SINKING FUND FORECAST

for

COTE D'AZUR

at

1 MACDONALD STREET

CRONULLA

SP50785

Job No. 6829/50131

Printed : 28/3/2012

Leary & Partners Pty Ltd

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SINKING FUND FORECAST

10 YEAR PLAN - 15 YEAR FORECAST

Starting March 2012

for

COTE D'AZUR

at

1 MACDONALD STREET CRONULLA

Plan No. SP 50785

L&P Job No. 6829

for

COTE D'AZUR OWNERS CORPORATION

for the attention of

The Chairperson

prepared by

Leary & Partners QS : Don Harrison MDesSC Fac Man

Fund calculated: 28 March 2012

Fund Balance @ April 2012: $991,288.81

Expected Inflation Rate: 5.00%

Contingency Used: 10.00%

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SUMMARY OF CONTRIBUTIONS

10 YEAR PLAN 15 YEAR FORECAST: Starting March 2012

for

COTE D'AZUR SP 50785

Prepared by Leary & Partners Pty Ltd - Job No. 6829

Dated : 28 March 2012

Fund Balance @ April 2012: $991,288.81

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*
01/03/2013	$182,755	$806,901	$375,716
01/03/2014	$191,892	$141,038	$435,571
01/03/2015	$201,487	$134,495	$512,014
01/03/2016	$211,561	$156,527	$576,973
01/03/2017	$222,139	$278,288	$531,244
01/03/2018	$233,246	$226,484	$548,948
01/03/2019	$244,909	$78,698	$726,646
01/03/2020	$257,154	$224,800	$771,063
01/03/2021	$270,012	$118,081	$935,660
01/03/2022	$283,512	$1,002,658	$229,813

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

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

PREAMBLE CLAUSES

1.00 PURPOSE OF SINKING FUND FORECAST

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 1996. 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 Section 2 of this report include an allowance for GST. If the owners corporation is a registered entity for GST puposes, 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 FORECAST

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.

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" in Section 3 graphs how the contribution scheme relates to the expected requirements and the sinking 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 Section 4 are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses incurred, the actual sinking fund balance and additions or changes to the building.

8.00 SINKING FUND BALANCE

The sinking 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 sinking 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 Items with an expected overall life greater than the forecast period have not been included.

13.00 INSPECTION INFORMATION

Please note the following information relating to this forecast.

13.01 Our report is based on the following :

- data collected on site at the date of inspection
- the previous forecast provided by Leary & Partners
- Information from the building manager on site - John Stevens
- Emails from Nina Ashfield-Howell 20/10/11 & 18/07/2011

13.02 The survey has been prepared with reference to the plan SP 50785.
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 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 It has been assumed that the lift plant & 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, the following items should generally require only minor repairs. Thus unless otherwise noted, an estimated percentage of the total quantity has been included for the following :

- replacing batteries to emergency lights
- replacing ventilation fans and motors
- replacing emergency light fittings
- replacing hot water circulating pumps
- replacing light fittings
- replacing door hardware
- maintain water supply booster pumps
- replacing security cameras
- replacing fire hose reel and nozzle
- maintain diesel fire service booster pumps
- replacing metal door frame

- replacing metal ventilation louvres
- replacing dks card readers
- replacing glazed aluminium balustrade
- replacing aluminium windows
- replacing hard floor finishes
- replacing membrane to podium slab
- replacing brick paving
- replacing bollard lights
- replacing underground pipework
- replacing gym equipment
- replacing intercom system
- replacing tiling to pool surround
- replacing sand filters
- replacing exposed external ductwork
- replacing large ventilation fans and motors
- replacing gas hot water units
- replacing external light fittings
- maintain water pressure booster pumps
- replacing ac units system
- maintain cooling towers
- replacing ducted in-line ventilation fans and motors
- replacing built up roofing membrane
- replacing metal roof sheeting
- replacing box gutters
- replacing tiles and membrane to penthouses
- replacing timber work to sauna
- replacing timberwork to bench seats
- replacing fire detectors
- replacing floor tiles

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

	EXPECTED REQUIREMENTS							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	FR Yrs	RC Yrs	01/03/13	01/03/14	01/03/15	01/03/16	01/03/17	01/03/18	01/03/19	01/03/20	01/03/21	01/03/22
								1	2	3	4	5	6	7	8	9	10
#1	Basement	Replace batteries to emergency lights (approx. 25%)	No.	11	102	1	1	1,188	1,247	1,310	1,375	1,444	1,516	1,592	1,672	1,755	1,843
#2	Basement	Replace basement door	No.	5	3,687	2	14		20,476								
#3	Basement	Replace ventilation fans and motors (approx. 20%)	No.	1	12,251	2	7		13,607							19,147	
#4	Basement	Replace radiator to generator set	Item		5,128	2	8		5,696								8,415
#5	Basement	Replace emergency light fittings (approx. 25%)	No.	11	241	2	5		2,944					3,758			
#6	Basement	Replace hot water circulating pumps (approx. 50%)	No.	2	854	2	12		1,896								
#7	Basement	Replace light fittings (approx. 10%)	No.	11	148	2	2		1,807		1,992		2,196		2,422		2,670
#8	Basement	Replace door hardware (approx. 10%)	No.	2	431	2	2		957		1,055		1,163		1,283		1,414
#9	Basement	Maintain electric fire service booster pump	No.	1	7,824	4	15				9,580						
#10	Basement	Maintain water supply booster pumps (approx. 50%)	No.	1	5,983	4	15				7,326						
#11	Basement	Replace air compressor for garbage compactor	No.	1	2,084	4	15				2,552						
#12	Basement	Replace batteries to generator	No.	2	1,650	5	5					4,243					5,415
#13	Basement	Paint common basement areas	m2	72	20	5	10					1,870					
#14	Basement	Replace electric hot water system	No.	1	965	5	12					1,240					
#15	Basement	Replace security cameras (approx. 50%	No.	8	2,219	6	6						23,967				
#16	Basement	Replace automatic basement door opening gear	No.	5	2,026	6	9						13,674				
#17	Basement	Replace fire jacking pump	No.	2	4,793	6	12						12,942				
#18	Basement	Replace security camera monitoring equipment	Item		9,384	6	8						12,669				
#19	Basement	Replace fire hose reel and nozzle (approx. 50%)	No.	4	323	6	15						1,747				
#20	Basement	Maintain diesel fire service booster pumps (approx. 50%)	No.	1	37,814	8	15								56,283		
#21	Basement	Replace stormwater pump	No.	2	4,438	8	9								13,212		
#22	Basement	Replace gas hot water boiler system	Item		6,801	8	15								10,123		
#23	Basement	Replace exhaust pipe to generator set	Item		3,300	8	8								4,912		
#24	Basement	Replace metal door frame (approx. 50%)	No.	9	322	8	15								4,311		
#25	Basement	Replace metal ventilation louvres (approx. 15%)	m2	3	470	8	12								2,098		
#26	Basement	Replace components of garbage compactor	No.	1	15,281	9	15									23,881	
#27	Building	Finalise balance of external paint account	Item		102,000	1	One off	107,895									
#28	Building	Replace Fire/EWIS Panels	Item		48,483	4	12				59,369						
#29	Building	Replace DKS card readers (approx. 25%)	No.	8	2,536	4	4				24,844				30,198		
#30	Building	Replace glazed aluminium balustrade (approx. 10%)	m	68	730	5	10					63,825					
#31	Building	Replace fabric sunscreens	m2	23	400	5	10					11,826					
#32	Building	Paint building facade - Low rise	Item		44,799	6	10						60,481				
#33	Building	Replace aluminium windows (approx. 15%)	m2	65	489	6	12						42,946				
#34	Building	Paint building facade- High rise	m2	11,165	30	10	10										544,153
#35	Building	Replace hard floor finishes (approx. 10%)	m2	138	222	11	12										
#36	Bulding	Replace membrane to podium slab (approx. 15%)	m2	107	120	4	5				15,691					20,026	
#37	External	Replace waterfall pump	No.	1	571	1	8	604								892	
#38	External	Replace deck chairs	No.	13	195	2	8		2,817								4,162
#39	External	Replace gas BBQ	No.	2	634	2	7		1,409							1,982	
#40	External	Paint masonry fences	m2	703	23	3	8			19,021							
#41	External	Replace PVC outdoor settings	No.	6	943	3	6			6,598						8,842	
#42	External	Replace external spot lights	No.	30	82	3	4			2,869				3,487			
#43	External	Replace brick paving (approx. 5%)	m2	14	98	3	3			1,597			1,848			2,140	
#44	External	Replace bollard lights (approx. 30%)	No.	9	193	5	7					2,236					
#45	External	Replace aluminium pool gates	No.	2	291	10	12										954
#46	External	Replace aluminium letterboxes	No.	104	108	11	15										
#47	External	Replace underground pipework (approx. 30%)	Item		15,893	14	15										
#48	Gym	Replace gym equipment (approx. 30%)	Item		4,080	2	4		4,531				5,508				6,695

	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	01/03/13	01/03/14	01/03/15	01/03/16	01/03/17	01/03/18	01/03/19	01/03/20	01/03/21	01/03/22
								1	2	3	4	5	6	7	8	9	10
#49	Gym	Replace door hardware (approx. 5%)	No.	1	575	2	2		639		704		777		856		944
#50	Gym	Replace light fittings (approx. 10%)	No.	2	139	2	2		309		341		376		414		457
#51	Gym	Replace vertical blinds	m2	9	254	5	10					2,935					
#52	Gym	Replace gym floor	m2	25	68	11	10										
#53	Lifts	Replace lift carriage interior	No.	3	11,380	5	10					43,895					
#54	Lifts	Replace lift components	Item		177,100	10	15										290,619
#55	Main foyer	Replace batteries to emergency lights	No.	1	102	1	1	108	113	119	125	131	138	145	152	160	168
#56	Main foyer	Replace light fittings (approx. 30%)	No.	6	82	2	8		546								807
#57	Main foyer	Replace emergency light fittings	No.	1	241	4	10				295						
#58	Main foyer	Replace feature lights	No.	1	315	7	10							446			
#59	Main foyer	Replace furniture	Item		13,468	8	12								20,046		
#60	Main foyer	Replace intercom system (approx. 15%)	Item		9,277	8	6								13,808		
#61	Pool	Refurbish tiled pool surface	m2	180	389	1	15	74,048									
#62	Pool	Replace tiling to pool surround (approx. 25%)	m2	108	283	1	10	32,367									
#63	Pool	Replace electric hot water system	No.	2	1,914	2	11		4,252								
#64	Pool	Replace pool pump	No.	5	1,141	3	7			6,655							9,364
#65	Pool	Replace mirrors	m2	3	289	3	15			1,013							
#66	Pool	Replace sand filters (approx. 50%)	No.	1	2,104	4	7				2,576						
#67	Pool	Replace automatic chlorinators	No.	2	1,061	6	7						2,866				
#68	Pool	Replace chemical dosing system	No.	1	1,398	6	7						1,887				
#69	Pool	Replace cartridge filter	No.	1	1,268	6	7						1,712				
#70	Pool	Replace underwater light fittings	No.	5	272	7	8							1,927			
#71	Pool	Replace aluminium pool fence	m	87	217	11	15										
#72	Roof	Replace tiles and membrane to penthouses	Item		600,000	1	One off	634,677									
#73	Roof	Replace exposed external ductwork (approx. 50%)	m2	23	244	1	10	5,929									
#74	Roof	Replace large ventilation fans and motors (approx. 30%)	No.	2	1,522	1	13	3,219									
#75	Roof	Replace ventilation fans and motors (approx. 30%)	No.	1	546	1	13	578									
#76	Roof	Replace gas hot water units (approx. 30%)	No.	1	19,328	2	5		21,467					27,398			
#77	Roof	Replace automatic chemical dosing system	No.	1	4,877	3	7			5,688							8,003
#78	Roof	Replace door hardware	No.	2	434	3	15			1,011							
#79	Roof	Replace external light fittings (approx. 30%)	No.	2	148	3	8			345							
#80	Roof	Replace ventilation fans and motors	No.	1	192	3	13			224							
#81	Roof	Maintain water pressure booster pumps (approx. 50%)	No.	1	990	4	12				1,212						
#82	Roof	Replace AC units system (approx. 50%)	Item		80,960	5	7					104,095					
#83	Roof	Replace metal door frame (approx. 50%)	No.	1	322	5	15					414					
#84	Roof	Replace pumps associated with air conditioning plant	No.	1	7,000	6	12						9,450				
#85	Roof	Replace air handling unit to air conditioning plant	No.	1	4,064	6	15						5,487				
#86	Roof	Replace light fittings (approx. 30%)	No.	1	70	7	8							99			
#87	Roof	Maintain cooling towers (approx. 50%)	No.	1	18,696	8	10								27,827		
#88	Roof	Replace ducted in-line ventilation fans and motors (approx. 30%)	No.	5	1,197	8	13								8,905		
#89	Roof	Replace television aerial	No.	1	406	9	15									634	
#90	Roof	Replace built up roofing membrane (approx. 50%)	m2	1,014	77	10	13										128,458
#91	Roof	Replace metal roof sheeting (approx. 25%)	m2	302	63	10	15										31,122
#92	Roof	Replace box gutters (approx. 30%)	m2	10	132	10	12										2,160
#93	Roof	Paint over roof membrane	m2	1,008	19	12	6										
#94	Roof	Replace tiles and membrane to penthouses (approx. 25%)	Item		150,000	15	15										
#95	Sauna	Replace electric sauna heaters	No.	1	1,268	2	7		1,408							1,982	
#96	Sauna	Replace timber work to sauna (approx. 45%)	m2	21	539	5	10					14,559					

	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	01/03/13	01/03/14	01/03/15	01/03/16	01/03/17	01/03/18	01/03/19	01/03/20	01/03/21	01/03/22
								1	2	3	4	5	6	7	8	9	10
#97	Sauna	Replace timberwork to bench seats (approx. 40%)	m	2	311	5	10					799					
#98	Spa	Replace pool filter	No.	1	1,268	1	7	1,341							1,887		
#99	Spa	Replace pool pump	No.	1	1,141	1	7	1,207							1,699		
#100	Spa	Replace automatic chlorinators	No.	2	1,061	2	7		2,358							3,317	
#101	Spa	Replace spa blower	No.	1	766	4	4				938				1,140		
#102	Spa	Replace light fittings (approx. 30%)	No.	2	82	4	8				201						
#103	Stairwells	Replace batteries to emergency lights (approx. 50%)	No.	7	102	1	1	756	794	833	875	919	965	1,013	1,064	1,117	1,173
#104	Stairwells	Replace light fittings (approx. 10%)	No.	3	82	2	2		273		301		332		366		404
#105	Stairwells	Replace emergency light fittings (approx. 25%)	No.	7	241	4	5				2,066					2,637	
#106	Stairwells	Replace stairwell pressurisation fans and motors	No.	2	8,910	5	15					22,912					
#107	Toilet	Replace WC suite including pan and cistern	No.	6	883	7	15							7,513			
#108	Toilet	Replace wall basin	No.	6	878	7	15							7,465			
#109	Typical lobbies	Replace batteries to emergency lights (approx. 25%)	No.	17	102	1	1	1,836	1,928	2,024	2,125	2,232	2,343	2,460	2,583	2,713	2,848
#110	Typical lobbies	Replace carpet	m2	477	66	2	10		34,988								
#111	Typical lobbies	Replace door hardware (approx. 5%)	No.	9	575	2	2		5,750		6,340		6,990		7,706		8,496
#112	Typical lobbies	Paint walls	m2	1,572	21	3	8			37,766							
#113	Typical lobbies	Paint doors and frames	No.	167	130	3	8			25,338							
#114	Typical lobbies	Paint ceiling	m2	477	21	3	8			11,460							
#115	Typical lobbies	Replace emergency light fittings (approx. 25%)	No.	17	241	4	5				5,017					6,403	
#116	Typical lobbies	Replace fire hose reel and nozzle (approx. 50%)	No.	11	333	6	15						4,950				
#117	Typical lobbies	Replace fire detectors (approx. 20%)	No.	9	192	6	8						2,332				
#118	Typical lobbies	Replace light fittings (approx. 10%)	No.	13	82	8	2								1,587		1,749
#119	Typical lobbies	Replace metal ventilation louvres (approx. 15%)	m2	7	470	10	12										5,398
#120	Typical lobbies	Replace floor tiles (approx. 10%)	m2	4	176	10	12										1,158
#121	Typical lobbies	Replace metal door frame (approx. 15%)	No.	25	322	14	15										
#122		Tax credit claim for GST component						-80,690	-14,104	-13,450	-15,653	-27,829	-22,648	-7,870	-22,480	-11,808	-100,266
		Contingency						21,837	22,928	24,075	25,279	26,543	27,870	29,263	30,726	32,263	33,876
	Total							**806,901**	**141,038**	**134,495**	**156,527**	**278,288**	**226,484**	**78,698**	**224,800**	**118,081**	**1,002,658**

	EXPECTED REQUIREMENTS		12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	01/03/23	01/03/24	01/03/25	01/03/26	01/03/27
			11	12	13	14	15
#1	Basement	Replace batteries to emergency lights (approx. 25%)	1,935	2,032	2,133	2,240	2,352
#2	Basement	Replace basement door					
#3	Basement	Replace ventilation fans and motors (approx. 20%)					
#4	Basement	Replace radiator to generator set					
#5	Basement	Replace emergency light fittings (approx. 25%)		4,796			
#6	Basement	Replace hot water circulating pumps (approx. 50%)				3,405	
#7	Basement	Replace light fittings (approx. 10%)		2,943		3,245	
#8	Basement	Replace door hardware (approx. 10%)		1,559		1,719	
#9	Basement	Maintain electric fire service booster pump					
#10	Basement	Maintain water supply booster pumps (approx. 50%)					
#11	Basement	Replace air compressor for garbage compactor					
#12	Basement	Replace batteries to generator					6,911
#13	Basement	Paint common basement areas					3,046
#14	Basement	Replace electric hot water system					
#15	Basement	Replace security cameras (approx. 50%		32,118			
#16	Basement	Replace automatic basement door opening gear					21,213
#17	Basement	Replace fire jacking pump					
#18	Basement	Replace security camera monitoring equipment				18,718	
#19	Basement	Replace fire hose reel and nozzle (approx. 50%)					
#20	Basement	Maintain diesel fire service booster pumps (approx. 50%)					
#21	Basement	Replace stormwater pump					
#22	Basement	Replace gas hot water boiler system					
#23	Basement	Replace exhaust pipe to generator set					
#24	Basement	Replace metal door frame (approx. 50%)					
#25	Basement	Replace metal ventilation louvres (approx. 15%)					
#26	Basement	Replace components of garbage compactor					
#27	Building	Finalise balance of external paint account					
#28	Building	Replace Fire/EWIS Panels					
#29	Building	Replace DKS card readers (approx. 25%)		36,706			
#30	Building	Replace glazed aluminium balustrade (approx. 10%)					103,964
#31	Building	Replace fabric sunscreens					19,264
#32	Building	Paint building facade - Low rise					
#33	Building	Replace aluminium windows (approx. 15%)					
#34	Building	Paint building facade- High rise					
#35	Building	Replace hard floor finishes (approx. 10%)	52,712				
#36	Bulding	Replace membrane to podium slab (approx. 15%)				25,559	
#37	External	Replace waterfall pump					
#38	External	Replace deck chairs					
#39	External	Replace gas BBQ					
#40	External	Paint masonry fences	28,102				
#41	External	Replace PVC outdoor settings					11,849
#42	External	Replace external spot lights	4,239				5,152
#43	External	Replace brick paving (approx. 5%)		2,477			2,868
#44	External	Replace bollard lights (approx. 30%)		3,146			
#45	External	Replace aluminium pool gates					
#46	External	Replace aluminium letterboxes	19,272				
#47	External	Replace underground pipework (approx. 30%)				31,700	
#48	Gym	Replace gym equipment (approx. 30%)				8,137	

	EXPECTED REQUIREMENTS		12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	01/03/23	01/03/24	01/03/25	01/03/26	01/03/27
			11	12	13	14	15
#49	Gym	Replace door hardware (approx. 5%)		1,041		1,147	
#50	Gym	Replace light fittings (approx. 10%)		503		555	
#51	Gym	Replace vertical blinds					4,780
#52	Gym	Replace gym floor	2,943				
#53	Lifts	Replace lift carriage interior					71,501
#54	Lifts	Replace lift components					
#55	Main foyer	Replace batteries to emergency lights	176	185	194	204	214
#56	Main foyer	Replace light fittings (approx. 30%)					
#57	Main foyer	Replace emergency light fittings				481	
#58	Main foyer	Replace feature lights					
#59	Main foyer	Replace furniture					
#60	Main foyer	Replace intercom system (approx. 15%)				18,505	
#61	Pool	Refurbish tiled pool surface					
#62	Pool	Replace tiling to pool surround (approx. 25%)	52,723				
#63	Pool	Replace electric hot water system			7,272		
#64	Pool	Replace pool pump					
#65	Pool	Replace mirrors					
#66	Pool	Replace sand filters (approx. 50%)	3,625				
#67	Pool	Replace automatic chlorinators			4,032		
#68	Pool	Replace chemical dosing system			2,656		
#69	Pool	Replace cartridge filter			2,409		
#70	Pool	Replace underwater light fittings					2,847
#71	Pool	Replace aluminium pool fence	32,574				
#72	Roof	Replace tiles and membrane to penthouses					
#73	Roof	Replace exposed external ductwork (approx. 50%)	9,658				
#74	Roof	Replace large ventilation fans and motors (approx. 30%)				6,070	
#75	Roof	Replace ventilation fans and motors (approx. 30%)				1,090	
#76	Roof	Replace gas hot water units (approx. 30%)		34,967			
#77	Roof	Replace automatic chemical dosing system					
#78	Roof	Replace door hardware					
#79	Roof	Replace external light fittings (approx. 30%)	510				
#80	Roof	Replace ventilation fans and motors					
#81	Roof	Maintain water pressure booster pumps (approx. 50%)					
#82	Roof	Replace AC units system (approx. 50%)		146,472			
#83	Roof	Replace metal door frame (approx. 50%)					
#84	Roof	Replace pumps associated with air conditioning plant					
#85	Roof	Replace air handling unit to air conditioning plant					
#86	Roof	Replace light fittings (approx. 30%)					147
#87	Roof	Maintain cooling towers (approx. 50%)					
#88	Roof	Replace ducted in-line ventilation fans and motors (approx. 30%)					
#89	Roof	Replace television aerial					
#90	Roof	Replace built up roofing membrane (approx. 50%)					
#91	Roof	Replace metal roof sheeting (approx. 25%)					
#92	Roof	Replace box gutters (approx. 30%)					
#93	Roof	Paint over roof membrane		34,832			
#94	Roof	Replace tiles and membrane to penthouses (approx. 25%)					314,154
#95	Sauna	Replace electric sauna heaters					
#96	Sauna	Replace timber work to sauna (approx. 45%)					23,715

	EXPECTED REQUIREMENTS		12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	01/03/23	01/03/24	01/03/25	01/03/26	01/03/27
			11	12	13	14	15
#97	Sauna	Replace timberwork to bench seats (approx. 40%)					1,301
#98	Spa	Replace pool filter					2,656
#99	Spa	Replace pool pump					2,390
#100	Spa	Replace automatic chlorinators					
#101	Spa	Replace spa blower		1,385			
#102	Spa	Replace light fittings (approx. 30%)		297			
#103	Stairwells	Replace batteries to emergency lights (approx. 50%)	1,231	1,293	1,358	1,426	1,497
#104	Stairwells	Replace light fittings (approx. 10%)		445		491	
#105	Stairwells	Replace emergency light fittings (approx. 25%)				3,365	
#106	Stairwells	Replace stairwell pressurisation fans and motors					
#107	Toilet	Replace WC suite including pan and cistern					
#108	Toilet	Replace wall basin					
#109	Typical lobbies	Replace batteries to emergency lights (approx. 25%)	2,991	3,140	3,297	3,462	3,635
#110	Typical lobbies	Replace carpet		56,992			
#111	Typical lobbies	Replace door hardware (approx. 5%)		9,367		10,327	
#112	Typical lobbies	Paint walls	55,797				
#113	Typical lobbies	Paint doors and frames	37,436				
#114	Typical lobbies	Paint ceiling	16,931				
#115	Typical lobbies	Replace emergency light fittings (approx. 25%)				8,172	
#116	Typical lobbies	Replace fire hose reel and nozzle (approx. 50%)					
#117	Typical lobbies	Replace fire detectors (approx. 20%)				3,445	
#118	Typical lobbies	Replace light fittings (approx. 10%)		1,929		2,126	
#119	Typical lobbies	Replace metal ventilation louvres (approx. 15%)					
#120	Typical lobbies	Replace floor tiles (approx. 10%)					
#121	Typical lobbies	Replace metal door frame (approx. 15%)				16,047	
#122		Tax credit claim for GST component	-32,584	-37,816	-5,688	-19,347	-58,972
		Contingency	35,570	37,348	39,215	41,176	43,235
	Total		**325,840**	**378,158**	**56,879**	**193,465**	**589,720**

SUMMARISED SINKING FUND BUDGET FORECAST

10 YEAR PLAN 15 YEAR FORECAST: Starting March 2012

for

COTE D'AZUR SP 50785

Prepared by Leary & Partners Pty Ltd - Job No. 6829

Dated : 28 March 2012

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 10 years of this period.

2.0 Current Sinking Fund Balance

The starting sinking fund balance used in these calculations is $991,288.81 as at 1 April 2012.

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 Mar-13	to Mar-14	to Mar-15	to Mar-16	to Mar-17	to Mar-18	to Mar-19	to Mar-20	to Mar-21	to Mar-22
Total Sinking Fund Contribution	$182,755	$191,892	$201,487	$211,561	$222,139	$233,246	$244,909	$257,154	$270,012	$283,512
Contribution per Entitlement	$18.28	$19.19	$20.15	$21.16	$22.21	$23.32	$24.49	$25.72	$27.00	$28.35

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 Mar-13	to Mar-14	to Mar-15	to Mar-16	to Mar-17	to Mar-18	to Mar-19	to Mar-20	to Mar-21	to Mar-22
Doors & Other Openings		27,822	1,011	8,099	414	65,550		14,156		10,854
Floor Coverings	32,367	34,988								1,158
Furniture & Fittings		2,817	7,610		2,935		14,979	20,046	8,842	4,162
Internal Recreation		5,940			15,358	5,508			1,982	6,695
Surface Finishes	107,895		93,584		1,870	60,481				544,153
Air Handling Systems	9,726	13,607	5,912		127,007	16,825		38,830	19,147	13,401
Electrical Systems	3,888	9,963	7,500	14,714	6,962	7,866	14,928	10,259	14,784	12,118
Fire Equipment				68,949		9,028		56,283		
Pumps & Motors	1,811	7,592		11,090	4,243	12,942		19,822	24,773	13,831
Communication Systems				24,844		36,636		44,007	634	
Lifts					43,895					290,619
Roofing Items	634,677			15,691	11,826				20,026	161,740
Hot Water Installations		25,719			1,240		27,398	10,123		
Pools & Equipment	75,389	2,358	6,655	3,514		4,578		3,027	3,317	9,364
External Recreation		1,409							1,982	
External Paving			1,597			1,848			2,140	
Fencing & Barricades					63,825					954
Contingency	21,837	22,928	24,075	25,279	26,543	27,870	29,263	30,726	32,263	33,876
Tax credit claim for GST component	-80,690	-14,104	-13,450	-15,653	-27,829	-22,648	-7,870	-22,480	-11,808	-100,266
Total Expected Expenditure	$806,901	$141,038	$134,495	$156,527	$278,288	$226,484	$78,698	$224,800	$118,081	$1,002,658

Variable Contributions for 10 Year Plan

Lot No.	Entitl.	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
L1	78	1,425.49	1,496.76	1,571.60	1,650.18	1,732.69	1,819.32	1,910.29	2,005.80	2,106.09	2,211.40
L2	85	1,553.41	1,631.08	1,712.64	1,798.27	1,888.18	1,982.59	2,081.72	2,185.81	2,295.10	2,409.85
L3	95	1,736.17	1,822.98	1,914.13	2,009.83	2,110.32	2,215.84	2,326.63	2,442.96	2,565.11	2,693.37
L4	91	1,663.07	1,746.22	1,833.53	1,925.21	2,021.47	2,122.54	2,228.67	2,340.10	2,457.11	2,579.96
L5	96	1,754.44	1,842.17	1,934.27	2,030.99	2,132.54	2,239.16	2,351.12	2,468.68	2,592.11	2,721.72
L6	73	1,334.11	1,400.81	1,470.85	1,544.40	1,621.62	1,702.70	1,787.83	1,877.22	1,971.09	2,069.64
L7	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L8	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L9	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L10	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L11	73	1,334.11	1,400.81	1,470.85	1,544.40	1,621.62	1,702.70	1,787.83	1,877.22	1,971.09	2,069.64
L12	125	2,284.43	2,398.65	2,518.59	2,644.51	2,776.74	2,915.58	3,061.36	3,214.42	3,375.15	3,543.90
L13	44	804.12	844.33	886.54	930.87	977.41	1,026.28	1,077.60	1,131.48	1,188.05	1,247.45
L14	44	804.12	844.33	886.54	930.87	977.41	1,026.28	1,077.60	1,131.48	1,188.05	1,247.45
L15	75	1,370.66	1,439.19	1,511.15	1,586.71	1,666.04	1,749.35	1,836.81	1,928.65	2,025.09	2,126.34
L16	78	1,425.49	1,496.76	1,571.60	1,650.18	1,732.69	1,819.32	1,910.29	2,005.80	2,106.09	2,211.40
L17	78	1,425.49	1,496.76	1,571.60	1,650.18	1,732.69	1,819.32	1,910.29	2,005.80	2,106.09	2,211.40
L18	79	1,443.76	1,515.95	1,591.75	1,671.33	1,754.90	1,842.65	1,934.78	2,031.52	2,133.09	2,239.75
L19	78	1,425.49	1,496.76	1,571.60	1,650.18	1,732.69	1,819.32	1,910.29	2,005.80	2,106.09	2,211.40
L20	76	1,388.93	1,458.38	1,531.30	1,607.87	1,688.26	1,772.67	1,861.30	1,954.37	2,052.09	2,154.69
L21	112	2,046.85	2,149.19	2,256.65	2,369.49	2,487.96	2,612.36	2,742.98	2,880.12	3,024.13	3,175.34
L22	49	895.50	940.27	987.29	1,036.65	1,088.48	1,142.91	1,200.05	1,260.05	1,323.06	1,389.21
L23	50	913.77	959.46	1,007.43	1,057.81	1,110.70	1,166.23	1,224.54	1,285.77	1,350.06	1,417.56
L24	50	913.77	959.46	1,007.43	1,057.81	1,110.70	1,166.23	1,224.54	1,285.77	1,350.06	1,417.56
L25	50	913.77	959.46	1,007.43	1,057.81	1,110.70	1,166.23	1,224.54	1,285.77	1,350.06	1,417.56
L29	90	1,644.79	1,727.03	1,813.38	1,904.05	1,999.25	2,099.22	2,204.18	2,314.39	2,430.10	2,551.61
L30	53	968.60	1,017.03	1,067.88	1,121.27	1,177.34	1,236.20	1,298.02	1,362.92	1,431.06	1,502.61
L31	86	1,571.69	1,650.27	1,732.79	1,819.43	1,910.40	2,005.92	2,106.21	2,211.52	2,322.10	2,438.21
L32	88	1,608.24	1,688.65	1,773.08	1,861.74	1,954.83	2,052.57	2,155.20	2,262.95	2,376.10	2,494.91
L33	81	1,480.31	1,554.33	1,632.04	1,713.65	1,799.33	1,889.29	1,983.76	2,082.95	2,187.09	2,296.45

Lot No.	Entitl.	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
L34	75	1,370.66	1,439.19	1,511.15	1,586.71	1,666.04	1,749.35	1,836.81	1,928.65	2,025.09	2,126.34
L35	84	1,535.14	1,611.89	1,692.49	1,777.11	1,865.97	1,959.27	2,057.23	2,160.09	2,268.10	2,381.50
L36	71	1,297.56	1,362.43	1,430.56	1,502.08	1,577.19	1,656.05	1,738.85	1,825.79	1,917.08	2,012.94
L37	82	1,498.59	1,573.52	1,652.19	1,734.80	1,821.54	1,912.62	2,008.25	2,108.66	2,214.10	2,324.80
L38	59	1,078.25	1,132.16	1,188.77	1,248.21	1,310.62	1,376.15	1,444.96	1,517.21	1,593.07	1,672.72
L39	60	1,096.53	1,151.35	1,208.92	1,269.37	1,332.84	1,399.48	1,469.45	1,542.92	1,620.07	1,701.07
L40	65	1,187.90	1,247.30	1,309.66	1,375.15	1,443.91	1,516.10	1,591.91	1,671.50	1,755.08	1,842.83
L41	65	1,187.90	1,247.30	1,309.66	1,375.15	1,443.91	1,516.10	1,591.91	1,671.50	1,755.08	1,842.83
L42	70	1,279.28	1,343.25	1,410.41	1,480.93	1,554.97	1,632.72	1,714.36	1,800.08	1,890.08	1,984.59
L43	90	1,644.79	1,727.03	1,813.38	1,904.05	1,999.25	2,099.22	2,204.18	2,314.39	2,430.10	2,551.61
L44	76	1,388.93	1,458.38	1,531.30	1,607.87	1,688.26	1,772.67	1,861.30	1,954.37	2,052.09	2,154.69
L45	85	1,553.41	1,631.08	1,712.64	1,798.27	1,888.18	1,982.59	2,081.72	2,185.81	2,295.10	2,409.85
L46	61	1,114.80	1,170.54	1,229.07	1,290.52	1,355.05	1,422.80	1,493.94	1,568.64	1,647.07	1,729.42
L47	66	1,206.18	1,266.49	1,329.81	1,396.30	1,466.12	1,539.43	1,616.40	1,697.22	1,782.08	1,871.18
L48	69	1,261.01	1,324.06	1,390.26	1,459.77	1,532.76	1,609.40	1,689.87	1,774.36	1,863.08	1,956.23
L49	68	1,242.73	1,304.87	1,370.11	1,438.62	1,510.55	1,586.07	1,665.38	1,748.65	1,836.08	1,927.88
L50	75	1,370.66	1,439.19	1,511.15	1,586.71	1,666.04	1,749.35	1,836.81	1,928.65	2,025.09	2,126.34
L51	100	1,827.55	1,918.92	2,014.87	2,115.61	2,221.39	2,332.46	2,449.09	2,571.54	2,700.12	2,835.12
L52	84	1,535.14	1,611.89	1,692.49	1,777.11	1,865.97	1,959.27	2,057.23	2,160.09	2,268.10	2,381.50
L53	92	1,681.34	1,765.41	1,853.68	1,946.36	2,043.68	2,145.87	2,253.16	2,365.82	2,484.11	2,608.31
L54	72	1,315.83	1,381.62	1,450.71	1,523.24	1,599.40	1,679.37	1,763.34	1,851.51	1,944.08	2,041.29
L55	64	1,169.63	1,228.11	1,289.52	1,353.99	1,421.69	1,492.78	1,567.41	1,645.79	1,728.07	1,814.48
L56	68	1,242.73	1,304.87	1,370.11	1,438.62	1,510.55	1,586.07	1,665.38	1,748.65	1,836.08	1,927.88
L57	64	1,169.63	1,228.11	1,289.52	1,353.99	1,421.69	1,492.78	1,567.41	1,645.79	1,728.07	1,814.48
L58	75	1,370.66	1,439.19	1,511.15	1,586.71	1,666.04	1,749.35	1,836.81	1,928.65	2,025.09	2,126.34
L59	110	2,010.30	2,110.81	2,216.36	2,327.17	2,443.53	2,565.71	2,693.99	2,828.69	2,970.13	3,118.63
L60	92	1,681.34	1,765.41	1,853.68	1,946.36	2,043.68	2,145.87	2,253.16	2,365.82	2,484.11	2,608.31
L61	100	1,827.55	1,918.92	2,014.87	2,115.61	2,221.39	2,332.46	2,449.09	2,571.54	2,700.12	2,835.12
L62	71	1,297.56	1,362.43	1,430.56	1,502.08	1,577.19	1,656.05	1,738.85	1,825.79	1,917.08	2,012.94
L63	66	1,206.18	1,266.49	1,329.81	1,396.30	1,466.12	1,539.43	1,616.40	1,697.22	1,782.08	1,871.18
L64	70	1,279.28	1,343.25	1,410.41	1,480.93	1,554.97	1,632.72	1,714.36	1,800.08	1,890.08	1,984.59
L65	72	1,315.83	1,381.62	1,450.71	1,523.24	1,599.40	1,679.37	1,763.34	1,851.51	1,944.08	2,041.29
L66	88	1,608.24	1,688.65	1,773.08	1,861.74	1,954.83	2,052.57	2,155.20	2,262.95	2,376.10	2,494.91
L67	115	2,101.68	2,206.76	2,317.10	2,432.95	2,554.60	2,682.33	2,816.45	2,957.27	3,105.13	3,260.39

Lot No.	Entitl.	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
L68	96	1,754.44	1,842.17	1,934.27	2,030.99	2,132.54	2,239.16	2,351.12	2,468.68	2,592.11	2,721.72
L69	105	1,918.92	2,014.87	2,115.61	2,221.39	2,332.46	2,449.09	2,571.54	2,700.12	2,835.12	2,976.88
L70	76	1,388.93	1,458.38	1,531.30	1,607.87	1,688.26	1,772.67	1,861.30	1,954.37	2,052.09	2,154.69
L71	72	1,315.83	1,381.62	1,450.71	1,523.24	1,599.40	1,679.37	1,763.34	1,851.51	1,944.08	2,041.29
L72	73	1,334.11	1,400.81	1,470.85	1,544.40	1,621.62	1,702.70	1,787.83	1,877.22	1,971.09	2,069.64
L73	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L74	90	1,644.79	1,727.03	1,813.38	1,904.05	1,999.25	2,099.22	2,204.18	2,314.39	2,430.10	2,551.61
L75	120	2,193.05	2,302.71	2,417.84	2,538.73	2,665.67	2,798.95	2,938.90	3,085.85	3,240.14	3,402.15
L76	116	2,119.95	2,225.95	2,337.25	2,454.11	2,576.82	2,705.66	2,840.94	2,982.99	3,132.14	3,288.74
L77	115	2,101.68	2,206.76	2,317.10	2,432.95	2,554.60	2,682.33	2,816.45	2,957.27	3,105.13	3,260.39
L78	90	1,644.79	1,727.03	1,813.38	1,904.05	1,999.25	2,099.22	2,204.18	2,314.39	2,430.10	2,551.61
L79	74	1,352.38	1,420.00	1,491.00	1,565.55	1,643.83	1,726.02	1,812.32	1,902.94	1,998.09	2,097.99
L80	71	1,297.56	1,362.43	1,430.56	1,502.08	1,577.19	1,656.05	1,738.85	1,825.79	1,917.08	2,012.94
L81	77	1,407.21	1,477.57	1,551.45	1,629.02	1,710.47	1,796.00	1,885.80	1,980.09	2,079.09	2,183.04
L82	95	1,736.17	1,822.98	1,914.13	2,009.83	2,110.32	2,215.84	2,326.63	2,442.96	2,565.11	2,693.37
L83	135	2,467.19	2,590.55	2,720.07	2,856.08	2,998.88	3,148.82	3,306.27	3,471.58	3,645.16	3,827.42
L84	129	2,357.53	2,475.41	2,599.18	2,729.14	2,865.60	3,008.88	3,159.32	3,317.29	3,483.15	3,657.31
L85	143	2,613.39	2,744.06	2,881.26	3,025.33	3,176.59	3,335.42	3,502.19	3,677.30	3,861.17	4,054.22
L86	100	1,827.55	1,918.92	2,014.87	2,115.61	2,221.39	2,332.46	2,449.09	2,571.54	2,700.12	2,835.12
L87	86	1,571.69	1,650.27	1,732.79	1,819.43	1,910.40	2,005.92	2,106.21	2,211.52	2,322.10	2,438.21
L88	86	1,571.69	1,650.27	1,732.79	1,819.43	1,910.40	2,005.92	2,106.21	2,211.52	2,322.10	2,438.21
L89	198	3,618.54	3,799.47	3,989.44	4,188.91	4,398.36	4,618.28	4,849.19	5,091.65	5,346.23	5,613.54
L90	155	2,832.69	2,974.33	3,123.05	3,279.20	3,443.16	3,615.32	3,796.08	3,985.89	4,185.18	4,394.44
L91	138	2,522.01	2,648.11	2,780.52	2,919.54	3,065.52	3,218.80	3,379.74	3,548.72	3,726.16	3,912.47
L92	155	2,832.69	2,974.33	3,123.05	3,279.20	3,443.16	3,615.32	3,796.08	3,985.89	4,185.18	4,394.44
L93	154	2,814.42	2,955.14	3,102.90	3,258.04	3,420.94	3,591.99	3,771.59	3,960.17	4,158.18	4,366.09
L94	141	2,576.84	2,705.68	2,840.96	2,983.01	3,132.16	3,288.77	3,453.21	3,625.87	3,807.16	3,997.52
L95	141	2,576.84	2,705.68	2,840.96	2,983.01	3,132.16	3,288.77	3,453.21	3,625.87	3,807.16	3,997.52
L96	151	2,759.59	2,897.57	3,042.45	3,194.57	3,354.30	3,522.02	3,698.12	3,883.02	4,077.18	4,281.03
L97	165	3,015.45	3,166.22	3,324.53	3,490.76	3,665.30	3,848.56	4,040.99	4,243.04	4,455.19	4,677.95
L98	146	2,668.22	2,801.63	2,941.71	3,088.79	3,243.23	3,405.39	3,575.66	3,754.45	3,942.17	4,139.28
L99	165	3,015.45	3,166.22	3,324.53	3,490.76	3,665.30	3,848.56	4,040.99	4,243.04	4,455.19	4,677.95
L100	155	2,832.69	2,974.33	3,123.05	3,279.20	3,443.16	3,615.32	3,796.08	3,985.89	4,185.18	4,394.44
L101	143	2,613.39	2,744.06	2,881.26	3,025.33	3,176.59	3,335.42	3,502.19	3,677.30	3,861.17	4,054.22

Lot No.	Entitl.	2012-13	*2013-14*	*2014-15*	*2015-16*	*2016-17*	*2017-18*	*2018-19*	*2019-20*	*2020-21*	*2021-22*
L102	143	2,613.39	*2,744.06*	*2,881.26*	*3,025.33*	*3,176.59*	*3,335.42*	*3,502.19*	*3,677.30*	*3,861.17*	*4,054.22*
L103	161	2,942.35	*3,089.47*	*3,243.94*	*3,406.14*	*3,576.44*	*3,755.26*	*3,943.03*	*4,140.18*	*4,347.19*	*4,564.55*
L104	378	6,908.12	*7,253.53*	*7,616.20*	*7,997.01*	*8,396.86*	*8,816.71*	*9,257.54*	*9,720.42*	*10,206.44*	*10,716.76*
L105	391	7,145.70	*7,502.99*	*7,878.14*	*8,272.04*	*8,685.64*	*9,119.93*	*9,575.92*	*10,054.72*	*10,557.46*	*11,085.33*
Totals	10000	$182,754.51	*$191,892.24*	*$201,486.85*	*$211,561.19*	*$222,139.25*	*$233,246.21*	*$244,908.53*	*$257,153.95*	*$270,011.65*	*$283,512.23*

*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.

Contributions Optimisation Chart : 15 Year Forecast









