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Capital Works Fund Plan

Cote D'Azur





COMPLIANT
2026
PRESCRIBED
FORM

1 McDonald Street
Cronulla NSW 2230
Strata Plan 50785

Inspector: Michael Budge
Inspected: 13/05/2026

NEW SOUTH WALES
Level 5, 115 Pitt St Sydney 2000
PO Box A72 Sydney South NSW 1235

QUEENSLAND
9 Gardner Close, Milton 4064
PO Box 1584 Milton 4064

VICTORIA
80 Dorcas Street, Southbank 3006
GPO Box 3025 Melbourne 3001

WESTERN AUSTRALIA
202/37 Barrack Street, Perth 6000

NSW GOVERMENT
2026 PRESCRIBED FORM

Compliance and Context: Understanding the Prescribed Capital Works Form

This Capital Works Fund Plan has been prepared by **Solutions in Engineering**, Australia's leading provider of maintenance and financial forecasting services for strata schemes. Included within this report — as an appendix — is the **prescribed standard form** that will be mandatory for all new or updated Capital Works Fund Plans prepared from **1 April 2026**, as required under the *Strata Schemes Legislation Amendment Act 2025* and accompanying regulations.

The prescribed form serves as a uniform summary of a scheme's forecast maintenance and expenditure over the coming decade. It provides an at-a-glance snapshot for regulators, owners corporations, and potential purchasers. However, it is important to understand that this form represents the **minimum compliance requirement only**. It does not replace or replicate the detailed analysis, condition assessment, or financial modelling that form the backbone of a professional Capital Works Fund Plan.

For that reason, this prescribed form must be **read in conjunction with the full report** to properly understand the rationale behind the figures, the projected timing of works, and the long-term financial trajectory of the scheme. To complement the prescribed data, **Solutions in Engineering** includes a photographic record of building elements and their condition, providing the critical context that the prescribed form itself cannot capture.

Meeting Your Obligations Under the Strata Schemes Management Act

Capital Works Fund Planning is both a **legal obligation** and a **core governance responsibility** for every owners corporation under the *Strata Schemes Management Act 2015*. It ensures that sufficient funds are available to maintain common property, avoid emergency levies, and protect property values.

From **1 April 2026**, every plan — whether new or reviewed as part of the five-year cycle — must include the prescribed form. Failure to do so will constitute non-compliance under section 80 of the Act and expose the owners corporation to potential enforcement action by NSW Fair Trading. In addition, under section 80, plans must be formally reviewed at least every five years — meaning overdue reviews conducted after April 2026 will breach **both** requirements simultaneously.

To maintain compliance and financial security, it is essential that Capital Works Fund Plans be **professionally prepared, reviewed, and indemnified**. Desktop or generic estimates — often prepared without site inspection — fail to consider real-world factors such as deterioration, access complexity, material quality, or regulatory impacts under the *Design and Building Practitioners Act 2020 (NSW)*. Incomplete plans risk underfunding, insufficient levy forecasts, and potential liability if maintenance delays result in property damage or loss.

Dear Committee Members,

Thank you for appointing our company to conduct your Capital Works Fund Plan.

Based on our survey of your property, we have determined that the current contributions are higher than is necessary to cover the forecasted capital works fund expenses. As such, the Owners Corporation may reduce its levies to the levels shown in this report.

This plan should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements, and any discrepancies between the forecast and actual capital works fund balances. Regular updates also create peace of mind and assist the Owners Corporation to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Unit Entitlement (Total capital works fund levy divided by unit entitlements)	$68.44
Total Unit Entitlements	10000
Total Capital Works Fund Levy	$684,400.00

The data used to arrive at the above figures is in the attached report (which includes GST). It is designed for ease of reading. For your convenience here is your Report Index:

Report Index	**Page No.**
Owners Report Summary	**Section 1**
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15 Year Cash Flow Tracking & Graph with New Levies	3
Report Detail	**Section 2**
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If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 1300 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,



The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Cote D'Azur
Building Address	1 McDonald Street Cronulla NSW 2230
Strata Plan No.	50785
Plan Type	Strata Plan
Registered Plan Date/Year of Construction	Reg. 1996
Number of Unit Entitlements	10000
Number of Units	105
Estimated Capital Works Fund Balance	$533,679
Starting date of Financial Year for Report	1/03/2026
GST Status	Registered for GST
Current Capital Works Fund Levy per Lot Entitlement (Inc. GST)	68.44

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over $10,000)	3.03%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Capital Works Fund balances over $10,000	2.27%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs	2.90%
Forecast Period - Number of years the plan forecasts	15 years

15 Year Levy Table

Year	Year To	Total Contribution		Contribution per Unit Entitlement		Quarterly Contribution	
	dd/mm/yyyy	Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	28/02/2027	684,400.00	62,218.18	68.44	6.22	17.11	1.56
2	29/02/2028	462,932.00	42,084.73	46.29	4.21	11.57	1.05
3	28/02/2029	476,819.96	43,347.27	47.68	4.33	11.92	1.08
4	28/02/2030	491,124.56	44,647.69	49.11	4.46	12.28	1.12
5	28/02/2031	505,858.30	45,987.12	50.59	4.60	12.65	1.15
6	29/02/2032	411,034.05	37,366.73	41.10	3.74	10.28	0.93
7	28/02/2033	423,365.07	38,487.73	42.34	3.85	10.59	0.96
8	28/02/2034	436,066.03	39,642.37	43.61	3.96	10.90	0.99
9	28/02/2035	449,148.01	40,831.64	44.91	4.08	11.23	1.02
10	29/02/2036	462,622.45	42,056.59	46.26	4.21	11.57	1.05
11	28/02/2037	476,501.12	43,318.28	47.65	4.33	11.91	1.08
12	28/02/2038	490,796.16	44,617.83	49.08	4.46	12.27	1.12
13	28/02/2039	505,520.05	45,956.37	50.55	4.60	12.64	1.15
14	29/02/2040	520,685.65	47,335.06	52.07	4.73	13.02	1.18
15	28/02/2041	536,306.22	48,755.11	53.63	4.88	13.41	1.22

15 Year Cash Flow Tracking Sheet

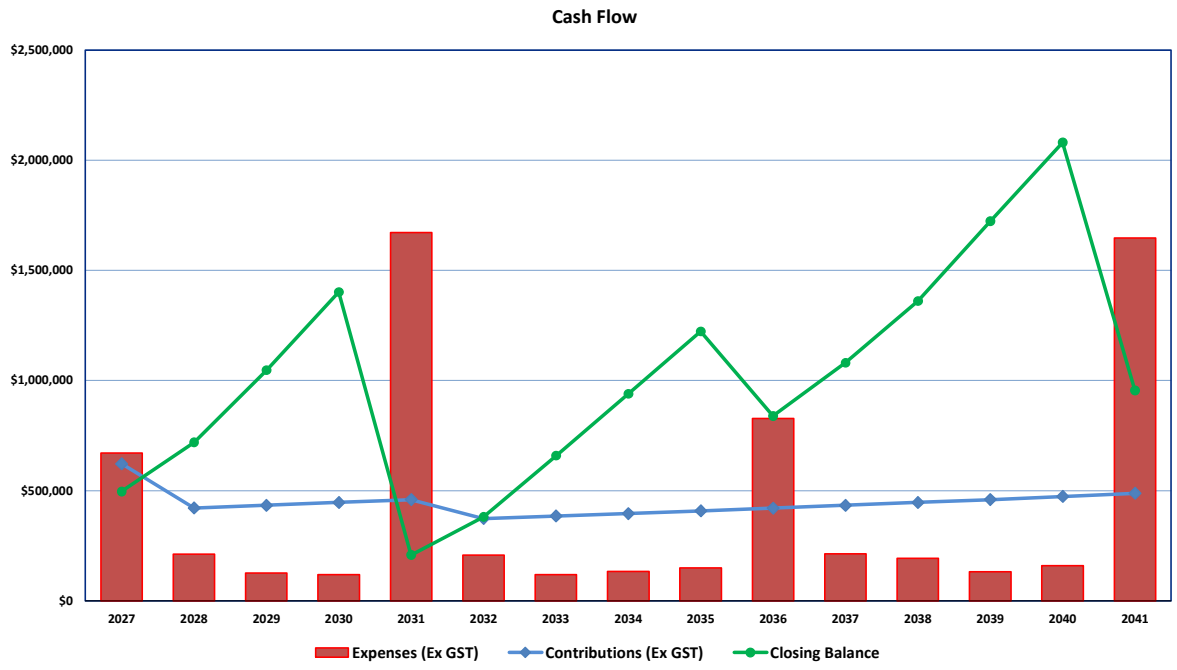
The table below shows the cash flow starting with the anticipated **'Opening Balance'** at the start of the first financial year which you provided to us. We then add the **'Total Levy Contributions'** for the year and any **'Interest'** on balances greater than $10,000. Any **'Anticipated Expenses'** (including contingency allowance) are then allowed for leaving a **'Closing Balance'** for the year which in turn becomes the **'Opening Balance'** for the following year. In summary:
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	28/02/2027	533,679.00	622,181.82	11,559.43	671,088.18	496,332.07
2	29/02/2028	496,332.07	420,847.27	13,637.09	212,005.45	718,810.98
3	28/02/2029	718,810.98	433,472.69	19,811.18	125,616.36	1,046,478.49
4	28/02/2030	1,046,478.49	446,476.87	27,466.78	119,453.64	1,400,968.50
5	28/02/2031	1,400,968.50	459,871.18	18,055.85	1,670,984.55	207,910.98
6	29/02/2032	207,910.98	373,667.32	6,609.64	207,141.82	381,046.12
7	28/02/2033	381,046.12	384,877.34	11,670.30	118,749.09	658,844.67
8	28/02/2034	658,844.67	396,423.66	17,935.13	133,925.45	939,278.01
9	28/02/2035	939,278.01	408,316.37	24,263.47	149,121.82	1,222,736.03
10	29/02/2036	1,222,736.03	420,565.86	23,132.26	827,953.64	838,480.51
11	28/02/2037	838,480.51	433,182.84	21,533.21	212,944.55	1,080,252.01
12	28/02/2038	1,080,252.01	446,178.33	27,393.64	193,145.45	1,360,678.53
13	28/02/2039	1,360,678.53	459,563.68	34,605.75	131,956.36	1,722,891.60
14	29/02/2040	1,722,891.60	473,350.59	42,677.69	158,984.55	2,079,935.33
15	28/02/2041	2,079,935.33	487,551.11	34,061.10	1,646,443.64	955,103.90

15 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the capital works fund and the likely 'Expenses' for each year of this plan. The three lines in the graph are:

- Contributions line - Total capital works fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 years. From left to right the columns are:

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the '**Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
1. BUILDING EXTERIOR																
Repaint external surfaces high rise	442,780	-	-	-	-	496,420	-	-	-	-	-	-	-	-	-	-
Repaint timber door	1,844	-	-	-	-	2,067	-	-	-	-	-	-	-	-	-	-
Repair windows, doors and seals (Total: 1 Item) - 10%	20,000	-	-	-	-	22,423	-	-	-	-	25,868	-	-	-	-	29,843
General building repairs as required, Includes spalling & render repairs	50,000	-	-	-	-	56,057	-	-	-	-	-	-	-	-	-	-
General building repairs as required, Includes spalling & render repairs low rise	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building washdown. Including gutters	44,915	44,915	-	-	-	-	51,817	-	-	-	-	59,779	-	-	-	-
Work at heights access and site setup	142,740	-	-	-	-	160,032	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**94,915**	**0**	**0**	**0**	**736,999**	**51,817**	**0**	**0**	**0**	**25,868**	**59,779**	**0**	**0**	**0**	**29,843**
2. BALCONIES & TERRACES																
Repaint balcony ceilings / undersides	59,456	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace glazed balustrade	327,559	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair waterproofing & tiles (Total: 1600 m2) - 5%	76,616	-	-	-	-	85,898	-	-	-	-	99,096	-	-	-	-	114,323
Replace waterproofing & tiles	1,856,416	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**85,898**	**0**	**0**	**0**	**0**	**99,096**	**0**	**0**	**0**	**0**	**114,323**
3. ROOFTOP																
Repaint timber door	335	-	-	-	-	376	-	-	-	-	-	-	-	-	-	-
Repaint concrete wall	11,158	-	-	-	-	12,510	-	-	-	-	-	-	-	-	-	-
Repair box guttering (Total: 120 lm) - 10%	3,492	-	-	-	-	3,915	-	-	-	-	4,517	-	-	-	-	5,211
Repair metal roofing and flashings (Total: 1460 m2) - 10%	39,807	-	-	-	-	44,629	-	-	-	-	-	-	-	-	-	59,398
Replace metal roofing	252,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair waterproofing bituminous membrane (Total: 620 m2) - 10%	22,471	-	-	-	-	25,193	-	-	-	-	29,064	-	-	-	-	33,530

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
Replace waterproofing bituminous membrane	258,273	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint pergolas	21,446	21,446	-	-	-	-	-	-	-	-	-	28,543	-	-	-	-
Repair pergola (Total: 88 m2) - 10%	2,280	-	-	-	-	2,556	-	-	-	-	-	-	-	-	-	3,402
Sub Total (Incl. GST)		**21,446**	**0**	**0**	**0**	**89,179**	**0**	**0**	**0**	**0**	**33,581**	**28,543**	**0**	**0**	**0**	**101,541**
4. FOYER HIGH RISE																
Repaint ceiling	1,661	-	-	-	-	1,862	-	-	-	-	-	-	-	-	-	2,478
Repaint internal walls	2,824	-	-	-	-	3,166	-	-	-	-	-	-	-	-	-	4,214
Replace aluminium entry door	17,326	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 45 m2) - 10%	1,385	-	-	-	-	1,553	-	-	-	-	-	-	-	-	-	2,067
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**6,581**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,759**
5. HALLWAYS HIGH RISE																
Repaint ceiling	14,768	-	-	-	-	16,557	-	-	-	-	-	-	-	-	-	22,036
Repaint internal walls	49,420	-	-	-	-	55,407	-	-	-	-	-	-	-	-	-	73,743
Repaint timber door	55,647	-	-	-	-	62,388	-	-	-	-	-	-	-	-	-	83,034
Replace carpet	52,184	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77,867
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**134,352**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**256,680**
6. STAIRWELLS LOW RISE																
Repaint ceiling	2,954	-	-	-	-	3,312	-	-	-	-	-	-	-	-	-	4,408
Repaint internal walls	7,413	-	-	-	-	8,311	-	-	-	-	-	-	-	-	-	11,061
Repaint balustrades	1,475	-	-	-	-	1,654	-	-	-	-	-	-	-	-	-	2,201
Replace aluminium entry door	21,658	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 4 m2) - 10%	377	-	-	-	-	423	-	-	-	-	-	-	-	-	-	563
Replace tiled walkway	15,000	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace carpet	14,351	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,414
Sub Total (Incl. GST)		**15,000**	**0**	**0**	**0**	**13,700**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**39,647**
7. FIRE STAIRS																
Repaint timber door	4,023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,003
Repaint balustrades	4,302	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,419
Replace ventilation	80,000	80,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**80,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,422**

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
8. BATHROOMS																
Repaint ceiling	886	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,322
Repaint internal walls	1,906	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,844
Repaint timber door	1,006	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,501
Repair tiled wall (Total: 16 m2) - 10%	420	-	-	-	-	-	-	-	-	-	-	-	-	-	-	627
Repair tiled walkway (Total: 110 m2) - 5%	2,262	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,375
Replace bathrooms	40,000	-	41,160	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**41,160**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,669**
9. KITCHEN BBQ AREA																
Replace barbeques	5,713	-	-	-	-	-	-	-	-	-	7,389	-	-	-	-	-
Repair tiled wall (Total: 12 m2) - 10%	420	-	-	-	-	471	-	-	-	-	-	-	-	-	-	627
Repair tiled walkway (Total: 36 m2) - 10%	1,508	-	-	-	-	1,691	-	-	-	-	-	-	-	-	-	2,250
Replace refrigerator	2,313	-	-	-	-	-	-	-	-	-	2,992	-	-	-	-	-
Replace joinery and fixtures	35,000	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**35,000**	**0**	**0**	**0**	**2,162**	**0**	**0**	**0**	**0**	**10,381**	**0**	**0**	**0**	**0**	**2,877**
10. LIFTS																
Replace passenger lift	692,421	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refurbish lift interior	68,486	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102,192
Replace lift motor / upgrade	69,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	103,496
Replace passenger lift	124,630	-	-	-	-	139,728	-	-	-	-	-	-	-	-	-	-
Replace sump pump	8,272	-	-	-	-	-	-	-	-	-	10,699	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**139,728**	**0**	**0**	**0**	**0**	**10,699**	**0**	**0**	**0**	**0**	**205,688**
11. GARBAGE ROOM																
Repaint internal walls	2,112	-	-	-	-	2,368	-	-	-	-	-	-	-	-	-	3,151
Repair refuse access panel	1,691	-	-	-	-	1,896	-	-	-	-	2,187	-	-	-	-	2,523
Repair garbage compactor (Total: 1 item) - 10%	5,000	-	-	-	-	5,606	-	-	-	-	6,467	-	-	-	-	7,461
Replace garbage compactor	38,799	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57,894
Replace garbage chute	45,461	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair garbage chute (Total: 1 item) - 10%	3,000	-	-	-	-	3,363	-	-	-	-	3,880	-	-	-	-	4,476
Repaint concrete walkway	1,176	-	-	-	-	1,318	-	-	-	-	-	-	-	-	-	1,755
Replace roller door (Single)	2,061	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,075
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**14,551**	**0**	**0**	**0**	**0**	**12,534**	**0**	**0**	**0**	**0**	**80,335**

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
12. VEHICLE ACCESSWAYS																
Repaint internal walls	2,816	-	-	-	-	3,157	-	-	-	-	-	-	-	-	-	-
Repaint timber door	1,341	-	-	-	-	1,503	-	-	-	-	-	-	-	-	-	2,001
Repaint line marking	30,102	-	-	-	-	33,749	-	-	-	-	-	-	-	-	-	-
Replace roller doors (Industrial) (Total: 5 ea.) - 20%	5,629	-	-	-	-	6,311	-	-	-	-	-	-	-	-	-	8,399
Replace roller door motor (Industrial) (Total: 5 ea.) - 20%	3,020	-	-	-	-	3,386	-	-	-	-	3,906	-	-	-	-	4,506
Replace ventilation fan (Heavy duty)	33,177	-	-	-	-	-	-	-	-	-	42,912	-	-	-	-	-
Replace VSD controller for fans	15,352	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace garage access control system number plate reader	20,000	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upgrade electrical systems for EV Chargers	30,000	-	-	-	-	33,634	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**20,000**	**0**	**0**	**0**	**81,740**	**0**	**0**	**0**	**0**	**46,818**	**0**	**0**	**0**	**0**	**14,906**
13. EXTERNAL WALKWAYS																
Repair tiled walkway (Total: 720 m2) - 10%	20,537	-	-	-	-	23,025	-	-	-	-	-	-	-	-	-	30,644
Repaint handrails	560	-	-	-	-	628	-	-	-	-	-	-	-	-	-	836
Replace SS handrails	19,404	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace glazed balustrade	45,839	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace glazed 1500mm balustrade	18,336	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**23,653**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,480**
14. FENCING AND WALLS																
Replace metal fence	37,118	-	-	-	-	-	-	-	-	-	48,009	-	-	-	-	-
Repaint external walls	9,422	-	-	-	-	10,563	-	-	-	-	-	-	-	-	-	14,059
Repair cement rendered walls (Total: 240 m2) - 10%	3,722	-	-	-	-	4,173	-	-	-	-	-	-	-	-	-	5,554
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**14,736**	**0**	**0**	**0**	**0**	**48,009**	**0**	**0**	**0**	**0**	**19,613**
15. FIXTURES & FITTINGS																
Replace mailbox	9,994	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace signage	6,000	-	-	-	-	-	-	-	-	-	7,761	-	-	-	-	-
Replace Tower intercom entry system	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7,760**	**0**	**0**	**0**	**0**	**0**
16. SPECIAL EXPENDITURE																
Repair Low Rise Rust remediation	35,000	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair Tower Rust remediation	75,000	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair Lift Tower Rust remediation	18,000	18,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair General Rust remediation	50,000	-	-	-	-	56,057	-	-	-	-	64,671	-	-	-	-	74,608
Repair windows, doors, seals and tiles	50,000	50,000	51,450	52,942	54,477	56,057	57,683	59,356	61,077	62,848	64,671	66,546	68,476	70,462	72,505	74,608
Sub Total (Incl. GST)		**178,000**	**51,450**	**52,942**	**54,477**	**112,114**	**57,683**	**59,356**	**61,077**	**62,848**	**129,342**	**66,546**	**68,476**	**70,462**	**72,505**	**149,216**

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
17. WATER																
Repair plumbing & drainage, common systems (Total: 1 item) - 10%	16,000	-	16,464	-	17,433	-	18,459	-	19,545	-	20,695	-	21,912	-	23,202	-
Replace instantaneous gas hot water unit (Total: 3 ea.) - 30%	6,803	-	-	-	-	7,627	-	-	-	-	8,799	-	-	-	-	10,151
Replace storage tank	16,518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace hot water circulating pump	2,518	-	-	-	-	-	-	-	-	-	3,257	-	-	-	-	-
Replace recirculation pump	5,710	-	-	-	-	-	-	-	-	-	7,385	-	-	-	-	-
Replace pressure pump control panel	6,823	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace jacking pump	16,776	-	-	-	-	-	-	-	-	-	21,698	-	-	-	-	-
Replace water feature filter	3,338	-	-	-	-	-	-	-	-	-	4,317	-	-	-	-	-
Replace water feature pump (Light duty)	2,167	-	-	-	-	-	-	-	-	-	2,803	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**16,464**	**0**	**17,433**	**7,627**	**18,459**	**0**	**19,545**	**0**	**68,954**	**0**	**21,912**	**0**	**23,202**	**10,151**
18. ELECTRICAL																
Repair / replace lights and common electrical (Total: 1 item) - 10%	25,000	-	-	26,471	-	-	28,841	-	-	31,424	-	-	34,238	-	-	37,304
Replace security access control system	59,063	-	-	-	-	-	-	-	-	-	76,393	-	-	-	-	-
Replace community TV aerial	3,547	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,293
Repair diesel generator system	10,000	-	-	-	-	11,211	-	-	-	-	12,934	-	-	-	-	14,922
Replace diesel generator system	87,847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	131,082
Replace security surveillance camera (Total: 20 ea.) - 50%	6,395	-	6,580	-	-	-	-	7,592	-	-	-	-	8,758	-	-	-
Replace digital video recorder	11,127	-	-	-	-	-	-	-	-	-	14,392	-	-	-	-	-
Replace security surveillance monitor	603	-	-	-	-	-	-	-	-	-	780	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**6,580**	**26,471**	**0**	**11,211**	**28,841**	**7,592**	**0**	**31,424**	**104,499**	**0**	**42,996**	**0**	**0**	**188,601**
19. FIRE																
Repaint timber door (Two sides)	592	-	-	-	-	664	-	-	-	-	-	-	-	-	-	883
Replace fire indicator panel (FIP)	19,779	-	-	-	-	-	-	-	-	-	25,582	-	-	-	-	-
Replace diesel pump	10,934	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,315
Replace diesel pump	24,934	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,206
Replace ventilation fan (Total: 3 ea.) - 30%	2,419	-	-	-	-	-	-	-	-	-	3,129	-	-	-	-	-
Replace electric pump	14,934	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,284
Replace jacking pump	4,979	-	-	-	-	-	-	-	-	-	6,440	-	-	-	-	-
Replace sprinkler booster pump	7,766	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,588
Replace passive fire and shutters	50,000	-	51,450	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**51,450**	**0**	**0**	**664**	**0**	**0**	**0**	**0**	**35,151**	**0**	**0**	**0**	**0**	**88,276**

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
20. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)																
Replace cooling tower	20,498	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,586
Replace cooling tower motor (Total: 1 ea.) - 10%	2,930	-	-	-	-	-	-	-	-	-	3,790	-	-	-	-	-
Replace cooling tower pump (Total: 1 ea.) - 10%	4,646	-	-	-	-	-	-	-	-	-	6,009	-	-	-	-	-
Replace exhaust fan rooftop	13,675	-	-	-	-	15,332	-	-	-	-	17,687	-	-	-	-	20,405
Repair air con systems	30,000	30,000	30,870	31,765	32,686	33,634	34,610	35,613	36,646	37,709	38,802	39,928	41,086	42,277	43,503	44,765
Sub Total (Incl. GST)		**30,000**	**30,870**	**31,765**	**32,686**	**48,966**	**34,610**	**35,613**	**36,646**	**37,709**	**66,288**	**39,928**	**41,086**	**42,277**	**43,503**	**95,756**
21. OUTDOOR SWIMMING POOL																
Resurface Pool and spa as quoted	75,000	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint concrete pool surfaces - water based epoxy	10,030	-	-	-	-	-	-	-	-	-	12,973	-	-	-	-	-
Replace tiled pool surface	13,978	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace pool pump	2,395	-	-	-	-	-	-	-	-	-	3,098	-	-	-	-	-
Replace sand filter	3,437	-	-	-	-	-	-	-	-	-	4,445	-	-	-	-	-
Replace inline cartridge filter	640	-	-	-	-	-	-	-	-	-	828	-	-	-	-	-
Replace chlorinator	3,044	-	-	-	-	-	-	-	-	-	3,937	-	-	-	-	-
Replace metal pool fence	17,343	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,879
Replace pool gate	1,723	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,571
Repair tiled walkway (Total: 240 m2) - 5%	3,423	-	-	-	-	3,838	-	-	-	-	-	-	-	-	-	5,108
Sub Total (Incl. GST)		**75,000**	**0**	**0**	**0**	**3,838**	**0**	**0**	**0**	**0**	**25,281**	**0**	**0**	**0**	**0**	**33,558**
22. KITCHEN & SAUNA																
Repaint ceiling	443	-	-	-	-	-	-	-	-	-	-	-	-	-	-	661
Repaint internal walls	1,059	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,580
Repaint timber door	168	-	-	-	-	-	-	-	-	-	-	-	-	-	-	251
Replace aluminium entry door	2,332	-	-	-	-	-	-	-	-	-	3,016	-	-	-	-	-
Repair tiled walkway (Total: 12 m2) - 10%	554	-	-	-	-	-	-	-	-	-	-	-	-	-	-	827
Replace sauna	18,009	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,872
Replace sauna heater	1,754	-	-	-	-	-	-	-	-	-	2,269	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,285**	**0**	**0**	**0**	**0**	**30,191**

Expenditure Item	Current Cost	Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)	Year 7 (2033)	Year 8 (2034)	Year 9 (2035)	Year 10 (2036)	Year 11 (2037)	Year 12 (2038)	Year 13 (2039)	Year 14 (2040)	Year 15 (2041)
23. GYMNASIUM																
Repaint ceiling	923	-	-	-	-	1,035	-	-	-	-	-	-	-	-	-	1,377
Repaint internal walls	2,118	-	-	-	-	2,375	-	-	-	-	-	-	-	-	-	3,160
Repaint timber door	168	-	-	-	-	188	-	-	-	-	-	-	-	-	-	251
Replace aluminium entry door	2,332	-	-	-	-	-	-	-	-	-	3,016	-	-	-	-	-
Repair tiled walkway (Total: 8 m2) - 10%	277	-	-	-	-	311	-	-	-	-	-	-	-	-	-	413
Replace rubber flooring tiles	2,196	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,277
Replace gymnasium equipment	4,000	-	-	-	-	4,485	-	-	-	-	5,174	-	-	-	-	5,969
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**8,394**	**0**	**0**	**0**	**0**	**8,190**	**0**	**0**	**0**	**0**	**14,447**
Grand Total (Incl. GST)		**599,361**	**197,974**	**111,178**	**104,596**	**1,536,093**	**191,410**	**102,561**	**117,268**	**131,981**	**737,736**	**194,796**	**174,470**	**112,739**	**139,210**	**1,537,979**
Contingency Allowance (Incl. GST)		**59,936**	**19,797**	**11,118**	**10,460**	**153,609**	**19,141**	**10,256**	**11,727**	**13,198**	**73,774**	**19,480**	**17,447**	**11,274**	**13,921**	**153,798**
DBPA Allowance (Incl. GST)		**78,900**	**15,435**	**15,883**	**16,343**	**148,380**	**17,305**	**17,807**	**18,323**	**18,854**	**99,240**	**19,964**	**20,543**	**21,139**	**21,752**	**119,311**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**738,197**	**233,206**	**138,178**	**131,399**	**1,838,083**	**227,856**	**130,624**	**147,318**	**164,034**	**910,749**	**234,239**	**212,460**	**145,152**	**174,883**	**1,811,088**

Building Data List from the Property Inspection for Cote D'Azur

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:

'Items' – identifies and describes the maintenance item
'Qty' – lets you know the quantity of that item in scope
'Unit' – is the unit rate used to measure the quantity
'Rate' – is the cost of each unit in dollars
'DBPA %' – is a percentage allowance for costs incurred by complying with the Design and Building Practitioners Act 2020 (NSW)
'Value' - is the quantity (Qty) multiplied by the Rate ($)
'Next Due' - is the remaining life in years until an item needs money spent on it.
'Total Life' - is the total life of the item after it is replaced, repaired or repainted.
'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
1. BUILDING EXTERIOR								
Repaint external surfaces high rise	6500	m2	68.12	442,780.00		5	15	Ongoing painting program
Repaint timber door	11	ea.	167.61	1,844.00		5	15	Ongoing painting program
Repair windows, doors and seals (Total: 1 Item) - 10%	1	Item	20,000.00	20,000.00	30%	5	5	Replace as required
General building repairs as required, Includes spalling & render repairs	1	item	50,000.00	50,000.00	30%	5	15	Repair as required
General building repairs as required, Includes spalling & render repairs low rise	1	item	50,000.00	50,000.00	30%	1	0	Repair as required
Building washdown. Including gutters	6500	m2	6.91	44,915.00		1	5	Estimate only - Quotation required
Work at heights access and site setup	1	ea.	142,740.00	142,740.00		5	15	Method to be determined by contractor
2. BALCONIES & TERRACES								
Repaint balcony ceilings / undersides	1600	m2	37.16	59,456.00		20	15	Ongoing painting program
Replace glazed balustrade	710	lm	461.35	327,559.00	30%	40	50	Replace as required - Estimate only - Quotation required
Repair waterproofing & tiles (Total: 1600 m2) - 5%	80	m2	957.70	76,616.00	30%	5	5	Repair as required
Replace waterproofing & tiles	1600	m2	1,160.26	1,856,416.00	30%	30	50	Replace as required
3. ROOFTOP								
Repaint timber door	2	ea.	167.61	335.00		5	15	Ongoing painting program
Repaint concrete wall	280	m2	39.85	11,158.00		5	15	Ongoing painting program
Repair box guttering (Total: 120 lm) - 10%	12	lm	291.04	3,492.00	30%	5	5	Repair as required
Repair metal roofing and flashings (Total: 1460 m2) - 10%	146	m2	272.65	39,807.00	30%	5	10	Repair as required- Estimate only - Quotation required
Replace metal roofing	1460	m2	172.65	252,069.00	30%	30	60	Replace as required
Repair waterproofing bituminous membrane (Total: 620 m2) - 10%	62	m2	362.43	22,471.00	30%	5	5	Repair as required
Replace waterproofing bituminous membrane	620	m2	416.57	258,273.00	30%	20	50	Replace as required
Repaint pergolas	88	m2	243.71	21,446.00		1	10	Ongoing painting program
Repair pergola (Total: 88 m2) - 10%	9	m2	253.30	2,280.00		5	10	Repair as required

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
4. FOYER HIGH RISE								
Repaint ceiling	45	m2	36.92	1,661.00		5	10	Ongoing painting program
Repaint internal walls	80	m2	35.30	2,824.00		5	10	Ongoing painting program
Replace aluminium entry door	4	ea.	4,331.51	17,326.00		20	40	Replace as required
Repair tiled walkway (Total: 45 m2) - 10%	5	m2	276.92	1,385.00		5	10	Repair as required
5. HALLWAYS HIGH RISE								
Repaint ceiling	400	m2	36.92	14,768.00		5	10	Ongoing painting program
Repaint internal walls	1400	m2	35.30	49,420.00		5	10	Ongoing painting program
Repaint timber door	332	ea.	167.61	55,647.00		5	10	Ongoing painting program
Replace carpet	400	m2	130.46	52,184.00		15	15	Replace as required
6. STAIRWELLS LOW RISE								
Repaint ceiling	80	m2	36.92	2,954.00		5	10	Ongoing painting program
Repaint internal walls	210	m2	35.30	7,413.00		5	10	Ongoing painting program
Repaint balustrades	48	lm	30.73	1,475.00		5	10	Ongoing painting program
Replace aluminium entry door	5	ea.	4,331.51	21,658.00		20	40	Replace as required
Repair tiled walkway (Total: 4 m2) - 10%	1	m2	376.92	377.00		5	10	Repair as required
Replace tiled walkway	1	item	15,000.00	15,000.00		1	30	Replace as required
Replace carpet	110	m2	130.46	14,351.00		15	20	Replace as required
7. FIRE STAIRS								
Repaint timber door	24	ea.	167.61	4,023.00		15	20	Ongoing painting program
Repaint balustrades	140	lm	30.73	4,302.00		15	2	Ongoing painting program
Replace ventilation	1	item	80,000.00	80,000.00		1	0	Replace as required
8. BATHROOMS								
Repaint ceiling	24	m2	36.92	886.00		15	10	Ongoing painting program
Repaint internal walls	54	m2	35.30	1,906.00		15	10	Ongoing painting program
Repaint timber door	6	ea.	167.61	1,006.00		15	10	Ongoing painting program
Repair tiled wall (Total: 16 m2) - 10%	2	m2	209.80	420.00		15	10	Repair as required
Repair tiled walkway (Total: 110 m2) - 5%	6	m2	376.92	2,262.00		15	10	Repair as required
Replace bathrooms	2	item	20,000.00	40,000.00		2	30	Repair as required
9. KITCHEN BBQ AREA								
Replace barbeques	2	ea.	2,856.50	5,713.00		10	20	Replace as required
Repair tiled wall (Total: 12 m2) - 10%	2	m2	209.80	420.00	30%	5	10	Repair as required
Repair tiled walkway (Total: 36 m2) - 10%	4	m2	376.92	1,508.00		5	10	Repair as required
Replace refrigerator	1	Item	2,313.29	2,313.00		10	15	Replace as required
Replace joinery and fixtures	1	item	35,000.00	35,000.00	30%	1	20	Replace as required

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
10. LIFTS								
Replace passenger lift	2	ea.	346,210.60	692,421.00	30%	25	25	Estimate only - please obtain a quote
Refurbish lift interior	2	Item	34,243.15	68,486.00		15	15	Estimate only - please obtain a quote
Replace lift motor / upgrade	2	ea.	34,679.88	69,360.00		15	25	Estimate only - please obtain a quote
Replace passenger lift	1	ea.	124,630.15	124,630.00	30%	5	25	Estimate only - please obtain a quote
Replace sump pump	2	ea.	4,136.17	8,272.00		10	10	Replace as required
11. GARBAGE ROOM								
Repaint internal walls	60	m2	35.20	2,112.00		5	10	Ongoing painting program
Repair refuse access panel	9	ea.	187.85	1,691.00		5	5	Repair as required
Repair garbage compactor (Total: 1 item) - 10%	1	item	5,000.00	5,000.00		5	5	Repair as required
Replace garbage compactor	1	ea.	38,799.27	38,799.00		15	30	Replace as required
Replace garbage chute	9	Per floor	5,051.22	45,461.00		30	60	Replace as required
Repair garbage chute (Total: 1 item) - 10%	1	item	3,000.00	3,000.00		5	5	Repair as required
Repaint concrete walkway	24	m2	48.98	1,176.00		5	10	Ongoing painting program
Replace roller door (Single)	1	ea.	2,060.59	2,061.00		15	40	Replace as required
12. VEHICLE ACCESSWAYS								
Repaint internal walls	80	m2	35.20	2,816.00		5	20	Ongoing painting program
Repaint timber door	8	ea.	167.61	1,341.00		5	10	Ongoing painting program
Repaint line marking	920	lm	32.72	30,102.00		5	20	Ongoing painting program
Replace roller doors (Industrial) (Total: 5 ea.) - 20%	1	ea.	5,629.09	5,629.00		5	10	Replace as required
Replace roller door motor (Industrial) (Total: 5 ea.) - 20%	1	ea.	3,020.48	3,020.00		5	5	Replace as required
Replace ventilation fan (Heavy duty)	2	ea.	16,588.54	33,177.00	30%	10	20	Replace as required
Replace VSD controller for fans	2	ea.	7,675.99	15,352.00		20	30	Replace as required
Replace garage access control system number plate reader	1	Item	20,000.00	20,000.00		1	20	Replace as required
Upgrade electrical systems for EV Chargers	1	item	30,000.00	30,000.00		5	0	Allowance only - quote required
13. EXTERNAL WALKWAYS								
Repair tiled walkway (Total: 720 m2) - 10%	72	m2	285.23	20,537.00		5	10	Repair as required
Repaint handrails	25	lm	22.40	560.00		5	10	Ongoing painting program
Replace SS handrails	42	lm	462.00	19,404.00		30	60	Replace as required - Estimate only - Quotation required
Replace glazed balustrade	75	lm	611.19	45,839.00	30%	20	40	Replace as required - Estimate only - Quotation required
Replace glazed 1500mm balustrade	30	lm	611.19	18,336.00	30%	20	40	Replace as required - Estimate only - Quotation required

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
14. FENCING AND WALLS								
Replace metal fence	130	lm	285.52	37,118.00		10	40	Replace as required
Repaint external walls	240	m2	39.26	9,422.00		5	10	Ongoing painting program
Repair cement rendered walls (Total: 240 m2) - 10%	24	m2	155.09	3,722.00	30%	5	10	Repair as required
15. FIXTURES & FITTINGS								
Replace mailbox	105	ea.	95.18	9,994.00		20	30	Replace as required
Replace signage	1	item	6,000.00	6,000.00		10	30	Replace as required
Replace Tower intercom entry system	1	ea.	50,000.00	50,000.00		1	20	Replace as required
16. SPECIAL EXPENDITURE								
Repair Low Rise Rust remediation	1	item	35,000.00	35,000.00	30%	1	0	Repair as required
Repair Tower Rust remediation	1	item	75,000.00	75,000.00	30%	1	0	Repair as required
Repair Lift Tower Rust remediation	1	item	18,000.00	18,000.00	30%	1	0	Repair as required
Repair General Rust remediation	1	item	50,000.00	50,000.00	30%	5	5	Repair as required
Repair windows, doors, seals and tiles	1	Item	50,000.00	50,000.00	30%	1	1	Replace as required
17. WATER								
Repair plumbing & drainage, common systems (Total: 1 item) - 10%	1	item	16,000.00	16,000.00		2	2	Repair as required
Replace instantaneous gas hot water unit (Total: 3 ea.) - 30%	1	ea.	6,803.20	6,803.00		5	5	Replace as required
Replace storage tank	2	ea.	8,258.79	16,518.00		20	20	Replace as required
Replace hot water circulating pump	2	ea.	1,259.12	2,518.00		10	15	Replace as required
Replace recirculation pump	2	ea.	2,855.04	5,710.00		10	15	Replace as required
Replace pressure pump control panel	1	ea.	6,823.09	6,823.00		20	40	Replace as required
Replace jacking pump	2	ea.	8,388.18	16,776.00		10	15	Replace as required
Replace water feature filter	1	ea.	3,338.21	3,338.00		10	15	Replace as required
Replace water feature pump (Light duty)	1	ea.	2,166.88	2,167.00		10	15	Replace as required
18. ELECTRICAL								
Repair / replace lights and common electrical (Total: 1 item) - 10%	1	item	25,000.00	25,000.00		3	3	Replace as required
Replace security access control system	1	Item	59,062.65	59,063.00		10	20	Replace as required
Replace community TV aerial	1	ea.	3,547.29	3,547.00		15	30	Replace as required
Repair diesel generator system	1	ea.	10,000.00	10,000.00		5	5	Replace as required
Replace diesel generator system	1	ea.	87,847.39	87,847.00		15	30	Replace as required
Replace security surveillance camera (Total: 20 ea.) - 50%	10	ea.	639.54	6,395.00		2	5	Replace as required
Replace digital video recorder	1	ea.	11,127.34	11,127.00		10	15	Replace as required
Replace security surveillance monitor	1	ea.	603.24	603.00		10	15	Replace as required

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
19. FIRE								
Repaint timber door (Two sides)	2	ea.	296.11	592.00		5	10	Ongoing painting program
Replace fire indicator panel (FIP)	1	ea.	19,779.05	19,779.00		10	20	Replace as required
Replace diesel pump	1	ea.	10,934.05	10,934.00		15	20	Replace as required
Replace diesel pump	1	ea.	24,934.05	24,934.00		15	20	Replace as required
Replace ventilation fan (Total: 3 ea.) - 30%	1	ea.	2,418.80	2,419.00		10	10	Replace as required
Replace electric pump	1	ea.	14,934.05	14,934.00		15	20	Replace as required
Replace jacking pump	1	ea.	4,979.48	4,979.00		10	20	Replace as required
Replace sprinkler booster pump	2	ea.	3,882.92	7,766.00		15	20	Replace as required
Replace passive fire and shutters	1	item	50,000.00	50,000.00		2	30	Replace as required
20. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)								
Replace cooling tower	1	ea.	20,497.74	20,498.00		15	30	Replace as required
Replace cooling tower motor (Total: 1 ea.) - 10%	1	ea.	2,930.16	2,930.00		10	20	Repair as required
Replace cooling tower pump (Total: 1 ea.) - 10%	1	ea.	4,646.41	4,646.00		10	20	Repair as required
Replace exhaust fan rooftop	4	ea.	3,418.80	13,675.00		5	5	Replace as required
Repair air con systems	1	Item	30,000.00	30,000.00		1	1	Repair as required
21. OUTDOOR SWIMMING POOL								
Resurface Pool and spa as quoted	1	item	75,000.00	75,000.00		1	0	Ongoing painting program
Repaint concrete pool surfaces - water based epoxy	200	m2	50.15	10,030.00		10	20	Ongoing painting program
Replace tiled pool surface	60	m2	232.96	13,978.00		20	45	Replace as required
Replace pool pump	1	ea.	2,395.40	2,395.00		10	15	Replace as required
Replace sand filter	1	ea.	3,437.01	3,437.00		10	15	Replace as required
Replace inline cartridge filter	1	ea.	640.41	640.00		10	15	Replace as required
Replace chlorinator	1	ea.	3,044.38	3,044.00		10	15	Replace as required
Replace metal pool fence	70	lm	247.75	17,343.00		15	40	Replace as required
Replace pool gate	2	ea.	861.64	1,723.00		15	40	Replace as required
Repair tiled walkway (Total: 240 m2) - 5%	12	m2	285.23	3,423.00		5	10	Repair as required
22. KITCHEN & SAUNA								
Repaint ceiling	12	m2	36.92	443.00		15	10	Ongoing painting program
Repaint internal walls	30	m2	35.30	1,059.00		15	10	Ongoing painting program
Repaint timber door	1	ea.	167.61	168.00		15	10	Ongoing painting program
Replace aluminium entry door	1	ea.	2,331.51	2,332.00		10	40	Replace as required
Repair tiled walkway (Total: 12 m2) - 10%	2	m2	276.92	554.00		15	10	Repair as required
Replace sauna	1	ea.	18,008.71	18,009.00		15	30	Replace as required
Replace sauna heater	1	ea.	1,754.01	1,754.00		10	20	Replace as required

Items	Qty	Unit	Rate ($)	Value ($)	DBPA (%)	Next Due	Total Life	Comments
23. GYMNASIUM								
Repaint ceiling	25	m2	36.92	923.00		5	10	Ongoing painting program
Repaint internal walls	60	m2	35.30	2,118.00		5	10	Ongoing painting program
Repaint timber door	1	ea.	167.61	168.00		5	10	Ongoing painting program
Replace aluminium entry door	1	ea.	2,331.51	2,332.00		10	40	Replace as required
Repair tiled walkway (Total: 8 m2) - 10%	1	m2	276.92	277.00		5	10	Repair as required
Replace rubber flooring tiles	25	m2	87.85	2,196.00		15	25	Replace as required
Replace gymnasium equipment	1	item	4,000.00	4,000.00		5	5	Replace as required

Building Photo Section

Item Group

BUILDING EXTERIOR






Item Group

BALCONIES & TERRACES







Item Group

ROOFTOP





FOYER HIGH RISE




Item Group

HALLWAYS HIGH RISE






STAIRWELLS LOW RISE




Item Group

FIRE STAIRS





BATHROOMS




Item Group

KITCHEN BBQ AREA




LIFTS






Item Group

GARBAGE ROOM




VEHICLE ACCESSWAYS







Item Group

EXTERNAL WALKWAYS






FENCING AND WALLS





Item Group

FIXTURES & FITTINGS





SPECIAL EXPENDITURE



Item Group

WATER







ELECTRICAL



Item Group

FIRE






HEATING, VENTILATION, AIR-CONDITIONING (HVAC)

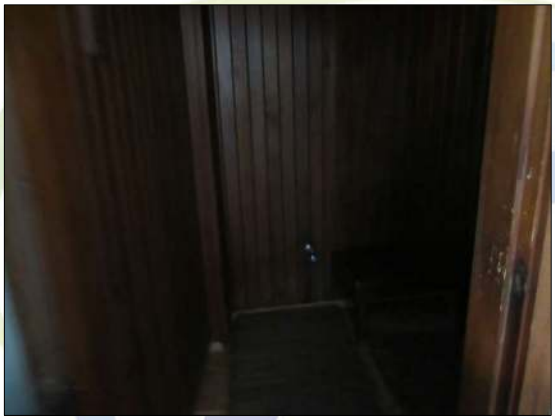



Item Group

OUTDOOR SWIMMING POOL




KITCHEN & SAUNA




Item Group

GYMNASIUM







Inspector's Report for Cote D'Azur

1. INFLATION - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. UPDATES - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. ADMINISTRATION EXPENSES - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. DESIGN AND BUILDING PRACTITIONERS ACT 2020 - This report includes an allowance for costs that may be incurred in complying with the Design and Building Practitioners Act 2020 (NSW). Remedial line items that could trigger the need for a registered building practitioner have been assigned an additional percentage to accommodate the likely associated fees. The specific percentage applied is shown alongside each relevant item. These allowances are estimates only; the actual requirements and costs will be determined by the appointed engineer, builder, or project manager at the time works are undertaken.
5. FINANCIAL YEAR ALREADY STARTED - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
6. SALT AIR ENVIRONMENT - Exposure to salt air can shorten the service life of many items and will lead to accelerated wear and tear on a wide range of surfaces and materials. Any signs of corrosion or deterioration should be assessed and rectified as soon as possible.
7. PAINT QUOTATIONS - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
8. PAINT SERVICE-LIFE - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
9. PAINTED METAL - Some painted metal items show signs of wear and/or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
10. POWDER COAT REPAINT - Powder coated surfaces have a lengthy maintenance-free period when new. After this period, these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will require special preparation for repainting.
11. POWDER COAT WARRANTY - Powder coated surfaces may be subject to a manufacturer's warranty. Therefore, the manufacturer's cleaning and maintenance recommendations should be followed.
12. ELEVATING WORKING PLATFORMS - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
13. SURFACE CLEANING - Surface cleaning may be carried out using high pressure water or a chemical wash. Care should be taken to meet relevant water restrictions.
14. BOUNDARY FENCES OR WALLS - Maintenance of fences or walls between properties is regulated under the Dividing Fences Act 1991 No 72, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
15. LIFTS - The design of a lift requires continual maintenance.
    Maintenance is required due to the complexity of the engineering and electronic systems in the structure, external elements and the lift car. We assume the lifts are maintained via a comprehensive lift maintenance contract which, in our professional opinion, all buildings with lifts must have in place.

After 20 to 30 years of service, lifts may reach the end of their cost effective life. From this point lifts may experience decreasing performance along with an increase in required service. We have provisioned for lift replacement based on the age and current visual condition of the lift. In addition, we take into account the following factors:

- Obsolescence (Mechanical, Electrical & Software)
Even though these elements can be supported at a stretch, it is prohibitively expensive to do so which adds cost and complexity into the maintenance regime. The additional cost in maintenance to facilitate reliability far outweighs the cost of new lift in the long term.

- Building Code changes from year to year
What may be relevant today, tends to change over time – hence the requirement to plan for upgrades every 10 years or as required.

- Unforeseen environment impacts
Flooding, Electrical surges & Misuse/Vandalism which are not covered by either the maintenance contract or building insurance.

16. ROOFS - Roofs may have a service life of 60 years or more with proper care and maintenance.

17. WATERPROOFING - Waterproofing requires replacement over time and the costs can be significant. Water penetration can affect various parts of a building or property and if not rectified promptly can lead to more expensive repairs.
18. WATERPROOFING – Waterproofing membranes requires regular maintenance and replacement when signs of failure like small leaks or small cracks appear. If action is not taken immediately the costs of damage and remediation grow exponentially.
19. FUNDS REQUIRED – While this report has been calculated using a 20 year timeline the report only shows the first 15 year. The closing balance appears high, but funds will be required for maintenance and improvements in the years 16-20 and ongoing from there.
20. HEIGHT ALLOWANCE - Funds allocated for painting & remedial works can be used for many types of access equipment including, but not limited to scaffolding, boom lifts, cherry pickers, rope access, etc. An allowance towards work at height equipment is included and cost may vary dependent upon type of equipment selected, set up and transport costs, required licences from council, and term of hire.
21. ALUMINIUM – Aluminium materials and structures may have a service life of 40 years or more with proper care and maintenance.
22. NOTES V2 - report amended as requested by OC Committee based on discussion between Michael Budge and Greg (site contact).

Report Notes
Capital Works Fund Plan (NSW)

This forecast satisfies the current requirements of the Strata Schemes Management Act 2015, which states:

80 Owners corporation to prepare 10-year capital works fund plan

(1) *An owners corporation is to prepare a plan of anticipated major expenditure to be met from the capital works fund for a 10-year period commencing on the first annual general meeting of the owners corporation.*

(2) *An owners corporation is to prepare a plan for each 10-year period following the 10-year period to which the first plan applied. The plan is to be prepared for the annual general meeting at which the period covered by the previous plan expires.*

(3) *An owners corporation may, by resolution at a general meeting, review, revise or replace a 10-year plan prepared under this section and must review the plan at least once every 5 years.*

(4) *A plan under this section is to include the following:*
- (a) *details of proposed work or maintenance,*
- (b) *the timing and anticipated costs of any proposed work,*
- (c) *the source of funding for any proposed work,*
- (d) *any other matter the owners corporation thinks fit,*
- (e) *any other matter prescribed by the regulations for the purposes of this section.*

(5) *A plan under this section is to be finalised by the end of the next annual general meeting of the owners corporation after the annual general meeting for which the plan is prepared.*

(6) *An owners corporation may engage expert assistance in the preparation of a plan under this section.*

(7) *An owners corporation is, so far as practicable (and subject to any adjustment under this section), to implement each plan prepared under this section.*

A Capital Works Fund is established under section 74 of the *Strata Schemes Management Act 2015*, which states:

74 Capital works fund

(1) ***Establishment of fund***
An owners corporation must establish a capital works fund.

(2) ***Amounts payable to fund***
An owners corporation must pay the following amounts into the capital works fund:
- (a) *the contributions levied on, and paid by, owners for payment into the fund,*
- (b) *any amounts paid to the owners corporation by way of discharge of insurance claims, unless paid into the administrative fund,*
- (c) *any amounts paid to the owners corporation under Part 11,*
- (d) *any amount received by the owners corporation that is not required or permitted to be paid into the administrative fund,*
- (e) *the proceeds of any investment of the fund.*

(3) *An owners corporation may also pay the following amounts into the capital works fund:*
- (a) *any income of the owners corporation,*
- (b) *any amount that may be, but is not required to be, paid into the fund under this Act.*

(4) ***Amounts payable from fund***
An owners corporation may pay money from its capital works fund only for the following purposes:
- (a) *payments of the kind for which estimates have been made under section 79 (2),*
- (b) *payments made in accordance with this Division on a distribution of a surplus in the fund,*
- (c) *payments of amounts for the purposes of Part 11,*
- (d) *the transfer of money to the administrative fund or to pay expenditure that should have been paid from the administrative fund.*

(5) ***Exemption***
An owners corporation for a strata scheme comprising 2 lots need not establish a capital works fund if:
- (a) *the owners corporation so determines by unanimous resolution, and*

(b) *the buildings comprised in one of those lots are physically detached from the buildings comprised in the other lot, and*
(c) *no building or part of a building in the strata scheme is situated outside those lots.*

THIS REPORT DEALS WITH THE CAPITAL WORKS FUND PLAN.

Implementation - It is the responsibility of the Strata Committee and the Owners Corporation to implement this plan so far as is practicable.

Interaction with Capital Works Fund - The source of funding for all proposed work or maintenance is presumed to be the capital works fund. No allowance has been made for proposed work or maintenance that is funded by means other than the capital works fund.

Figures used and updates **-** The figures used in the forecast are typical for this type of building and normal usage. The Strata Committee has some flexibility to make minor adjustments to the timing of any proposed work. More major adjustments to the timing of work may require an ordinary resolution of the Strata Committee, or complete revision of the Plan. The purpose of this forecast is to ensure monies are available when required to cover foreseeable expenses.

Contingency **-** A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation **-** The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of Australia's (RBA) historical series for Cash Management and Online Savings Account interest rates for the past fifteen years. The company tax rate is applied to interest income unless *Solutions in Engineering* is advised that the Owners Corporation is exempt from tax on external income. The standard inflation rate used by *Solutions in Engineering* is based upon the entire RBA historical series for Construction, Manufacturing and Property Services inflation, commencing March 1999. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Administration Fund **-** Items of a recurrent nature that are covered by the administration budget such as maintenance contract for lifts, fire protection equipment, air conditioners, cleaning and gardening are not included. Neither are items of a minor recurrent nature with varying life spans such as light bulbs and exit light battery packs.

Items with Indefinite Lives **-** There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Strata Committee). This forecast deals only with estimating the timing of physical obsolescence.

Improvements **-** The Strata Committee may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items.

Defects **-** No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs **-** The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the owners and the Strata Committee. Allowances for ongoing maintenance programs allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Safety **-** The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Strata Committee Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Strata Committee/Representative.

Other Matters - Unless otherwise included, this report does not include matters that are not anticipated major expenditures to be met from the capital works fund.

Sustainability Considerations - In accordance with the Strata Schemes Management Regulation 2016 (NSW), Owners Corporations are required to consider sustainability infrastructure and improvements when preparing or reviewing their Capital Works Fund Plan.

Sustainability infrastructure may include items that reduce energy or water consumption, improve energy efficiency, support waste management, or enable renewable energy use within the scheme. Examples include solar power systems, LED lighting upgrades, water-saving devices, and electric vehicle (EV) charging facilities.

This report has been prepared on the basis of the information currently available to us. If your Owners Corporation wishes to include or explore sustainability initiatives as part of this plan, please advise us so we can incorporate relevant options and associated cost allowances in future updates.

Updates - The forecast is made with the best available data at this time. The forecast should be upgraded at regular intervals. We recommend a minimum of bi-annual updates.

Your FREE amendment (conditions) - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

Supply terms and conditions - All services provided by *Solutions in Engineering* are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.

10-year capital works fund plan for strata schemes in NSW

Prescribed under clause 17I of the Strata Schemes Management Regulation 2016

Who should use this form

This form lets you record a 10-year capital works fund plan for managing the common property of a strata scheme in NSW.

Preparation of a 10-year capital works fund plan can be done by a strata managing agent, a secretary or treasurer of a strata scheme, a member of the owners corporation or a hired independent expert.

The purpose of this form is to assist owners corporations to prepare a plan of anticipated major expenditure to be met from the capital works fund for each 10-year period starting from the first annual general meeting of the owners corporation.

The plan must be reviewed at least every five years. Every change must be approved at an annual general meeting.

Owners in two-lot strata schemes may not need a capital works fund if:

(a) the buildings in the two lots are physically detached
(b) no buildings or parts of a building are located outside the two lots (for example, on common property), and
(c) the owners corporation passes a unanimous vote that a capital works fund does not need to be set up.

This document is the standard form for a 10-year capital works fund plan. Under NSW's strata laws, a 10-year capital works fund plan must be prepared using this standard form. The text in this form cannot be changed or otherwise amended.

What you need to do

1. Complete this form.
   Note: *If this is the first plan created for your scheme, you must consider the initial maintenance schedule provided to the owners corporation by the original owner of the scheme. The original owner is usually the developer of the scheme. The purpose of the initial maintenance schedule is to provide information to the owners corporation about obligations and costs relating to the maintenance of common property. If this is not the first plan created for the scheme, it can help to refer to the previous plan when completing the form.*
2. Submit the completed form to the owners corporation so that it may be considered at the next annual general meeting of the owners corporation.

For more information about managing strata finances and insurance, visit the NSW Government website.

1. Scheme details

Scheme address

1 McDonald Street Cronulla NSW 2230

Strata plan number

50785

Registration date of strata plan

Reg. 1996

Number of unit entitlements

10000

Number of lots

105

Opening capital works fund balance

$533,679

Start date of capital works fund plan

1/03/2026

GST status of the owners corporation (registered or unregistered)

Registered for GST

Current capital works fund levy per unit entitlement, including GST

$68.44

Assumed rate of inflation for each year of the plan

2.90%

2. Anticipated expenditure: years 1–10

This table summarises individual item expenses expected over the period of the 10-year capital works fund plan and the year each of those expenses is expected to be incurred.

Within the most relevant expenditure item category, record the items for which expenses are expected, the details of the proposed work or maintenance and the anticipated costs for each item for each year. Anticipated costs may include consulting services or other professional services needed for a particular capital works item.

In the ‘current cost’ column record the current maintenance expenditure costs in today’s dollars. The columns for years 1–10 should show the costs in the year in which they occur, including an assumed rate of inflation compounded annually until the year in which the cost is due.

Record the anticipated costs for each item for each year in current dollars, taking into account an assumed rate of inflation for building maintenance costs based on the average annual building maintenance cost increase over the five years before the costs are entered in the table.

Schemes are encouraged to also consider budgeting for longer-life capital works items, such as lifts or generators, whose expenses are likely to occur in the period of the scheme's next 10-year plan. Budgeting for these items in the current 10-year plan can help reduce the financial impact of these items in the future and reduce the risk that the scheme will need to increase levies or raise a special levy to cover their cost.

As an example, lift works estimated at $600,000 and expected to fall due in 12 years' time could be budgeted at $50,000 for each year of the current capital works fund plan. This would leave only $100,000 to be budgeted for in the first two years of the next 10-year plan. This contrasts with the scheme needing to raise $300,000 in the first two years of the next 10-year plan if no costs are factored into the current 10-year plan.

To budget for these items, include details of the item under the relevant expenditure item category, the year the costs are expected to fall due and the amount to be budgeted for each year until that time.

Add rows or attach additional pages to list additional items or additional information relevant to the capital works fund plan.

Structural components

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
General building repairs as required, Includes spalling & render repairs (BUILDING EXTERIOR)	$50,000	-	-	-	-	$56,057	-	-	-	-	-
General building repairs as required, Includes spalling & render repairs low rise (BUILDING EXTERIOR)	$50,000	$50,000	-	-	-	-	-	-	-	-	-
Building washdown. Including gutters (BUILDING EXTERIOR)	$44,915	$44,915	-	-	-	-	$51,817	-	-	-	-
Replace glazed balustrade (EXTERNAL WALKWAYS)	$45,839	-	-	-	-	-	-	-	-	-	-
Replace glazed 1500mm balustrade (EXTERNAL WALKWAYS)	$18,336	-	-	-	-	-	-	-	-	-	-

Exterior materials and finishes

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repaint external surfaces high rise (BUILDING EXTERIOR)	$442,780	-	-	-	-	$496,420	-	-	-	-	-
Repaint balcony ceilings / undersides (BALCONIES & TERRACES)	$59,456	-	-	-	-	-	-	-	-	-	-
Replace glazed balustrade (BALCONIES & TERRACES)	$327,559	-	-	-	-	-	-	-	-	-	-
Repaint concrete wall (ROOFTOP)	$11,158	-	-	-	-	$12,510	-	-	-	-	-
Repaint internal walls (GARBAGE ROOM)	$2,112	-	-	-	-	$2,368	-	-	-	-	-
Repaint concrete walkway (GARBAGE ROOM)	$1,176	-	-	-	-	$1,318	-	-	-	-	-
Repaint internal walls (VEHICLE ACCESSWAYS)	$2,816	-	-	-	-	$3,157	-	-	-	-	-

Doors and windows

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repaint timber door (BUILDING EXTERIOR)	$1,844	-	-	-	-	$2,067	-	-	-	-	-
Repair windows, doors and seals (Total: 1 Item) - 10% (BUILDING EXTERIOR)	$20,000	-	-	-	-	$22,423	-	-	-	-	$25,868
Repaint timber door (ROOFTOP)	$335	-	-	-	-	$376	-	-	-	-	-
Replace aluminium entry door (FOYER HIGH RISE)	$17,326	-	-	-	-	-	-	-	-	-	-
Repaint timber door (HALLWAYS HIGH RISE)	$55,647	-	-	-	-	$62,388	-	-	-	-	-

Replace aluminium entry door (STAIRWELLS LOW RISE)	$21,658	-	-	-	-	-	-	-	-	-	-
Repaint timber door (FIRE STAIRS)	$4,023	-	-	-	-	-	-	-	-	-	-
Repaint timber door (BATHROOMS)	$1,006	-	-	-	-	-	-	-	-	-	-
Repaint timber door (VEHICLE ACCESSWAYS)	$1,341	-	-	-	-	$1,503	-	-	-	-	-
Repair windows, doors, seals and tiles (SPECIAL EXPENDITURE)	$50,000	$50,000	$51,450	$52,942	$54,477	$56,057	$57,683	$59,356	$61,077	$62,848	$64,671
Repaint timber door (Two sides) (FIRE)	$592	-	-	-	-	$664	-	-	-	-	-
Repaint timber door (KITCHEN & SAUNA)	$168	-	-	-	-	-	-	-	-	-	-
Replace aluminium entry door (KITCHEN & SAUNA)	$2,332	-	-	-	-	-	-	-	-	-	$3,016
Repaint timber door (GYMNASIUM)	$168	-	-	-	-	$188	-	-	-	-	-
Replace aluminium entry door (GYMNASIUM)	$2,332	-	-	-	-	-	-	-	-	-	$3,016

Roofing

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repair box guttering (Total: 120 lm) - 10% (ROOFTOP)	$3,492	-	-	-	-	$3,915	-	-	-	-	$4,517
Repair metal roofing and flashings (Total: 1460 m2) - 10% (ROOFTOP)	$39,807	-	-	-	-	$44,629	-	-	-	-	-
Replace metal roofing (ROOFTOP)	$252,069	-	-	-	-	-	-	-	-	-	-

Electrical system

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Upgrade electrical systems for EV Chargers (VEHICLE ACCESSWAYS)	$30,000	-	-	-	-	$33,634	-	-	-	-	-
Repair / replace lights and common electrical (Total: 1 item) - 10% (ELECTRICAL)	$25,000	-	-	$26,471	-	-	$28,841	-	-	$31,424	-
Replace community TV aerial (ELECTRICAL)	$3,547	-	-	-	-	-	-	-	-	-	-
Repair diesel generator system (ELECTRICAL)	$10,000	-	-	-	-	$11,211	-	-	-	-	$12,934
Replace diesel generator system (ELECTRICAL)	$87,847	-	-	-	-	-	-	-	-	-	-

Plumbing system

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace sump pump (LIFTS)	$8,272	-	-	-	-	-	-	-	-	-	$10,699
Repair plumbing & drainage, common systems (Total: 1 item) - 10% (WATER)	$16,000	-	$16,464	-	$17,433	-	$18,459	-	$19,545	-	$20,695
Replace instantaneous gas hot water unit (Total: 3 ea.) - 30% (WATER)	$6,803	-	-	-	-	$7,627	-	-	-	-	$8,799
Replace storage tank (WATER)	$16,518	-	-	-	-	-	-	-	-	-	-
Replace hot water circulating pump (WATER)	$2,518	-	-	-	-	-	-	-	-	-	$3,257
Replace recirculation pump (WATER)	$5,710	-	-	-	-	-	-	-	-	-	$7,385
Replace pressure pump control panel (WATER)	$6,823	-	-	-	-	-	-	-	-	-	-

Replace jacking pump (WATER)	$16,776	-	-	-	-	-	-	-	-	-	$21,698
Replace water feature filter (WATER)	$3,338	-	-	-	-	-	-	-	-	-	$4,317
Replace water feature pump (Light duty) (WATER)	$2,167	-	-	-	-	-	-	-	-	-	$2,803
Replace pool pump (OUTDOOR SWIMMING POOL)	$2,395	-	-	-	-	-	-	-	-	-	$3,098
Replace sand filter (OUTDOOR SWIMMING POOL)	$3,437	-	-	-	-	-	-	-	-	-	$4,445
Replace inline cartridge filter (OUTDOOR SWIMMING POOL)	$640	-	-	-	-	-	-	-	-	-	$828
Replace chlorinator (OUTDOOR SWIMMING POOL)	$3,044	-	-	-	-	-	-	-	-	-	$3,937

Heating ventilation and air conditioning (HVAC)

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace ventilation (FIRE STAIRS)	$80,000	$80,000	-	-	-	-	-	-	-	-	-
Replace ventilation fan (Heavy duty) (VEHICLE ACCESSWAYS)	$33,177	-	-	-	-	-	-	-	-	-	$42,912
Replace VSD controller for fans (VEHICLE ACCESSWAYS)	$15,352	-	-	-	-	-	-	-	-	-	-
Replace ventilation fan (Total: 3 ea.) - 30% (FIRE)	$2,419	-	-	-	-	-	-	-	-	-	$3,129
Replace cooling tower (HEATING, VENTILATION, AIR-CONDITIONING (HVAC))	$20,498	-	-	-	-	-	-	-	-	-	-
Replace cooling tower motor (Total: 1 ea.) - 10% (HEATING, VENTILATION, AIR-CONDITIONING (HVAC))	$2,930	-	-	-	-	-	-	-	-	-	$3,790

Replace cooling tower pump (Total: 1 ea.) - 10% (HEATING, VENTILATION, AIR-CONDITIONING (HVAC))	$4,646	-	-	-	-	-	-	-	-	-	$6,009
Replace exhaust fan rooftop (HEATING, VENTILATION, AIR-CONDITIONING (HVAC))	$13,675	-	-	-	-	$15,332	-	-	-	-	$17,687
Repair air con systems (HEATING, VENTILATION, AIR-CONDITIONING (HVAC))	$30,000	$30,000	$30,870	$31,765	$32,686	$33,634	$34,610	$35,613	$36,646	$37,709	$38,802
Replace sauna heater (KITCHEN & SAUNA)	$1,754	-	-	-	-	-	-	-	-	-	$2,269

Fire safety systems

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace fire indicator panel (FIP) (FIRE)	$19,779	-	-	-	-	-	-	-	-	-	$25,582
Replace diesel pump (FIRE)	$10,934	-	-	-	-	-	-	-	-	-	-
Replace diesel pump (FIRE)	$24,934	-	-	-	-	-	-	-	-	-	-
Replace electric pump (FIRE)	$14,934	-	-	-	-	-	-	-	-	-	-
Replace jacking pump (FIRE)	$4,979	-	-	-	-	-	-	-	-	-	$6,440
Replace sprinkler booster pump (FIRE)	$7,766	-	-	-	-	-	-	-	-	-	-
Replace passive fire and shutters (FIRE)	$50,000	-	$51,450	-	-	-	-	-	-	-	-

Elevators, escalators and travelators

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace passenger lift (LIFTS)	$692,421	-	-	-	-	-	-	-	-	-	-
Refurbish lift interior (LIFTS)	$68,486	-	-	-	-	-	-	-	-	-	-
Replace lift motor / upgrade (LIFTS)	$69,360	-	-	-	-	-	-	-	-	-	-
Replace passenger lift (LIFTS)	$124,630	-	-	-	-	$139,728	-	-	-	-	-

Technology and communication

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace Tower intercom entry system (FIXTURES & FITTINGS)	$50,000	$50,000	-	-	-	-	-	-	-	-	-

Security alarms

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace garage access control system - number plate reader (VEHICLE ACCESSWAYS)	$20,000	$20,000	-	-	-	-	-	-	-	-	-
Replace security access control system (ELECTRICAL)	$59,063	-	-	-	-	-	-	-	-	-	$76,393
Replace security surveillance camera (Total: 20 ea.) - 50% (ELECTRICAL)	$6,395	-	$6,580	-	-	-	-	$7,592	-	-	-

Replace digital video recorder (ELECTRICAL)	$11,127	-	-	-	-	-	-	-	-	-	$14,392
Replace security surveillance monitor (ELECTRICAL)	$603	-	-	-	-	-	-	-	-	-	$780

Accessibility infrastructure

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)

Landscaping and exterior elements

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repaint pergolas (ROOFTOP)	$21,446	$21,446	-	-	-	-	-	-	-	-	-
Repair pergola (Total: 88 m2) - 10% (ROOFTOP)	$2,280	-	-	-	-	$2,556	-	-	-	-	-
Replace tiled walkway (STAIRWELLS LOW RISE)	$15,000	$15,000	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 720 m2) - 10% (EXTERNAL WALKWAYS)	$20,537	-	-	-	-	$23,025	-	-	-	-	-
Repaint handrails (EXTERNAL WALKWAYS)	$560	-	-	-	-	$628	-	-	-	-	-
Replace SS handrails (EXTERNAL WALKWAYS)	$19,404	-	-	-	-	-	-	-	-	-	-
Replace metal fence (FENCING AND WALLS)	$37,118	-	-	-	-	-	-	-	-	-	$48,009
Repaint external walls (FENCING AND WALLS)	$9,422	-	-	-	-	$10,563	-	-	-	-	-
Repair cement rendered walls (Total: 240 m2) - 10% (FENCING AND WALLS)	$3,722	-	-	-	-	$4,173	-	-	-	-	-

Resurface Pool and spa as quoted (OUTDOOR SWIMMING POOL)	$75,000	$75,000	-	-	-	-	-	-	-	-	-
Repaint concrete pool surfaces - water based epoxy (OUTDOOR SWIMMING POOL)	$10,030	-	-	-	-	-	-	-	-	-	$12,973
Replace tiled pool surface (OUTDOOR SWIMMING POOL)	$13,978	-	-	-	-	-	-	-	-	-	-
Replace metal pool fence (OUTDOOR SWIMMING POOL)	$17,343	-	-	-	-	-	-	-	-	-	-
Replace pool gate (OUTDOOR SWIMMING POOL)	$1,723	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 240 m2) - 5% (OUTDOOR SWIMMING POOL)	$3,423	-	-	-	-	$3,838	-	-	-	-	-

Amenities and facilities

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace barbeques (KITCHEN BBQ AREA)	$5,713	-	-	-	-	-	-	-	-	-	$7,389
Replace refrigerator (KITCHEN BBQ AREA)	$2,313	-	-	-	-	-	-	-	-	-	$2,992
Replace joinery and fixtures (KITCHEN BBQ AREA)	$35,000	$35,000	-	-	-	-	-	-	-	-	-
Repair refuse access panel (GARBAGE ROOM)	$1,691	-	-	-	-	$1,896	-	-	-	-	$2,187
Repair garbage compactor (Total: 1 item) - 10% (GARBAGE ROOM)	$5,000	-	-	-	-	$5,606	-	-	-	-	$6,467
Replace garbage compactor (GARBAGE ROOM)	$38,799	-	-	-	-	-	-	-	-	-	-
Replace garbage chute (GARBAGE ROOM)	$45,461	-	-	-	-	-	-	-	-	-	-

Repair garbage chute (Total: 1 item) - 10% (GARBAGE ROOM)	$3,000	-	-	-	-	$3,363	-	-	-	-	$3,880
Replace mailbox (FIXTURES & FITTINGS)	$9,994	-	-	-	-	-	-	-	-	-	-
Replace sauna (KITCHEN & SAUNA)	$18,009	-	-	-	-	-	-	-	-	-	-
Replace rubber flooring tiles (GYMNASIUM)	$2,196	-	-	-	-	-	-	-	-	-	-
Replace gymnasium equipment (GYMNASIUM)	$4,000	-	-	-	-	$4,485	-	-	-	-	$5,174

Furnishings and fixtures

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repaint ceiling (FOYER HIGH RISE)	$1,661	-	-	-	-	$1,862	-	-	-	-	-
Repaint internal walls (FOYER HIGH RISE)	$2,824	-	-	-	-	$3,166	-	-	-	-	-
Repair tiled walkway (Total: 45 m2) - 10% (FOYER HIGH RISE)	$1,385	-	-	-	-	$1,553	-	-	-	-	-
Repaint ceiling (HALLWAYS HIGH RISE)	$14,768	-	-	-	-	$16,557	-	-	-	-	-
Repaint internal walls (HALLWAYS HIGH RISE)	$49,420	-	-	-	-	$55,407	-	-	-	-	-
Replace carpet (HALLWAYS HIGH RISE)	$52,184	-	-	-	-	-	-	-	-	-	-
Repaint ceiling (STAIRWELLS LOW RISE)	$2,954	-	-	-	-	$3,312	-	-	-	-	-
Repaint internal walls (STAIRWELLS LOW RISE)	$7,413	-	-	-	-	$8,311	-	-	-	-	-
Repaint balustrades (STAIRWELLS LOW RISE)	$1,475	-	-	-	-	$1,654	-	-	-	-	-
Repair tiled walkway (Total: 4 m2) - 10% (STAIRWELLS LOW RISE)	$377	-	-	-	-	$423	-	-	-	-	-
Replace carpet (STAIRWELLS LOW RISE)	$14,351	-	-	-	-	-	-	-	-	-	-

Repaint balustrades (FIRE STAIRS)	$4,302	-	-	-	-	-	-	-	-	-	-
Repaint ceiling (BATHROOMS)	$886	-	-	-	-	-	-	-	-	-	-
Repaint internal walls (BATHROOMS)	$1,906	-	-	-	-	-	-	-	-	-	-
Repair tiled wall (Total: 16 m2) - 10% (BATHROOMS)	$420	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 110 m2) - 5% (BATHROOMS)	$2,262	-	-	-	-	-	-	-	-	-	-
Replace bathrooms (BATHROOMS)	$40,000	-	$41,160	-	-	-	-	-	-	-	-
Repair tiled wall (Total: 12 m2) - 10% (KITCHEN BBQ AREA)	$420	-	-	-	-	$471	-	-	-	-	-
Repair tiled walkway (Total: 36 m2) - 10% (KITCHEN BBQ AREA)	$1,508	-	-	-	-	$1,691	-	-	-	-	-
Repaint ceiling (KITCHEN & SAUNA)	$443	-	-	-	-	-	-	-	-	-	-
Repaint internal walls (KITCHEN & SAUNA)	$1,059	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 12 m2) - 10% (KITCHEN & SAUNA)	$554	-	-	-	-	-	-	-	-	-	-
Repaint ceiling (GYMNASIUM)	$923	-	-	-	-	$1,035	-	-	-	-	-
Repaint internal walls (GYMNASIUM)	$2,118	-	-	-	-	$2,375	-	-	-	-	-
Repair tiled walkway (Total: 8 m2) - 10% (GYMNASIUM)	$277	-	-	-	-	$311	-	-	-	-	-

Car parking areas components

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Replace roller door (Single) (GARBAGE ROOM)	$2,061	-	-	-	-	-	-	-	-	-	-
Repaint line marking (VEHICLE ACCESSWAYS)	$30,102	-	-	-	-	$33,749	-	-	-	-	-
Replace roller doors (Industrial) (Total: 5 ea.) - 20% (VEHICLE ACCESSWAYS)	$5,629	-	-	-	-	$6,311	-	-	-	-	-
Replace roller door motor (Industrial) (Total: 5 ea.) - 20% (VEHICLE ACCESSWAYS)	$3,020	-	-	-	-	$3,386	-	-	-	-	$3,906

Waterproofing systems

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Repair waterproofing & tiles (Total: 1600 m2) - 5% (BALCONIES & TERRACES)	$76,616	-	-	-	-	$85,898	-	-	-	-	$99,096
Replace waterproofing & tiles (BALCONIES & TERRACES)	$1,856,416	-	-	-	-	-	-	-	-	-	-
Repair waterproofing bituminous membrane (Total: 620 m2) - 10% (ROOFTOP)	$22,471	-	-	-	-	$25,193	-	-	-	-	$29,064
Replace waterproofing bituminous membrane (ROOFTOP)	$258,273	-	-	-	-	-	-	-	-	-	-
Repair Low Rise Rust remediation (SPECIAL EXPENDITURE)	$35,000	$35,000	-	-	-	-	-	-	-	-	-

Repair Tower Rust remediation (SPECIAL EXPENDITURE)	$75,000	$75,000	-	-	-	-	-	-	-	-	-
Repair Lift Tower Rust remediation (SPECIAL EXPENDITURE)	$18,000	$18,000	-	-	-	-	-	-	-	-	-
Repair General Rust remediation (SPECIAL EXPENDITURE)	$50,000	-	-	-	-	$56,057	-	-	-	-	$64,671

Other category (specify)

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Work at heights access and site setup (BUILDING EXTERIOR)	$142,740	-	-	-	-	$160,032	-	-	-	-	-
Replace signage (FIXTURES & FITTINGS)	$6,000	-	-	-	-	-	-	-	-	-	$7,761

Totals

Capital works expenditure items and proposed work	Current cost	Details of proposed cost Year 1 (2027)	Details of proposed cost Year 2 (2028)	Details of proposed cost Year 3 (2029)	Details of proposed cost Year 4 (2030)	Details of proposed cost Year 5 (2031)	Details of proposed cost Year 6 (2032)	Details of proposed cost Year 7 (2033)	Details of proposed cost Year 8 (2034)	Details of proposed cost Year 9 (2035)	Details of proposed cost Year 10 (2036)
Total expenses including GST		$678,261	$213,409	$127,061	$120,939	$1,684,473	$208,715	$120,368	$135,591	$150,835	$836,976
Contingency allowance including GST		$59,936	$19,797	$11,118	$10,460	$153,609	$19,141	$10,256	$11,727	$13,198	$73,774
Grand total – expenses plus contingency allowance, including GST		$738,197	$233,206	$138,178	$131,399	$1,838,083	$227,856	$130,624	$147,318	$164,034	$910,749

3. Source of funding

The following table is used to calculate the cash flow of the capital works fund. This will help ensure that there are sufficient monies to meet anticipated expenses in each year they occur and through the course of the 10 years of the capital works fund plan.

Complete the table for each year of the plan, starting with the opening balance of the fund. Add the total levy contributions for that year and any interest after tax earned on those contributions. Subtract the anticipated expenses incurred in that year from the combined figure of the opening balance, interest and total levy contributions. This will give the closing balance for that year. This closing balance figure forms the opening balance of the fund for the next year of the plan.

Plan year	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Year end date	46,446.00	46,812.00	47,177.00	47,542.00	47,907.00	48,273.00	48,638.00	49,003.00	49,368.00	49,734.00
Opening balance	533,679.00	496,332.07	718,810.98	1,046,478.49	1,400,968.50	207,910.98	381,046.12	658,844.67	939,278.01	1,222,736.03
Total levy contributions, including GST	684,400.00	462,932.00	476,819.96	491,124.56	505,858.30	411,034.05	423,365.07	436,066.03	449,148.01	462,622.45
Interest earned after tax	11,559.43	13,637.09	19,811.18	27,466.78	18,055.85	6,609.64	11,670.30	17,935.13	24,263.47	23,132.26
Anticipated expenses, including GST	738,197.00	233,206.00	138,178.00	131,399.00	1,838,083.00	227,856.00	130,624.00	147,318.00	164,034.00	910,749.00
Closing balance	496,332.07	718,810.98	1,046,478.49	1,400,968.50	207,910.98	381,046.12	658,844.67	939,278.01	1,222,736.03	838,480.51

Date

24/06/2026

Understanding this form

Strata can be complex. Here's an A to Z of some important things to know.

Annual general meeting

A meeting held by the owners and some other interested parties. It's a legal requirement that this meeting takes place once every financial year.

Capital works fund

This used to be called the sinking fund. It is money saved by the owners to pay for big repairs and upgrades in the future. A plan for this fund must be made for 10 years, checked every five years, and reviewed at every year at the annual general meeting.

Committee

The strata committee is a group of owners elected by the owners corporation each year to help run the building. They speak for all owners and decide on the day-to-day running of the scheme, such as managing shared areas, maintenance and ensuring rules (called by-laws) are followed.

Common property

This is any part of your home that is shared between different owners. For example, if your homes share a wall, roof, stairs or fences, these are called common property. This might also include things like pipes and wires that supply water or electricity. 'Unit entitlement' determines your share of ownership in common property and how much you'll pay to maintain it. It also affects your voting power in decisions the owners corporation makes.

Initial maintenance schedule

At least 14 days before the first annual general meeting, the original owner must give the owners corporation a series of documents relating to the strata scheme. One of these documents is the initial maintenance schedule, which includes maintenance and inspection times for various parts of the property and other information, as specified by legislation.

Initial period

The initial period is the first stage of a new strata building. It starts when the strata plan is officially registered. It ends when the developer sells more than one-third of the units. During this time, the developer or builder acts as the owners corporation and there is no need for strata annual reporting. Once the initial period ends, the developer or builder must hold the first annual general meeting within two months. The owners corporation must then report the scheme every year, within three months after the annual general meeting.

Levies

All owners in a strata scheme are charged a yearly levy (sometimes called a ’contribution’ or ’fee‘). Strata levies are normally paid quarterly. You will receive a levy notice each time before the levies are due. Strata levies are paid into different types of funds. These funds cover administration costs, building costs and planned works for the next 10 years.

Lot

A lot is a private property within a building or complex, like an apartment, unit, or townhouse, which belongs to one owner. The owner can live in it or rent it out. Everything outside the lot, like gardens, hallways, or pools, is called common property and is shared by all owners. Some lots can also be used for other purposes, like parking.

Original owner

The original owner of a freehold strata scheme means the person who held the fee simple in the land when the strata plan for the scheme was registered. The original owner of a leasehold strata scheme means the person who, immediately after registration of the strata plan for the scheme, is entitled to a leasehold estate in all the lots, or in two or more lots with total entitlements exceeding more than two-thirds of the lots in the scheme.

Owners corporation

The owners corporation is made up of all the owners in a building or complex. It looks after shared areas like gardens, hallways, and roofs, and makes decisions about repairs, rules, and budgets. You automatically become part of the owners corporation if you buy in strata.

Secretary

The secretary helps with administration and communications for the strata committee. They arrange meetings, send out meeting agendas and minutes, keep records, and share information with owners. This role helps the committee stay organised and follow the rules.

Strata manager

A strata manager (also known as a strata managing agent) helps the owners corporation and/or strata committee with the running of the strata scheme. The owners corporation can choose which jobs to give to a strata manager. These jobs could include collecting and banking levies, and obtaining insurance.

Strata scheme

A strata scheme is a building or group of buildings that has been divided into 'lots' such as an apartment, townhouse or villa. When you buy a lot, you also share ownership of common property with other lot owners. This may include shared gardens, external walls, roofs, driveways and stairwells.