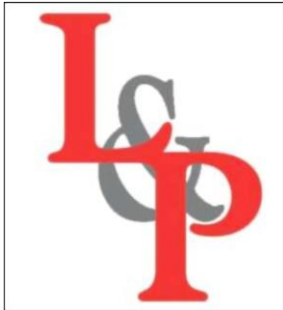


CAPITAL WORKS PLAN



TOWERING HEIGHTS

at 1 SMITH STREET, SYDNEY

Plan Reference SP 00000

Job No. 99902 / 60000

Prepared by L&P Quantity Surveyor

Blake Rooney BAppSc(QS)

Report Date: 24 January 2023

Leary & Partners Pty Ltd

ABN 010 134 148

Quantity Surveyors



Asset Management Consultants

Taxation Depreciation Consultants

Registered Tax Agent 53798007

SUMMARY OF CONTRIBUTIONS

TOWERING HEIGHTS SP 00000

15 Year Forecast

Supplied information:

- the first forecast year is to commence on 01 Oct 2023
- the anticipated fund balance at this date is \$245,127.00
- a GST credit is available for expenses paid from this fund

Assumed calculation parameters:

- average annual increase in costs over forecast period of 5.00%
- average interest rate over forecast period of 3.00%
- tax rate on interest earned of 30.00%

Total recommended first year contribution per entitlement = \$19.81

For the 12 month period	Total Recommended Contributions *	Estimated Expenditure	Interest Earnt (less tax)	Estimated Fund Balance
2023-24	\$198,061	\$37,980	\$6,829	\$412,037
2024-25	\$207,964	\$36,225	\$10,456	\$594,232
2025-26	\$218,362	\$29,822	\$14,459	\$797,231
2026-27	\$229,280	\$38,002	\$18,750	\$1,007,259
2027-28	\$240,744	\$73,878	\$22,905	\$1,197,030
2028-29	\$252,781	\$172,513	\$25,980	\$1,303,278
2029-30	\$265,420	\$85,415	\$29,259	\$1,512,542
2030-31	\$278,691	\$88,403	\$33,761	\$1,736,591
2031-32	\$292,626	\$512,903	\$34,156	\$1,550,470
2032-33	\$307,257	\$1,054,085	\$24,718	\$828,360
2033-34	\$322,620	\$150,115	\$19,207	\$1,020,072
2034-35	\$338,751	\$214,628	\$22,725	\$1,166,920
2035-36	\$355,689	\$1,260,544	\$15,004	\$277,069
2036-37	\$373,473	\$347,729	\$6,089	\$308,902
2037-38	\$392,147	\$197,605	\$8,530	\$511,974

* This column shows the contributions we recommend be collected each year to fund the Estimated Expenditure. If GST is payable on the levies, or discounts are offered for early payment, these amounts need to be added to our Total Recommended Contributions when calculating the levy amount. The contributions for future years should be reviewed on an annual basis to ensure they take into account changing circumstances.

LEGEND: Rate is in current \$ values, First Required (FR) is year item first occurs, Repeat Cycle (RC) shows frequency of recurrence.

ESTIMATED EXPENDITURE				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	Description	Unit	Qty	Rate	Yr	Yrs	30.09.24	30.09.25	30.09.26	30.09.27	30.09.28	30.09.29	30.09.30	30.09.31	30.09.32	30.09.33
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Basement															
#1	Maintain fire booster pumps	No.	2	3,003	4	5				7,358					9,391	
#2	Maintain floor tiles	m2	21	227	14	10										
#3	Paint common basement areas	m2	443	21	11	12										
#4	Repaint carpark line markings	m	1,694	3	5	5					7,613					9,716
#5	Replace automatic basement door opening gear	No.	1	2,489	2	9		2,765								
#6	Replace basement door	No.	1	11,646	7	14							16,515			
#7	Replace bin room floor membrane	m2	89	45	11	12										
#8	Replace CO2 detectors (approx. 20%)	No.	5	526	7	2							3,727		4,109	
#9	Replace fire jacking pump - large	No.	1	7,133	5	12					9,176					
#10	Replace fire jacking pump - small	No.	1	1,877	5	12					2,415					
#11	Replace large ventilation fans and motors (approx. 30%)	No.	1	4,881	12	5										
#12	Replace light fittings (approx. 10%)	No.	26	261	11	2										
#13	Replace sewerage pump	No.	1	5,256	2	9		5,840								
#14	Replace small ventilation fans and motors (approx. 20%)	No.	3	1,877	8	4								8,386		
#15	Replace stormwater pump (approx. 50%)	No.	2	2,703	8	5								8,050		
#16	Replace variable speed drive	No.	3	1,877	9	9									8,805	
#17	Replace water supply booster pumps	No.	2	12,389	6	13						33,465				
#18	Replace waterfall filtration equipment	Item		3,829	7	7							5,431			
	Building															
#19	Maintain glazed aluminium balustrade	m	49	788	12	10										
#20	Paint building externally	m2	12,690	52	10	10										1,085,450
#21	Refurbish bathrooms	Item		15,017	15	15										
#22	Replace air conditioner to manager office	Item		3,452	11	11										
#23	Replace aluminium window hardware (approx. 20%)	No.	178	116	13	5										
#24	Replace balcony / terrace membrane (approx. 5%)	m2	152	295	14	5										
#25	Replace CCTV system	Item		9,461	8	8								14,087		
#26	Replace DKS card readers (approx. 25%)	No.	4	578	6	3						3,123			3,615	
#27	Replace door hardware (approx. 5%)	No.	12	541	9	2									10,143	
#28	Replace emergency light fittings (approx. 10%)	No.	20	270	1	1	5,721	6,007	6,307	6,622	6,953	7,301	7,666	8,049	8,451	8,874
#29	Replace fire hose reel and nozzle (approx. 25%)	No.	10	676	12	5										
#30	Replace fire indicator panels	Item		28,157	14	14										
#31	Replace hard floor finishes (approx. 2.5%)	m2	74	225	14	5										
#32	Replace intercom system	Item		85,298	6	13						115,201				
#33	Replace MATV system components	Item		17,780	12	12										

LEGEND: Rate is in current \$ values, First Required (FR) is year item first occurs, Repeat Cycle (RC) shows frequency of recurrence.

ESTIMATED EXPENDITURE					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	
Item	Description	Unit	Qty	Rate	Yr	Yrs	30.09.24	30.09.25	30.09.26	30.09.27	30.09.28	30.09.29	30.09.30	30.09.31	30.09.32	30.09.33
							Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	External															
#34	Maintain concrete paving	m2	290	15	14	10										
#35	Maintain external tiling	m2	31	208	12	5										
#36	Maintain metal fence	m	36	267	14	10										
#37	Replace bollard lights (approx. 30%)	No.	6	288	12	6										
#38	Replace external wall lights (approx. 30%)	No.	4	188	12	6										
#39	Replace letterboxes	Item		17,901	15	15										
#40	Replace membrane to podium slab (approx. 5%)	m2	85	120	13	5										
#41	Replace membrane to ponds	m2	140	110	7	14						21,765				
#42	Replace timberwork to floor and seats (approx. 50%)	m2	30	379	1	4	12,024				14,615				17,765	
#43	Replace underground pipework (approx. 20%)	Item		34,329	14	15										
	Lifts															
#44	Replace lift carriage interior	No.	2	18,021	13	20										
#45	Replace lift components (2 no)	Item		504,578	13	20										
	Roof															
#46	Replace built up roofing membrane (approx. 20%)	m2	582	135	13	4										
#47	Replace gas hot water instant heater	No.	13	3,160	9	10									64,237	
#48	Replace gas hot water storage tank	No.	4	4,115	9	10									25,732	
#49	Replace hot water booster pump	No.	4	1,877	9	10									11,739	
#50	Replace hot water circulating pump	No.	8	1,096	5	6					11,281					
#51	Replace ventilation fans and motors (approx. 7.5%)	No.	2	2,343	7	1						6,645	6,977	7,326	7,692	
	Typical lobbies															
#52	Maintain floor tiles	m2	28	227	12	10										
#53	Paint walls and ceilings	m2	4,757	21	9	10									153,573	
#54	Replace carpet	m2	1,328	88	9	10									182,092	
#55	Replace fire detectors (approx. 10%)	No.	25	255	8	1							9,503	9,978	10,477	
#56	Replace light fittings (approx. 10%)	No.	37	203	9	2								11,729		
#57	Replace signage to unit doors	No.	148	38	8	15							8,373			
	Miscellaneous															
#58	Tax credit claim for GST component						-3,798	-3,622	-2,982	-3,800	-7,388	-17,251	-8,541	-8,840	-51,290	-105,408
#59	Anticipated miscellaneous expenses						24,033	25,235	26,497	27,822	29,213	30,674	32,207	33,818	35,508	37,284
	Total						37,980	36,225	29,822	38,002	73,878	172,513	85,415	88,403	512,903	1,054,085

LEGEND: Rate is in current \$ values, First Required (FR) is year item first occurs, Repeat Cycle (RC) shows frequency of recurrence.

ESTIMATED EXPENDITURE		12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Description	30.09.34	30.09.35	30.09.36	30.09.37	30.09.38
		Year 11	Year 12	Year 13	Year 14	Year 15
	Basement					
#1	Maintain fire booster pumps				11,986	
#2	Maintain floor tiles				9,503	
#3	Paint common basement areas	15,898				
#4	Repaint carpark line markings					12,400
#5	Replace automatic basement door opening gear	4,289				
#6	Replace basement door					
#7	Replace bin room floor membrane	6,912				
#8	Replace CO2 detectors (approx. 20%)	4,530		4,994		5,506
#9	Replace fire jacking pump - large					
#10	Replace fire jacking pump - small					
#11	Replace large ventilation fans and motors (approx. 30%)		8,833			
#12	Replace light fittings (approx. 10%)	11,711		12,911		14,234
#13	Replace sewerage pump	9,060				
#14	Replace small ventilation fans and motors (approx. 20%)		10,193			
#15	Replace stormwater pump (approx. 50%)			10,274		
#16	Replace variable speed drive					
#17	Replace water supply booster pumps					
#18	Replace waterfall filtration equipment				7,642	
	Building					
#19	Maintain glazed aluminium balustrade		69,921			
#20	Paint building externally					
#21	Refurbish bathrooms					31,465
#22	Replace air conditioner to manager office	5,950				
#23	Replace aluminium window hardware (approx. 20%)			39,318		
#24	Replace balcony / terrace membrane (approx. 5%)				89,342	
#25	Replace CCTV system					
#26	Replace DKS card readers (approx. 25%)		4,185			4,845
#27	Replace door hardware (approx. 5%)	11,183		12,329		13,593
#28	Replace emergency light fittings (approx. 10%)	9,318	9,784	10,273	10,787	11,326
#29	Replace fire hose reel and nozzle (approx. 25%)		12,231			
#30	Replace fire indicator panels				56,185	
#31	Replace hard floor finishes (approx. 2.5%)				33,261	
#32	Replace intercom system					
#33	Replace MATV system components		32,181			

LEGEND: Rate is in current \$ values, First Required (FR) is year item first occurs, Repeat Cycle (RC) shows frequency of recurrence.

ESTIMATED EXPENDITURE		12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Description	30.09.34	30.09.35	30.09.36	30.09.37	30.09.38
		Year 11	Year 12	Year 13	Year 14	Year 15
	External					
#34	Maintain concrete paving				8,689	
#35	Maintain external tiling		11,644			
#36	Maintain metal fence				19,202	
#37	Replace bollard lights (approx. 30%)		3,132			
#38	Replace external wall lights (approx. 30%)		1,358			
#39	Replace letterboxes					37,505
#40	Replace membrane to podium slab (approx. 5%)			19,322		
#41	Replace membrane to ponds					
#42	Replace timberwork to floor and seats (approx. 50%)			21,593		
#43	Replace underground pipework (approx. 20%)				68,501	
	Lifts					
#44	Replace lift carriage interior			68,492		
#45	Replace lift components (2 no)			958,905		
	Roof					
#46	Replace built up roofing membrane (approx. 20%)			149,736		
#47	Replace gas hot water instant heater					
#48	Replace gas hot water storage tank					
#49	Replace hot water booster pump					
#50	Replace hot water circulating pump	15,118				
#51	Replace ventilation fans and motors (approx. 7.5%)	8,077	8,481	8,905	9,350	9,818
	Typical lobbies					
#52	Maintain floor tiles		11,492			
#53	Paint walls and ceilings					
#54	Replace carpet					
#55	Replace fire detectors (approx. 10%)	11,001	11,551	12,129	12,735	13,372
#56	Replace light fittings (approx. 10%)	12,931		14,256		15,717
#57	Replace signage to unit doors					
	Miscellaneous					
#58	Tax credit claim for GST component	-15,011	-21,463	-126,054	-34,773	-19,761
#59	Anticipated miscellaneous expenses	39,148	41,105	43,161	45,319	47,585
	Total	150,115	214,628	1,260,544	347,729	197,605

RECOMMENDED LOT CONTRIBUTIONS FOR FIRST 10 YEARS OF FORECAST

Lot No.	Entitl.	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
L1	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L2	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L3	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L4	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L5	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L6	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L7	52	1,029.92	1,081.41	1,135.48	1,192.26	1,251.87	1,314.46	1,380.18	1,449.19	1,521.66	1,597.74
L8	67	1,327.01	1,393.36	1,463.03	1,536.18	1,612.98	1,693.63	1,778.31	1,867.23	1,960.59	2,058.62
L9	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L10	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L11	67	1,327.01	1,393.36	1,463.03	1,536.18	1,612.98	1,693.63	1,778.31	1,867.23	1,960.59	2,058.62
L12	52	1,029.92	1,081.41	1,135.48	1,192.26	1,251.87	1,314.46	1,380.18	1,449.19	1,521.66	1,597.74
L13	53	1,049.72	1,102.21	1,157.32	1,215.18	1,275.94	1,339.74	1,406.73	1,477.06	1,550.92	1,628.46
L14	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L15	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L16	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L17	68	1,346.81	1,414.16	1,484.86	1,559.10	1,637.06	1,718.91	1,804.86	1,895.10	1,989.86	2,089.35
L18	53	1,049.72	1,102.21	1,157.32	1,215.18	1,275.94	1,339.74	1,406.73	1,477.06	1,550.92	1,628.46
L19	54	1,069.53	1,123.01	1,179.15	1,238.11	1,300.02	1,365.02	1,433.27	1,504.93	1,580.18	1,659.19
L20	70	1,386.43	1,455.75	1,528.53	1,604.96	1,685.21	1,769.47	1,857.94	1,950.84	2,048.38	2,150.80
L21	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L22	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L23	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L24	54	1,069.53	1,123.01	1,179.15	1,238.11	1,300.02	1,365.02	1,433.27	1,504.93	1,580.18	1,659.19
L25	55	1,089.34	1,143.80	1,200.99	1,261.04	1,324.09	1,390.30	1,459.81	1,532.80	1,609.44	1,689.91
L26	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L27	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L28	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L29	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L30	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L31	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L32	73	1,445.85	1,518.14	1,594.04	1,673.74	1,757.43	1,845.30	1,937.57	2,034.44	2,136.17	2,242.98
L33	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L34	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L35	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L36	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L37	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09

Lot No.	Entitl.	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
L38	74	1,465.65	1,538.93	1,615.88	1,696.67	1,781.51	1,870.58	1,964.11	2,062.31	2,165.43	2,273.70
L39	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L40	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L41	73	1,445.85	1,518.14	1,594.04	1,673.74	1,757.43	1,845.30	1,937.57	2,034.44	2,136.17	2,242.98
L42	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L43	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L44	75	1,485.46	1,559.73	1,637.72	1,719.60	1,805.58	1,895.86	1,990.65	2,090.18	2,194.70	2,304.43
L45	63	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.75	1,843.54	1,935.72
L46	64	1,267.59	1,330.97	1,397.52	1,467.39	1,540.76	1,617.80	1,698.69	1,783.62	1,872.81	1,966.44
L47	75	1,485.46	1,559.73	1,637.72	1,719.60	1,805.58	1,895.86	1,990.65	2,090.18	2,194.70	2,304.43
L48	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L49	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L50	77	1,525.07	1,601.32	1,681.39	1,765.46	1,853.73	1,946.41	2,043.73	2,145.92	2,253.22	2,365.88
L51	65	1,287.40	1,351.77	1,419.35	1,490.32	1,564.84	1,643.08	1,725.23	1,811.49	1,902.07	1,997.17
L52	65	1,287.40	1,351.77	1,419.35	1,490.32	1,564.84	1,643.08	1,725.23	1,811.49	1,902.07	1,997.17
L53	76	1,505.26	1,580.53	1,659.55	1,742.53	1,829.65	1,921.14	2,017.19	2,118.05	2,223.96	2,335.15
L54	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L55	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L56	78	1,544.88	1,622.12	1,703.22	1,788.38	1,877.80	1,971.69	2,070.28	2,173.79	2,282.48	2,396.60
L57	66	1,307.20	1,372.56	1,441.19	1,513.25	1,588.91	1,668.35	1,751.77	1,839.36	1,931.33	2,027.90
L58	66	1,307.20	1,372.56	1,441.19	1,513.25	1,588.91	1,668.35	1,751.77	1,839.36	1,931.33	2,027.90
L59	77	1,525.07	1,601.32	1,681.39	1,765.46	1,853.73	1,946.41	2,043.73	2,145.92	2,253.22	2,365.88
L60	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L61	63	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.75	1,843.54	1,935.72
L62	80	1,584.49	1,663.71	1,746.90	1,834.24	1,925.95	2,022.25	2,123.36	2,229.53	2,341.01	2,458.06
L63	68	1,346.81	1,414.16	1,484.86	1,559.10	1,637.06	1,718.91	1,804.86	1,895.10	1,989.86	2,089.35
L64	68	1,346.81	1,414.16	1,484.86	1,559.10	1,637.06	1,718.91	1,804.86	1,895.10	1,989.86	2,089.35
L65	80	1,584.49	1,663.71	1,746.90	1,834.24	1,925.95	2,022.25	2,123.36	2,229.53	2,341.01	2,458.06
L66	62	1,227.98	1,289.38	1,353.84	1,421.54	1,492.61	1,567.24	1,645.60	1,727.88	1,814.28	1,904.99
L67	64	1,267.59	1,330.97	1,397.52	1,467.39	1,540.76	1,617.80	1,698.69	1,783.62	1,872.81	1,966.44
L68	82	1,624.10	1,705.30	1,790.57	1,880.10	1,974.10	2,072.80	2,176.44	2,285.27	2,399.53	2,519.51
L69	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L70	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L71	82	1,624.10	1,705.30	1,790.57	1,880.10	1,974.10	2,072.80	2,176.44	2,285.27	2,399.53	2,519.51
L72	64	1,267.59	1,330.97	1,397.52	1,467.39	1,540.76	1,617.80	1,698.69	1,783.62	1,872.81	1,966.44
L73	65	1,287.40	1,351.77	1,419.35	1,490.32	1,564.84	1,643.08	1,725.23	1,811.49	1,902.07	1,997.17
L74	83	1,643.91	1,726.10	1,812.40	1,903.02	1,998.18	2,098.08	2,202.99	2,313.14	2,428.80	2,550.23
L75	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L76	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L77	84	1,663.71	1,746.90	1,834.24	1,925.95	2,022.25	2,123.36	2,229.53	2,341.00	2,458.06	2,580.96
L78	65	1,287.40	1,351.77	1,419.35	1,490.32	1,564.84	1,643.08	1,725.23	1,811.49	1,902.07	1,997.17

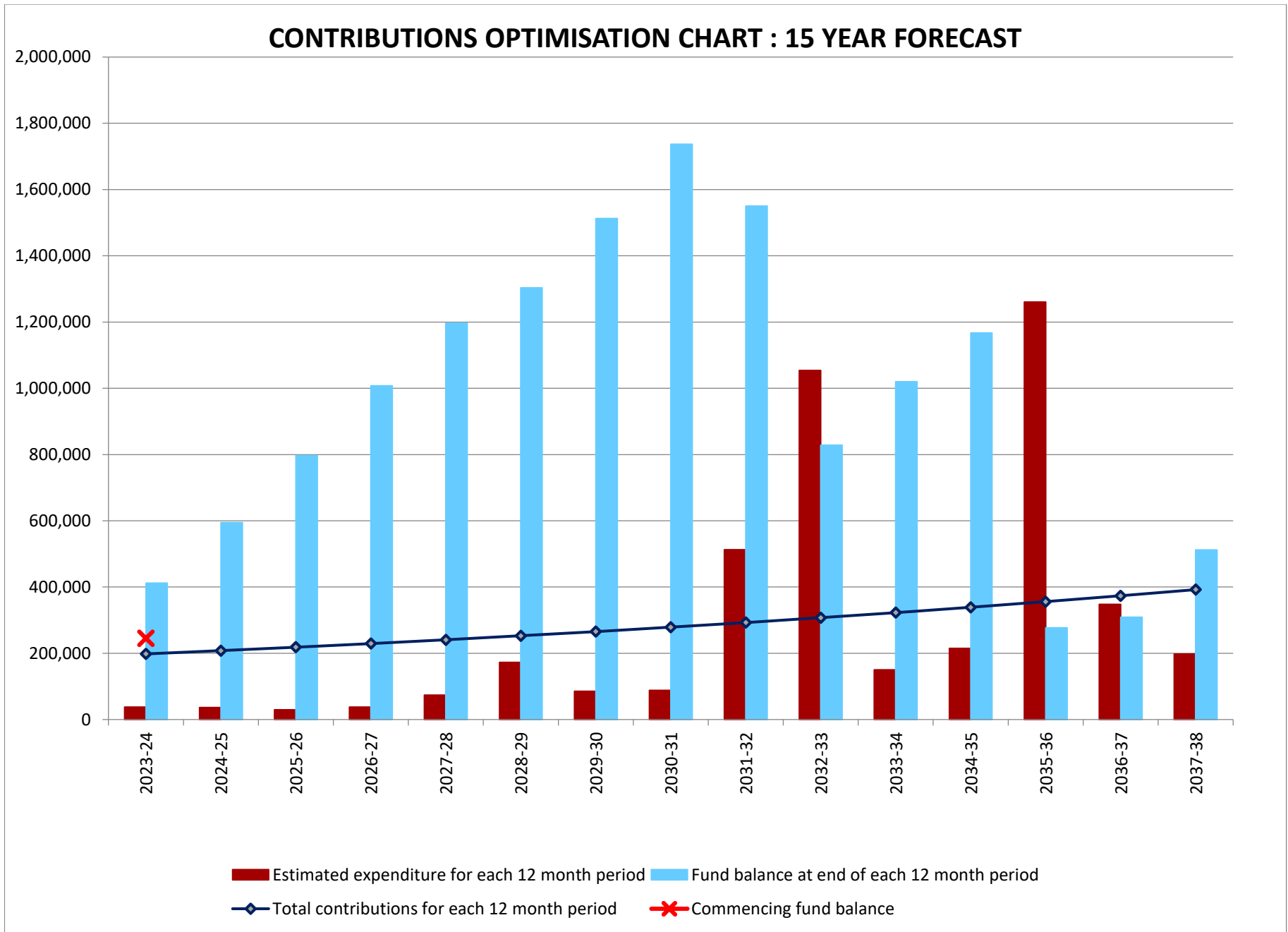
Lot No.	Entitl.	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
L79	68	1,346.81	1,414.16	1,484.86	1,559.10	1,637.06	1,718.91	1,804.86	1,895.10	1,989.86	2,089.35
L80	85	1,683.52	1,767.69	1,856.08	1,948.88	2,046.32	2,148.64	2,256.07	2,368.87	2,487.32	2,611.68
L81	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L82	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L83	87	1,723.13	1,809.29	1,899.75	1,994.74	2,094.47	2,199.19	2,309.15	2,424.61	2,545.85	2,673.14
L84	67	1,327.01	1,393.36	1,463.03	1,536.18	1,612.98	1,693.63	1,778.31	1,867.23	1,960.59	2,058.62
L85	70	1,386.43	1,455.75	1,528.53	1,604.96	1,685.21	1,769.47	1,857.94	1,950.84	2,048.38	2,150.80
L86	87	1,723.13	1,809.29	1,899.75	1,994.74	2,094.47	2,199.19	2,309.15	2,424.61	2,545.85	2,673.14
L87	74	1,465.65	1,538.93	1,615.88	1,696.67	1,781.51	1,870.58	1,964.11	2,062.31	2,165.43	2,273.70
L88	74	1,465.65	1,538.93	1,615.88	1,696.67	1,781.51	1,870.58	1,964.11	2,062.31	2,165.43	2,273.70
L89	89	1,762.74	1,850.88	1,943.42	2,040.59	2,142.62	2,249.75	2,362.24	2,480.35	2,604.37	2,734.59
L90	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L91	105	2,079.64	2,183.62	2,292.80	2,407.44	2,527.81	2,654.20	2,786.91	2,926.26	3,072.57	3,226.20
L92	97	1,921.19	2,017.25	2,118.11	2,224.02	2,335.22	2,451.98	2,574.57	2,703.30	2,838.47	2,980.39
L93	110	2,178.67	2,287.60	2,401.98	2,522.08	2,648.18	2,780.59	2,919.62	3,065.60	3,218.89	3,379.83
L94	99	1,960.80	2,058.84	2,161.78	2,269.87	2,383.37	2,502.53	2,627.66	2,759.04	2,897.00	3,041.84
L95	106	2,099.45	2,204.42	2,314.64	2,430.37	2,551.89	2,679.48	2,813.45	2,954.12	3,101.84	3,256.92
L96	97	1,921.19	2,017.25	2,118.11	2,224.02	2,335.22	2,451.98	2,574.57	2,703.30	2,838.47	2,980.39
L97	110	2,178.67	2,287.60	2,401.98	2,522.08	2,648.18	2,780.59	2,919.62	3,065.60	3,218.89	3,379.83
L98	99	1,960.80	2,058.84	2,161.78	2,269.87	2,383.37	2,502.53	2,627.66	2,759.04	2,897.00	3,041.84
L99	50	990.31	1,039.82	1,091.81	1,146.40	1,203.72	1,263.91	1,327.10	1,393.46	1,463.13	1,536.29
L100	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L101	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L102	54	1,069.53	1,123.01	1,179.15	1,238.11	1,300.02	1,365.02	1,433.27	1,504.93	1,580.18	1,659.19
L103	64	1,267.59	1,330.97	1,397.52	1,467.39	1,540.76	1,617.80	1,698.69	1,783.62	1,872.81	1,966.44
L104	55	1,089.34	1,143.80	1,200.99	1,261.04	1,324.09	1,390.30	1,459.81	1,532.80	1,609.44	1,689.91
L105	55	1,089.34	1,143.80	1,200.99	1,261.04	1,324.09	1,390.30	1,459.81	1,532.80	1,609.44	1,689.91
L106	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L107	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L108	55	1,089.34	1,143.80	1,200.99	1,261.04	1,324.09	1,390.30	1,459.81	1,532.80	1,609.44	1,689.91
L109	65	1,287.40	1,351.77	1,419.35	1,490.32	1,564.84	1,643.08	1,725.23	1,811.49	1,902.07	1,997.17
L110	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L111	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L112	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L113	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L114	56	1,109.14	1,164.60	1,222.83	1,283.97	1,348.17	1,415.57	1,486.35	1,560.67	1,638.71	1,720.64
L115	67	1,327.01	1,393.36	1,463.03	1,536.18	1,612.98	1,693.63	1,778.31	1,867.23	1,960.59	2,058.62
L116	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L117	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L118	72	1,426.04	1,497.34	1,572.21	1,650.82	1,733.36	1,820.02	1,911.02	2,006.58	2,106.91	2,212.25
L119	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09

Lot No.	Entitl.	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
L120	57	1,128.95	1,185.39	1,244.66	1,306.90	1,372.24	1,440.85	1,512.89	1,588.54	1,667.97	1,751.36
L121	68	1,346.81	1,414.16	1,484.86	1,559.10	1,637.06	1,718.91	1,804.86	1,895.10	1,989.86	2,089.35
L122	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L123	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L124	74	1,465.65	1,538.93	1,615.88	1,696.67	1,781.51	1,870.58	1,964.11	2,062.31	2,165.43	2,273.70
L125	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L126	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L127	69	1,366.62	1,434.95	1,506.70	1,582.03	1,661.13	1,744.19	1,831.40	1,922.97	2,019.12	2,120.07
L128	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L129	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L130	76	1,505.26	1,580.53	1,659.55	1,742.53	1,829.65	1,921.14	2,017.19	2,118.05	2,223.96	2,335.15
L131	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L132	59	1,168.56	1,226.99	1,288.34	1,352.75	1,420.39	1,491.41	1,565.98	1,644.28	1,726.49	1,812.82
L133	71	1,406.23	1,476.54	1,550.37	1,627.89	1,709.28	1,794.75	1,884.48	1,978.71	2,077.64	2,181.52
L134	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L135	60	1,188.37	1,247.78	1,310.17	1,375.68	1,444.46	1,516.69	1,592.52	1,672.15	1,755.76	1,843.54
L136	78	1,544.88	1,622.12	1,703.22	1,788.38	1,877.80	1,971.69	2,070.28	2,173.79	2,282.48	2,396.60
L137	61	1,208.17	1,268.58	1,332.01	1,398.61	1,468.54	1,541.96	1,619.06	1,700.02	1,785.02	1,874.27
L138	64	1,267.59	1,330.97	1,397.52	1,467.39	1,540.76	1,617.80	1,698.69	1,783.62	1,872.81	1,966.44
L139	51	1,010.11	1,060.62	1,113.65	1,169.33	1,227.79	1,289.18	1,353.64	1,421.32	1,492.39	1,567.01
L140	133	2,634.21	2,765.92	2,904.21	3,049.42	3,201.90	3,361.99	3,530.09	3,706.59	3,891.93	4,086.52
L141	38	752.63	790.26	829.78	871.26	914.83	960.57	1,008.60	1,059.03	1,111.98	1,167.58
L142	30	594.18	623.89	655.09	687.84	722.23	758.34	796.26	836.07	877.88	921.77
L143	34	673.41	707.08	742.43	779.55	818.53	859.46	902.43	947.55	994.93	1,044.67
L144	42	831.86	873.45	917.12	962.98	1,011.12	1,061.68	1,114.76	1,170.50	1,229.03	1,290.48
L145	122	2,416.34	2,537.16	2,664.02	2,797.22	2,937.08	3,083.93	3,238.12	3,400.03	3,570.04	3,748.54
L146	87	1,723.13	1,809.29	1,899.75	1,994.74	2,094.47	2,199.19	2,309.15	2,424.61	2,545.85	2,673.14
L147	58	1,148.75	1,206.19	1,266.50	1,329.82	1,396.32	1,466.13	1,539.44	1,616.41	1,697.23	1,782.09
L148	113	2,238.09	2,349.99	2,467.49	2,590.86	2,720.41	2,856.43	2,999.25	3,149.21	3,306.67	3,472.00
Totals	10000	\$198,061.00	\$207,964.00	\$218,362.00	\$229,280.00	\$240,744.00	\$252,781.00	\$265,420.00	\$278,691.00	\$292,626.00	\$307,257.00

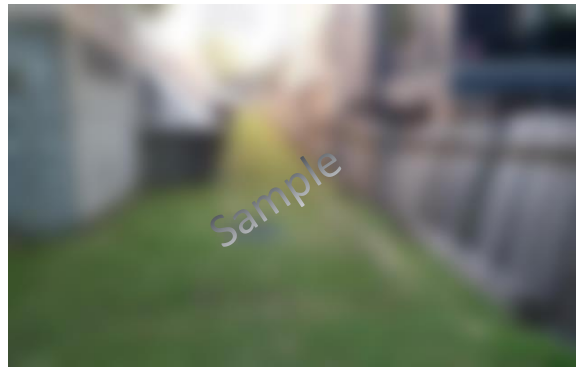
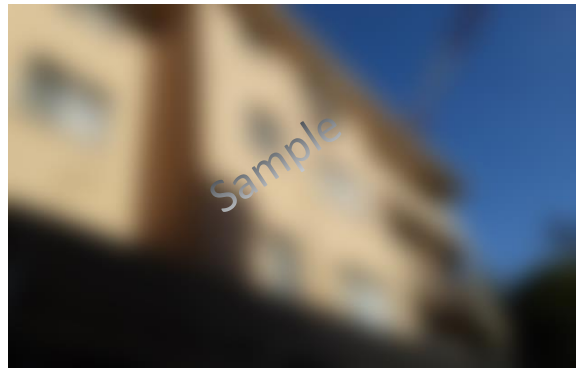
*If GST is payable on the levies or discounts are offered for early payment, these amounts need to be added to our Total Recommended Contributions when calculating the levies.

*If acquisitions, upgrades, etc. are not included in this report, the cost of these items needs to be added to our Total Recommended Contributions when calculating the levies.

*The contributions for future years should be reviewed on an annual basis to ensure that they take into account changing circumstances.



SITE PHOTOGRAPHS



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 items, in accordance with the requirements of the relevant strata 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

All cost estimates contained in this report include an allowance for GST.

If the owners corporation is a registered entity for GST purposes, allowance has been made for the fact that the owners corporation will be entitled to claim GST tax credits.

The contributions displayed in this report do not include the GST payable by the owners corporation on all levies. A 10% allowance for GST should be added to the contributions displayed before levying lot owners.

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, ASBESTOS, FLAMMABLE MATERIALS 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.

This report does not include an asbestos or a flammable material detection survey. If such materials are present, no allowance has been made for the cost of their removal, or for the installation of systems required to safely manage their continued presence. Identifying the presence of such materials and the steps required if they are present is a specialist service. We will include an allowance for these costs only if the owners corporation has provided us with the budgeted costs.

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 OPENING CAPITAL WORKS FUND BALANCE

The opening capital works fund balance used in the forecast has been provided to us, as the actual (or reasonable estimate) of the capital works fund balance at the start of the reporting period.

9.00 ANTICIPATED MISCELLANEOUS EXPENSES

There is a range of non-recurrent capital expenses which it is reasonable to believe will occur during the forecast period but which it is not practical to show individually as line items in the Expected Requirements table. Typically these are smaller value works and/or works that have irregular timing frequencies (for example, repair call-outs on major equipment not covered by comprehensive maintenance contracts). We have included an averaged annual allowance for these in each year.

The anticipated miscellaneous expenses allowance is not intended to cover possible future expenses (such as structural defects or concrete cancer) when there is not sufficient factual basis for us to reasonably assess them as being required during the forecast period. Nor is the allowance intended to cover the increased cost of other works due to unanticipated factors such as changes to the scope of works.

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 data collected on site at the date of inspection.
- 13.02** The survey has been prepared with reference to the plan .
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** Our inspection of roofs is limited to a visual inspection of the roof areas we can sight from the ground or general pedestrian areas. Unless you provide additional information, our roofing allowances are based on typical roof lifecycle costs. We recommend that you undertake a roofing audit at periodic intervals and provide us with the resulting replacement recommendations (where applicable).
- 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.)

For some other items we may have allowed to repair/replace a percentage of an item or items on a progressive basis (for example, light fittings) if it is reasonable to assume that all of the item or items will not be repaired or replaced at the same time.

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