (approx. 10%)	No.	2	191	10	2										552
#57	Typical lobbies	Replace fire detectors (approx. 10%)	No.	25	187	8	1								6,238	6,487	6,747
#58	Typical lobbies	Replace carpet	m2	1,328	64	9	10									118,377	
#59	Typical lobbies	Paint walls and ceilings	m2	4,757	15	9	10									99,837	
#60	Typical lobbies	Replace light fittings (approx. 10%)	No.	34	149	9	2									7,006	
#61	Typical lobbies	Maintain floor tiles	m2	28	166	12	10										
#62	Typical lobbies	Replace mirrors (approx. 25%)	m2	12	249	14	8										
#63	Typical lobbies	Replace signage to unit doors	No.	148	28	15	15										
#64		Tax credit claim for GST component						-1,323	-1,376	-1,431	-1,899	-3,135	-2,244	-3,088	-6,035	-32,374	-50,216
		Contingency						14,552	15,134	15,740	16,369	17,024	17,705	18,413	19,150	19,916	20,712
	Total							13,229	13,758	14,309	18,987	31,348	22,436	30,877	60,352	323,739	502,164

EXPECTED REQUIREMENTS			12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	30-09-27	30-09-28	30-09-29	30-09-30	30-09-31
			11	12	13	14	15
#1	Basement	Repaint carpark line markings					7,612
#2	Basement	Replace waterfall filtration equipment				4,735	
#3	Basement	Replace CO2 detectors (approx. 20%)	2,889		3,125		3,380
#4	Basement	Replace small ventilation fans and motors (approx. 20%)		6,439			
#5	Basement	Replace stormwater pump (approx. 50%)			6,428		
#6	Basement	Replace variable speed drive					
#7	Basement	Replace sewerage pump					
#8	Basement	Replace automatic basement door opening gear					
#9	Basement	Paint common basement areas	10,140				
#10	Basement	Replace light fittings (approx. 10%)	7,469		8,078		8,737
#11	Basement	Replace bin room floor membrane	4,408				
#12	Basement	Replace electric hot water unit	908				
#13	Basement	Maintain fire booster pumps		15,453			
#14	Basement	Replace fire jacking pump - large		8,156			
#15	Basement	Replace large ventilation fans and motors (approx. 30%)		5,580			
#16	Basement	Replace fire jacking pump - small		2,146			
#17	Basement	Replace water supply booster pumps			29,463		
#18	Basement	Replace exposed internal ductwork (approx. 10%)				20,836	
#19	Basement	Replace basement door				14,401	
#20	Basement	Maintain floor tiles				5,889	
#21	Building	Replace emergency light fittings (approx. 10%)	5,943	6,181	6,428	6,685	6,953
#22	Building	Replace DKS card readers (approx. 25%)		2,644			2,974
#23	Building	Replace CCTV system					
#24	Building	Replace door hardware (approx. 5%)	7,132		7,714		8,343
#25	Building	Replace fire extinguisher (approx. 30%)			3,393		
#26	Building	Paint building facade					
#27	Building	Replace air conditioner to manager office	3,795				
#28	Building	Maintain glazed aluminium balustrade		44,169			
#29	Building	Replace MATV system components		20,329			
#30	Building	Replace fire hose reel and nozzle (approx. 25%)		7,726			
#31	Building	Replace intercom system			101,424		
#32	Building	Replace aluminium window hardware (approx. 20%)			24,601		
#33	Building	Replace balcony / terrace membrane (approx. 5%)				55,368	
#34	Building	Replace fire indicator panels				34,820	
#35	Building	Replace hard floor finishes (approx. 2.5%)				20,613	
#36	Building	Refurbish bathrooms					19,313
#37	External	Replace timberwork to floor and seats (approx. 50%)		12,990			
#38	External	Maintain external tiling		7,356			
#39	External	Replace bollard lights (approx. 30%)		1,978			
#40	External	Replace external wall lights (approx. 30%)		858			
#41	External	Replace membrane to podium slab (approx. 5%)			12,089		
#42	External	Replace underground pipework (approx. 20%)				42,452	
#43	External	Replace membrane to ponds				18,979	
#44	External	Maintain metal fence				11,900	

EXPECTED REQUIREMENTS			12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	30-09-27	30-09-28	30-09-29	30-09-30	30-09-31
			11	12	13	14	15
#45	External	Maintain external balustrades				7,363	
#46	External	Maintain concrete paving				5,385	
#47	External	Replace letterboxes					23,022
#48	Lifts	Replace lift components					929,736
#49	Lifts	Replace lift carriage interior					92,704
#50	Roof	Replace hot water circulating pump	9,641				
#51	Roof	Replace ventilation fans and motors (approx. 7.5%)	5,151	5,357	5,571	5,794	6,026
#52	Roof	Replace gas hot water instant heater					
#53	Roof	Replace gas hot water storage tank					
#54	Roof	Replace hot water booster pump					
#55	Roof	Replace built up roofing membrane (approx. 20%)			93,687		
#56	Stairwells	Replace light fittings (approx. 10%)		597		646	
#57	Typical lobbies	Replace fire detectors (approx. 10%)	7,016	7,297	7,589	7,892	8,208
#58	Typical lobbies	Replace carpet					
#59	Typical lobbies	Paint walls and ceilings					
#60	Typical lobbies	Replace light fittings (approx. 10%)	7,578		8,196		8,865
#61	Typical lobbies	Maintain floor tiles		7,259			
#62	Typical lobbies	Replace mirrors (approx. 25%)				5,036	
#63	Typical lobbies	Replace signage to unit doors					7,232
#64		Tax credit claim for GST component	-8,510	-16,811	-31,008	-26,639	-105,300
		Contingency	21,541	22,402	23,299	24,231	25,200
	Total		85,101	168,107	310,077	266,389	1,053,004

SUMMARISED SINKING FUND BUDGET FORECAST

10 YEAR PLAN - 15 YEAR FORECAST : Starting October 2016

for

TOWERING HEIGHTS SP 00000

Prepared by Leary & Partners Pty Ltd - Job No. 99902

1.0 General Information

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

2.0 Current Sinking Fund Balance

The starting sinking fund balance used in these calculations is \$24,113.00 as at 1 October 2016.

3.0 Summary of Required Sinking Fund Contributions

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

For Period	to Sep-17	to Sep-18	to Sep-19	to Sep-20	to Sep-21	to Sep-22	to Sep-23	to Sep-24	to Sep-25	to Sep-26
Total Sinking Fund Contribution	\$137,397	\$142,893	\$148,609	\$154,553	\$160,735	\$167,165	\$173,851	\$180,805	\$188,037	\$195,559
Contribution per Entitlement	\$13.74	\$14.29	\$14.86	\$15.46	\$16.07	\$16.72	\$17.39	\$18.08	\$18.80	\$19.56

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

4.0 Summary of Expected Expenditure

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

Categories	Expected Sinking Fund Requirements									
	to Sep-17	to Sep-18	to Sep-19	to Sep-20	to Sep-21	to Sep-22	to Sep-23	to Sep-24	to Sep-25	to Sep-26
Doors & Other Openings						2,090		9,246	11,474	
Floor Coverings									118,377	
Surface Finishes					5,142				99,837	513,701
Air Handling Systems							4,403	10,083	10,486	4,953
Electrical Systems				4,516	4,697	4,885	5,080	5,284	12,501	6,267
Fire Equipment							2,470	6,238	12,058	6,747
Pumps & Motors							3,599	5,284	5,342	
Hot Water Installations					7,620				66,121	
External Timberwork								11,104		
Contingency	14,552	15,134	15,740	16,369	17,024	17,705	18,413	19,150	19,916	20,712
Tax credit claim for GST component	-1,323	-1,376	-1,431	-1,899	-3,135	-2,244	-3,088	-6,035	-32,374	-50,216
Total Expected Expenditure	\$13,229	\$13,758	\$14,309	\$18,987	\$31,348	\$22,436	\$30,877	\$60,352	\$323,739	\$502,164

Variable Contributions for 10 Year Plan

Lot No.	Entitl.	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
L1	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58
L2	86	1,181.62	1,228.88	1,278.04	1,329.16	1,382.32	1,437.62	1,495.12	1,554.93	1,617.12	1,681.81
L3	44	604.55	628.73	653.88	680.03	707.23	735.52	764.95	795.54	827.36	860.46
L4	63	865.60	900.23	936.24	973.68	1,012.63	1,053.14	1,095.26	1,139.07	1,184.64	1,232.02
L5	68	934.30	971.67	1,010.54	1,050.96	1,093.00	1,136.72	1,182.19	1,229.48	1,278.65	1,329.80
L6	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L7	57	783.16	814.49	847.07	880.95	916.19	952.84	990.95	1,030.59	1,071.81	1,114.69
L8	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L9	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L10	69	948.04	985.96	1,025.40	1,066.42	1,109.07	1,153.44	1,199.57	1,247.56	1,297.46	1,349.36
L11	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L12	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L13	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L14	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L15	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L16	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L17	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L18	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L19	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L20	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L21	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L22	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L23	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L24	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L25	71	975.52	1,014.54	1,055.12	1,097.33	1,141.22	1,186.87	1,234.34	1,283.72	1,335.07	1,388.47
L26	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L27	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L28	72	989.26	1,028.83	1,069.98	1,112.78	1,157.29	1,203.59	1,251.73	1,301.80	1,353.87	1,408.02
L29	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58
L30	95	1,305.27	1,357.48	1,411.78	1,468.25	1,526.98	1,588.06	1,651.59	1,717.65	1,786.36	1,857.81
L31	107	1,470.15	1,528.96	1,590.11	1,653.72	1,719.87	1,788.66	1,860.21	1,934.62	2,012.00	2,092.48
L32	86	1,181.62	1,228.88	1,278.04	1,329.16	1,382.32	1,437.62	1,495.12	1,554.93	1,617.12	1,681.81
L33	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58

Lot No.	Entitl.	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
L34	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58
L35	58	796.90	828.78	861.93	896.41	932.26	969.55	1,008.34	1,048.67	1,090.62	1,134.24
L36	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L37	68	934.30	971.67	1,010.54	1,050.96	1,093.00	1,136.72	1,182.19	1,229.48	1,278.65	1,329.80
L38	62	851.86	885.94	921.37	958.23	996.56	1,036.42	1,077.88	1,120.99	1,165.83	1,212.47
L39	44	604.55	628.73	653.88	680.03	707.23	735.52	764.95	795.54	827.36	860.46
L40	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L41	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L42	69	948.04	985.96	1,025.40	1,066.42	1,109.07	1,153.44	1,199.57	1,247.56	1,297.46	1,349.36
L43	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L44	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L45	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L46	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L47	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L48	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L49	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L50	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L51	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L52	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L53	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L54	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L55	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L56	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L57	71	975.52	1,014.54	1,055.12	1,097.33	1,141.22	1,186.87	1,234.34	1,283.72	1,335.07	1,388.47
L58	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L59	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L60	106	1,456.41	1,514.67	1,575.25	1,638.26	1,703.79	1,771.94	1,842.82	1,916.54	1,993.20	2,072.92
L61	96	1,319.01	1,371.77	1,426.64	1,483.71	1,543.06	1,604.78	1,668.97	1,735.73	1,805.16	1,877.37
L62	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58
L63	72	989.26	1,028.83	1,069.98	1,112.78	1,157.29	1,203.59	1,251.73	1,301.80	1,353.87	1,408.02
L64	54	741.94	771.62	802.49	834.59	867.97	902.69	938.80	976.35	1,015.40	1,056.02
L65	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L66	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L67	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L68	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L69	46	632.03	657.31	683.60	710.94	739.38	768.96	799.72	831.70	864.97	899.57
L70	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80

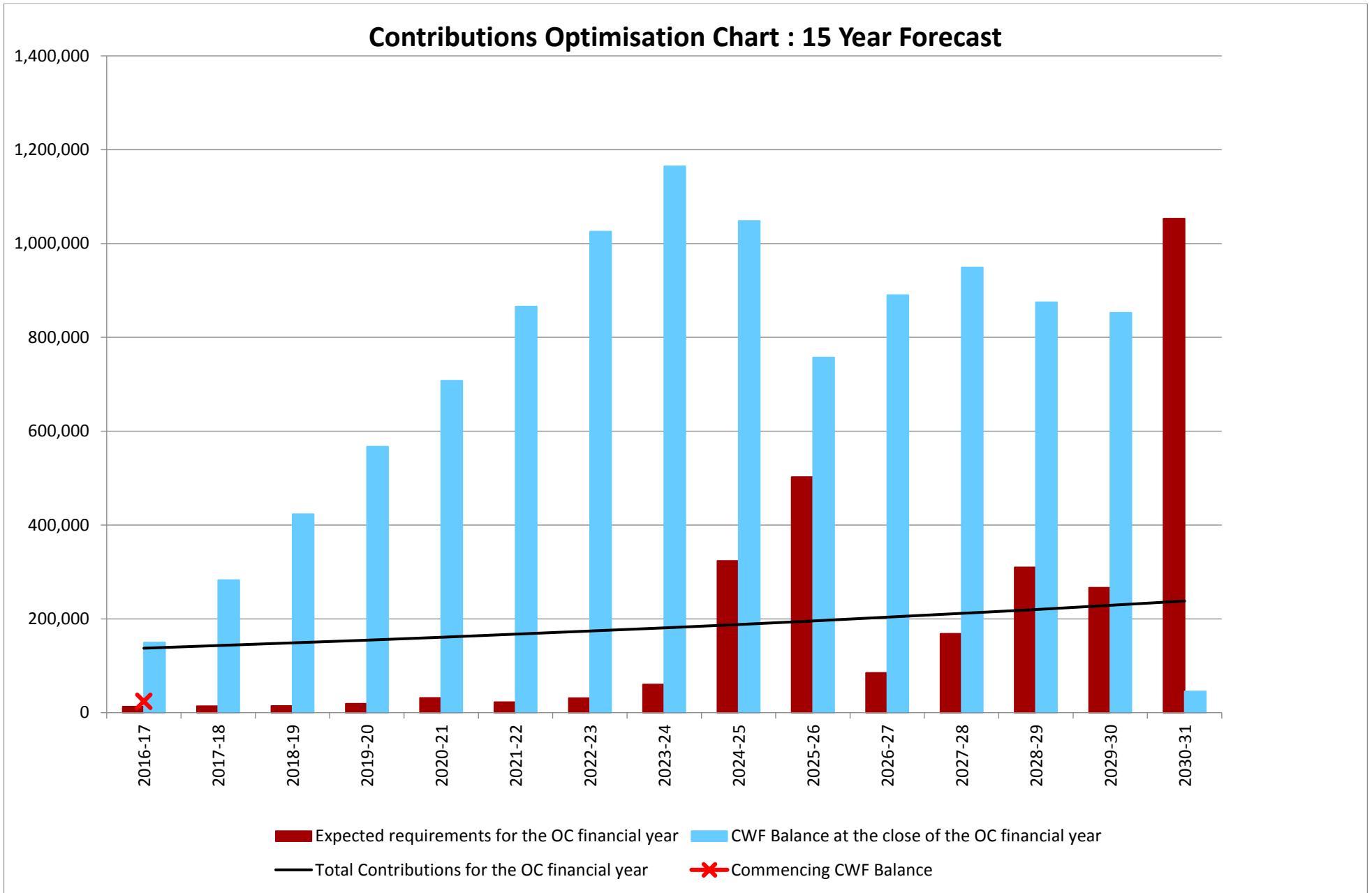
Lot No.	Entitl.	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
L71	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L72	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L73	45	618.29	643.02	668.74	695.49	723.31	752.24	782.33	813.62	846.17	880.02
L74	45	618.29	643.02	668.74	695.49	723.31	752.24	782.33	813.62	846.17	880.02
L75	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L76	47	645.77	671.60	698.46	726.40	755.46	785.67	817.10	849.78	883.78	919.13
L77	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L78	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L79	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L80	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L81	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L82	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L83	47	645.77	671.60	698.46	726.40	755.46	785.67	817.10	849.78	883.78	919.13
L84	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L85	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L86	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L87	62	851.86	885.94	921.37	958.23	996.56	1,036.42	1,077.88	1,120.99	1,165.83	1,212.47
L88	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L89	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L90	47	645.77	671.60	698.46	726.40	755.46	785.67	817.10	849.78	883.78	919.13
L91	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L92	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L93	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L94	63	865.60	900.23	936.24	973.68	1,012.63	1,053.14	1,095.26	1,139.07	1,184.64	1,232.02
L95	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L96	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L97	48	659.51	685.89	713.32	741.85	771.53	802.39	834.49	867.87	902.58	938.68
L98	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L99	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L100	68	934.30	971.67	1,010.54	1,050.96	1,093.00	1,136.72	1,182.19	1,229.48	1,278.65	1,329.80
L101	63	865.60	900.23	936.24	973.68	1,012.63	1,053.14	1,095.26	1,139.07	1,184.64	1,232.02
L102	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L103	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L104	48	659.51	685.89	713.32	741.85	771.53	802.39	834.49	867.87	902.58	938.68
L105	68	934.30	971.67	1,010.54	1,050.96	1,093.00	1,136.72	1,182.19	1,229.48	1,278.65	1,329.80
L106	68	934.30	971.67	1,010.54	1,050.96	1,093.00	1,136.72	1,182.19	1,229.48	1,278.65	1,329.80
L107	69	948.04	985.96	1,025.40	1,066.42	1,109.07	1,153.44	1,199.57	1,247.56	1,297.46	1,349.36

Lot No.	Entitl.	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
L108	63	865.60	900.23	936.24	973.68	1,012.63	1,053.14	1,095.26	1,139.07	1,184.64	1,232.02
L109	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L110	119	1,635.03	1,700.43	1,768.44	1,839.18	1,912.75	1,989.26	2,068.83	2,151.58	2,237.65	2,327.15
L111	118	1,621.29	1,686.14	1,753.58	1,823.73	1,896.68	1,972.54	2,051.44	2,133.50	2,218.84	2,307.60
L112	59	810.64	843.07	876.79	911.86	948.34	986.27	1,025.72	1,066.75	1,109.42	1,153.80
L113	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L114	70	961.78	1,000.25	1,040.26	1,081.87	1,125.15	1,170.15	1,216.96	1,265.64	1,316.26	1,368.91
L115	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L116	77	1,057.96	1,100.28	1,144.29	1,190.06	1,237.66	1,287.17	1,338.65	1,392.20	1,447.89	1,505.80
L117	48	659.51	685.89	713.32	741.85	771.53	802.39	834.49	867.87	902.58	938.68
L118	71	975.52	1,014.54	1,055.12	1,097.33	1,141.22	1,186.87	1,234.34	1,283.72	1,335.07	1,388.47
L119	64	879.34	914.52	951.10	989.14	1,028.71	1,069.85	1,112.65	1,157.15	1,203.44	1,251.58
L120	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L121	78	1,071.70	1,114.57	1,159.15	1,205.51	1,253.73	1,303.88	1,356.04	1,410.28	1,466.69	1,525.36
L122	75	1,030.48	1,071.70	1,114.57	1,159.15	1,205.51	1,253.73	1,303.88	1,356.04	1,410.28	1,466.69
L123	71	975.52	1,014.54	1,055.12	1,097.33	1,141.22	1,186.87	1,234.34	1,283.72	1,335.07	1,388.47
L124	65	893.08	928.80	965.96	1,004.60	1,044.78	1,086.57	1,130.03	1,175.23	1,222.24	1,271.13
L125	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L126	81	1,112.92	1,157.43	1,203.73	1,251.88	1,301.96	1,354.03	1,408.19	1,464.52	1,523.10	1,584.03
L127	75	1,030.48	1,071.70	1,114.57	1,159.15	1,205.51	1,253.73	1,303.88	1,356.04	1,410.28	1,466.69
L128	71	975.52	1,014.54	1,055.12	1,097.33	1,141.22	1,186.87	1,234.34	1,283.72	1,335.07	1,388.47
L129	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L130	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L131	80	1,099.18	1,143.14	1,188.87	1,236.42	1,285.88	1,337.32	1,390.81	1,446.44	1,504.30	1,564.47
L132	76	1,044.22	1,085.99	1,129.43	1,174.60	1,221.59	1,270.45	1,321.27	1,374.12	1,429.08	1,486.25
L133	72	989.26	1,028.83	1,069.98	1,112.78	1,157.29	1,203.59	1,251.73	1,301.80	1,353.87	1,408.02
L134	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L135	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L136	81	1,112.92	1,157.43	1,203.73	1,251.88	1,301.96	1,354.03	1,408.19	1,464.52	1,523.10	1,584.03
L137	77	1,057.96	1,100.28	1,144.29	1,190.06	1,237.66	1,287.17	1,338.65	1,392.20	1,447.89	1,505.80
L138	73	1,003.00	1,043.12	1,084.84	1,128.24	1,173.37	1,220.30	1,269.11	1,319.88	1,372.67	1,427.58
L139	66	906.82	943.09	980.82	1,020.05	1,060.85	1,103.29	1,147.42	1,193.31	1,241.05	1,290.69
L140	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25
L141	82	1,126.66	1,171.72	1,218.59	1,267.34	1,318.03	1,370.75	1,425.58	1,482.60	1,541.91	1,603.58
L142	78	1,071.70	1,114.57	1,159.15	1,205.51	1,253.73	1,303.88	1,356.04	1,410.28	1,466.69	1,525.36
L143	74	1,016.74	1,057.41	1,099.70	1,143.69	1,189.44	1,237.02	1,286.50	1,337.96	1,391.48	1,447.14
L144	67	920.56	957.38	995.68	1,035.51	1,076.93	1,120.00	1,164.80	1,211.40	1,259.85	1,310.25

Lot No.	Entitl.	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
L145	100	1,373.97	1,428.93	1,486.09	1,545.53	1,607.35	1,671.65	1,738.51	1,808.05	1,880.37	1,955.59
L146	119	1,635.03	1,700.43	1,768.44	1,839.18	1,912.75	1,989.26	2,068.83	2,151.58	2,237.65	2,327.15
L147	112	1,538.85	1,600.40	1,664.42	1,730.99	1,800.23	1,872.24	1,947.13	2,025.02	2,106.02	2,190.26
L148	121	1,662.51	1,729.01	1,798.17	1,870.09	1,944.90	2,022.69	2,103.60	2,187.74	2,275.25	2,366.26
Totals	10000	\$137,397.13	\$142,893.01	\$148,608.73	\$154,553.08	\$160,735.21	\$167,164.62	\$173,851.20	\$180,805.25	\$188,037.46	\$195,558.96

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

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



Site Photographs