

# MAINTENANCE PLAN

## SALTWATER COAST LEISURE CENTRE

at

261 SALTWATER PROMENADE POINT COOK

Plan No. PS611333Q

**L&P Job No. 13858/64182**

Prepared by L&P Quantity Surveyor

Kevin Nguyen BAppSc(ConstMgt)

Printed: 17 September 2019



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## SUMMARY OF CONTRIBUTIONS

**15 YEAR PLAN 15 YEAR FORECAST: Starting November 2019**  
for

### SALTWATER COAST LEISURE CENTRE PS611333Q

Prepared by Leary & Partners Pty Ltd - Job No. 13858

Dated : 17 September 2019

Fund Balance @ November 2019: \$200,000.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*	Interest less Tax
31/10/2020	\$125,863	\$122,607	\$206,079	\$2,823
31/10/2021	\$130,898	\$145,639	\$194,120	\$2,782
31/10/2022	\$136,134	\$112,416	\$220,721	\$2,884
31/10/2023	\$141,579	\$143,796	\$221,579	\$3,075
31/10/2024	\$147,242	\$130,244	\$241,798	\$3,221
31/10/2025	\$153,132	\$133,913	\$264,537	\$3,520
31/10/2026	\$159,257	\$175,811	\$251,571	\$3,588
31/10/2027	\$165,628	\$173,385	\$247,281	\$3,468
31/10/2028	\$172,253	\$267,368	\$154,961	\$2,796
31/10/2029	\$179,143	\$203,984	\$132,116	\$1,996
31/10/2030	\$186,308	\$135,406	\$185,224	\$2,206
31/10/2031	\$193,761	\$228,722	\$152,611	\$2,348
31/10/2032	\$201,511	\$211,002	\$145,190	\$2,070
31/10/2033	\$209,572	\$217,604	\$139,133	\$1,976
31/10/2034	\$217,955	\$245,075	\$113,771	\$1,758

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

We were advised that this scheme is registered for GST.

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

Expected Inflation 4.00%

Interest 2.00%

Taxation 30.00%

## **PREAMBLE CLAUSES**

### **1.00 PURPOSE OF MAINTENANCE PLAN**

The purpose of this report is to enable the owners corporation to make adequate monetary provision for future common property replacements and major repair items, in accordance with the requirements of the Owners Corporation Act 2006.

### **2.00 LEGISLATION**

This survey has been prepared with reference to the Owners Corporations Act 2006. It does not take into account the impact of future changes to this legislation or work that may be necessary because of changes to other relevant legislation (eg. The Work Place Health and Safety Legislation) subsequent to the scheme's construction.

### **3.00 THE GOODS AND SERVICES TAX**

This report was produced for an entity required to be registered for the GST. The cost estimates allow for indirect increases to the base cost of materials and labour due to the introduction of the GST, but excludes the GST imposed on maintenance and repair works undertaken by the village operator. This report determines the amount of money the operator is required to pay into the maintenance reserve fund. It makes no allowance for the GST which may be imposed on resident levies. The amount of GST payable on these levies should be determined by the operator once the levies have been set.

### **4.00 BASIS OF COST FORECASTS EXPENSES**

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

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

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

### **5.00 STRUCTURAL DEFECTS, ASBESTOS, FLAMMABLE MATERIALS AND REFURBISHMENTS**

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage.

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

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

### **6.00 ADMINISTRATIVE BUDGET ITEMS NOT INCLUDED**

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

### **7.00 CONTRIBUTION SCHEDULE**

The "Contributions Optimisation Chart" graphs how the contribution scheme relates to the

expected requirements and the maintenance fund balances over the full plan period. When calculating the contributions we :

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

The contributions shown in italics in Section 4 are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses incurred, the actual maintenance fund balance and additions or changes to the building.

#### **8.00 MAINTENANCE FUND BALANCE**

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

#### **9.00 ANTICIPATED MISCELLANEOUS EXPENSES**

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

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

#### **10.00 FORECAST PERIOD**

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

#### **11.00 EXPLANATION OF ABBREVIATIONS**

The maintenance fund forecast uses the following abbreviations :

- FR: First Replacement
- RC: Replacement Cycle

#### **12.00 PLAN AND FORECAST PERIOD**

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

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

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

#### **13.00 INSPECTION INFORMATION**

Please note the following information relating to this report.

**13.01** Our report is based on the following :

- data collected on site at the date of inspection
- the previous forecast provided by Leary & Partners

**13.02** Supplementary architectural drawings were provided during the survey preparation.

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

**13.04** The allowance for painting does not include for special hoarding or other special safety provision

that may be a requirement of the local council.

- 13.05** If your building has a lift it has been assumed that the lift plant and equipment is covered by a comprehensive service agreement. Please inform our office if this is not the case.
- 13.06** The item included in the forecast for the replacement of underground pipework is a contingency allowance only. The location of the pipework and its condition were unable to be determined.
- 13.07** Assuming materials and workmanship were of a reasonable standard during construction, some infrastructure items should only require partial ongoing replacement or repair during the forecast period. For these items, an estimated percentage of the total quantity/cost has been used to allow for the partial replacement or repair of these items. (This allowance may change in future forecasts to reflect a greater maintenance requirement during those future periods.)

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

- replacing handdryers
- replacing light fittings
- replacing door hardware
- replacing emergency light fittings
- replacing dks readers
- replacing fire detectors
- replacing security cameras
- maintain balustrade
- replacing external light fittings
- replacing irrigation system
- maintain bitumen surfacing
- replacing concrete kerb
- replacing brushwood fence
- replacing underground pipework
- replacing audio visual equipment
- replacing kitchen whitegoods
- replacing office equipment
- replacing timber decking
- replacing box gutters
- replacing downpipes
- replacing metal roof sheeting

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

EXPECTED REQUIREMENTS						FR	RC	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	31/10/20	31/10/21	31/10/22	31/10/23	31/10/24	31/10/25	31/10/26	31/10/27	31/10/28	31/10/29
								1	2	3	4	5	6	7	8	9	10
#1	Amenities / toilets	Replace handryers (approx. 20%)	Item		780	2	2		832		899		973		1,052		1,138
#2	Amenities / toilets	Refurbish ground floor toilets	Item		55,743	9	15									78,209	
#3	Amenities / toilets	Refurbish first floor toilets	Item		18,581	12	20										
#4	Building	Paint external & internal building (Programmed Contract)	Item		27,782	1	1	28,481	29,620	30,805	32,037	33,319	34,652	36,038	37,479	38,978	40,538
#5	Building	Replace light fittings (approx. 10%)	No.	11	207	1	2	2,329		2,519		2,724		2,947		3,187	
#6	Building	Install additional security cameras	No.	2	897	1	One off	1,840									
#7	Building	Replace door hardware (approx. 5%)	No.	2	528	1	4	1,082				1,265				1,480	
#8	Building	Replace emergency light fittings (approx. 10%)	No.	3	286	1	1	880	915	951	989	1,029	1,070	1,113	1,158	1,204	1,252
#9	Building	Replace automatic door opening gear (1 of 2)	No.	1	7,655	2	5		8,162					9,930			
#10	Building	Replace DKS readers (approx. 25%)	No.	3	450	2	3		1,439			1,619			1,821		
#11	Building	Replace fire detectors (approx. 20%)	No.	5	241	2	3		1,283			1,444			1,624		
#12	Building	Replace security cameras (approx. 30%)	No.	10	790	3	4			8,754				10,241			
#13	Building	Replace IT security equipment	Item		3,300	3	8			3,659							
#14	Building	Replace canvas hood over entry	Item		1,028	3	10			1,140							
#15	Building	Replace general signage to building	Item		5,807	7	15							7,532			
#16	Building	Maintain balustrade (approx. 20%)	m	3	556	7	12							2,162			
#17	Building	Replace water supply booster pump to tank	No.	2	3,383	8	10								9,128		
#18	Building	Replace fire hose reel and nozzle (1 of 2)	No.	1	748	9	15									1,049	
#19	Building	Replace fire indicator panel	Item		13,200	10	15										19,261
#20	Building	Replace VSD to water booster pumps	No.	2	3,850	12	15										
#21	External	Replace tennis court surface - Plexipave (2 No)	Item		28,000	1	8	28,705								39,285	
#22	External	Replace electric BBQ	No.	2	2,420	2	10		5,160								
#23	External	Replace external light fittings (approx. 10%)	No.	4	317	2	2		1,350		1,460		1,579		1,708		1,847
#24	External	Replace irrigation system (approx. 20%)	Item		1,054	3	5			1,169					1,422		
#25	External	Replace tennis court net (2 No)	Item		984	3	4			1,091				1,276			
#26	External	Paint road line markings	m	116	6	3	5			822					1,000		
#27	External	Replace pump to irrigation system	Item		929	4	8				1,071						
#28	External	Replace aluminium pool gates	No.	1	582	4	12				671						
#29	External	Maintain bitumen surfacing (approx. 10%)	m2	53	38	5	5					2,420					2,944
#30	External	Replace concrete kerb (approx. 5%)	m	5	53	5	5					317					385
#31	External	Replace brushwood fence (approx. 50%)	m	35	288	6	9						12,570				
#32	External	Replace underground pipework (approx. 20%)	Item		10,569	7	15								13,710		
#33	External	Replace pole mounted tennis court lights	No.	6	936	7	15								7,283		
#34	External	Replace illuminated sign	No.	1	3,150	7	15								4,087		
#35	External	Replace tennis court net posts (4 No)	Item		1,763	7	15								2,287		
#36	External	Replace enclosure to tennis court	m	138	178	9	15									34,442	
#37	External	Replace timberwork to entrance boardwalk	m2	11	249	9	15									3,842	
#38	External	Replace shared timber paling fence	m	54	56	12	20										
#39	First floor areas	Sand and polish timber floors	m2	60	51	1	8	3,163								4,328	
#40	First floor areas	Sand and polish timber stairs	m2	20	59	1	8	1,218								1,667	
#41	First floor areas	Replace carpet to function room	m2	173	74	4	12				14,730						
#42	Function room	Replace audio visual equipment (approx. 50%)	Item		3,345	2	5		3,566					4,339			
#43	Function room	Replace furniture and fittings	Item		7,479	4	12				8,625						
#44	Function room	Replace acoustic cushions to wall and ceiling	Item		5,296	8	15								7,144		
#45	Function room	Replace feature light fittings	No.	19	647	10	15										17,924

EXPECTED REQUIREMENTS						FR	RC	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	Unit	Qty.	Rate	Yrs	Yrs	31/10/20	31/10/21	31/10/22	31/10/23	31/10/24	31/10/25	31/10/26	31/10/27	31/10/28	31/10/29
								1	2	3	4	5	6	7	8	9	10
#46	Function room	Replace blinds	m2	30	172	12	15										
#47	Gym	Lease gym equipment	Item		34,839	1	1	35,717	37,145	38,631	40,176	41,783	43,455	45,193	47,001	48,881	50,836
#48	Gym	Replace floor mounted water chiller unit	No.	2	2,446	5	10					5,868					
#49	Gym	Replace ceiling fans	No.	3	1,014	5	15					3,650					
#50	Internal plant room	Replace air conditioning to café	No.	1	15,000	1	15	15,378									
#51	Internal plant room	Replace electric hot water unit 315L	No.	1	1,600	4	12				1,845						
#52	Kitchen	Replace kitchen whitegoods (approx. 50%)	Item		1,510	3	5			1,674					2,037		
#53	Kitchen	Replace kitchen ovens (2 No.)	Item		4,181	7	15							5,423			
#54	Kitchen	Replace Hobart glasswasher	Item		3,046	7	15							3,951			
#55	Kitchen	Replace 3 door underbar fridge	Item		2,900	7	15							3,762			
#56	Kitchen	Replace vinyl flooring	m2	24	71	7	15							2,215			
#57	Kitchen	Maintain ceramic floor and wall tiles	Item		754	7	15							978			
#58	Lift	Replace lift components	Item		56,000	14	One off										
#59	Main foyer	Replace office equipment (approx. 50%)	Item		3,293	3	5			3,651					4,442		
#60	Main foyer	Replace television	Item		697	3	8			773							
#61	Main foyer	Replace furniture, mat and rug	Item		4,065	4	12				4,687						
#62	Main foyer	Repolish concrete floors	m2	127	32	6	15						5,059				
#63	Main foyer	Replace reception counter	m	4	1,271	9	15									7,132	
#64	Pool	Replace pool pump (2 of 8)	No.	2	1,543	1	1	3,163	3,289	3,421	3,558	3,700	3,848	4,002	4,162	4,328	4,502
#65	Pool	Allowance to repairs paving to pool concourse	Item		25,000	2	15		26,655								
#66	Pool	RegROUT joints between tiles to pool surface	m2	390	35	2	10		14,607								
#67	Pool	Maintain tiled pool surface	m2	78	153	2	10		12,748								
#68	Pool	Replace timber decking (approx. 25%)	m2	63	132	3	5			9,200					11,193		
#69	Pool	Replace spa blower	No.	1	1,290	3	4			1,431				1,674			
#70	Pool	Replace underwater light fittings	No.	9	703	4	12				7,292						
#71	Pool	Replace gutter covers (pprox. 25%)	m	34	38	4	8				1,503						
#72	Pool	Replace automatic dosers	No.	3	4,497	6	8						16,827				
#73	Pool	Replace timberwork to bench seats	No.	6	888	7	15							6,910			
#74	Pool	Replace pool filter	No.	8	1,405	10	12										16,403
#75	Roof	Replace solar hot water pool heating	Item		20,904	4	12				24,106						
#76	Roof	Replace box gutters (approx. 30%)	m2	54	125	6	12						8,432				
#77	Roof	Replace downpipes (approx. 30%)	m	33	76	6	12						3,129				
#78	Roof	Replace bird netting	Item		6,000	9	10									8,418	
#79	Roof	Replace metal roof sheeting (approx. 25%)	m2	262	79	10	15										30,132
#80	Roof	Replace translucent roof sheeting	m2	78	63	10	15										7,168
#81	Roof plant area	Replace Rheem heavy duty gas hot water unit	No.	2	6,270	5	13					15,039					
#82	Roof plant area	Replace air conditioning to main office	No.	1	11,660	5	15					13,984					
#83	Roof plant area	Replace pool & spa heaters	No.	3	10,219	8	10								41,360		
#84	Roof plant area	Replace air conditioning to sales office	No.	1	8,000	10	12										11,673
#85	Roof plant area	Replace air conditioning to function room	No.	1	43,000	13	15										
#86	Roof plant area	Replace air conditioning to gym	No.	1	43,000	15	15										
#87	Misc.	Anticipated miscellaneous expenses						12,914	13,430	13,967	14,526	15,107	15,711	16,340	16,993	17,673	18,380
#88	Misc.	Tax credit claim for GST component						-12,261	-14,564	-11,242	-14,380	-13,024	-13,391	-17,581	-17,339	-26,737	-20,398
	<b>Total</b>							<b>122,607</b>	<b>145,639</b>	<b>112,416</b>	<b>143,796</b>	<b>130,244</b>	<b>133,913</b>	<b>175,811</b>	<b>173,385</b>	<b>267,368</b>	<b>203,984</b>

EXPECTED REQUIREMENTS			12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	31/10/30	31/10/31	31/10/32	31/10/33	31/10/34
			11	12	13	14	15
#1	Amenities / toilets	Replace handryers (approx. 20%)		1,231		1,331	
#2	Amenities / toilets	Refurbish ground floor toilets					
#3	Amenities / toilets	Refurbish first floor toilets		29,325			
#4	Building	Paint external & internal building (Programmed Contract)	42,159	43,845	45,599	47,423	49,320
#5	Building	Replace light fittings (approx. 10%)	3,447		3,729		4,033
#6	Building	Install additional security cameras					
#7	Building	Replace door hardware (approx. 5%)			1,732		
#8	Building	Replace emergency light fittings (approx. 10%)	1,302	1,354	1,408	1,465	1,523
#9	Building	Replace automatic door opening gear (1 of 2)		12,082			
#10	Building	Replace DKS readers (approx. 25%)	2,049			2,304	
#11	Building	Replace fire detectors (approx. 20%)	1,827			2,055	
#12	Building	Replace security cameras (approx. 30%)	11,981				14,016
#13	Building	Replace IT security equipment	5,008				
#14	Building	Replace canvas hood over entry			1,688		
#15	Building	Replace general signage to building					
#16	Building	Maintain balustrade (approx. 20%)					
#17	Building	Replace water supply booster pump to tank					
#18	Building	Replace fire hose reel and nozzle (1 of 2)					
#19	Building	Replace fire indicator panel					
#20	Building	Replace VSD to water booster pumps		12,152			
#21	External	Replace tennis court surface - Plexipave (2 No)					
#22	External	Replace electric BBQ		7,639			
#23	External	Replace external light fittings (approx. 10%)		1,998		2,161	
#24	External	Replace irrigation system (approx. 20%)			1,730		
#25	External	Replace tennis court net (2 No)	1,493				1,746
#26	External	Paint road line markings			1,216		
#27	External	Replace pump to irrigation system		1,466			
#28	External	Replace aluminium pool gates					
#29	External	Maintain bitumen surfacing (approx. 10%)					3,582
#30	External	Replace concrete kerb (approx. 5%)					469
#31	External	Replace brushwood fence (approx. 50%)					17,891
#32	External	Replace underground pipework (approx. 20%)					
#33	External	Replace pole mounted tennis court lights					
#34	External	Replace illuminated sign					
#35	External	Replace tennis court net posts (4 No)					
#36	External	Replace enclosure to tennis court					
#37	External	Replace timberwork to entrance boardwalk					
#38	External	Replace shared timber paling fence		4,806			
#39	First floor areas	Sand and polish timber floors					
#40	First floor areas	Sand and polish timber stairs					
#41	First floor areas	Replace carpet to function room					
#42	Function room	Replace audio visual equipment (approx. 50%)		5,278			
#43	Function room	Replace furniture and fittings					
#44	Function room	Replace acoustic cushions to wall and ceiling					
#45	Function room	Replace feature light fittings					

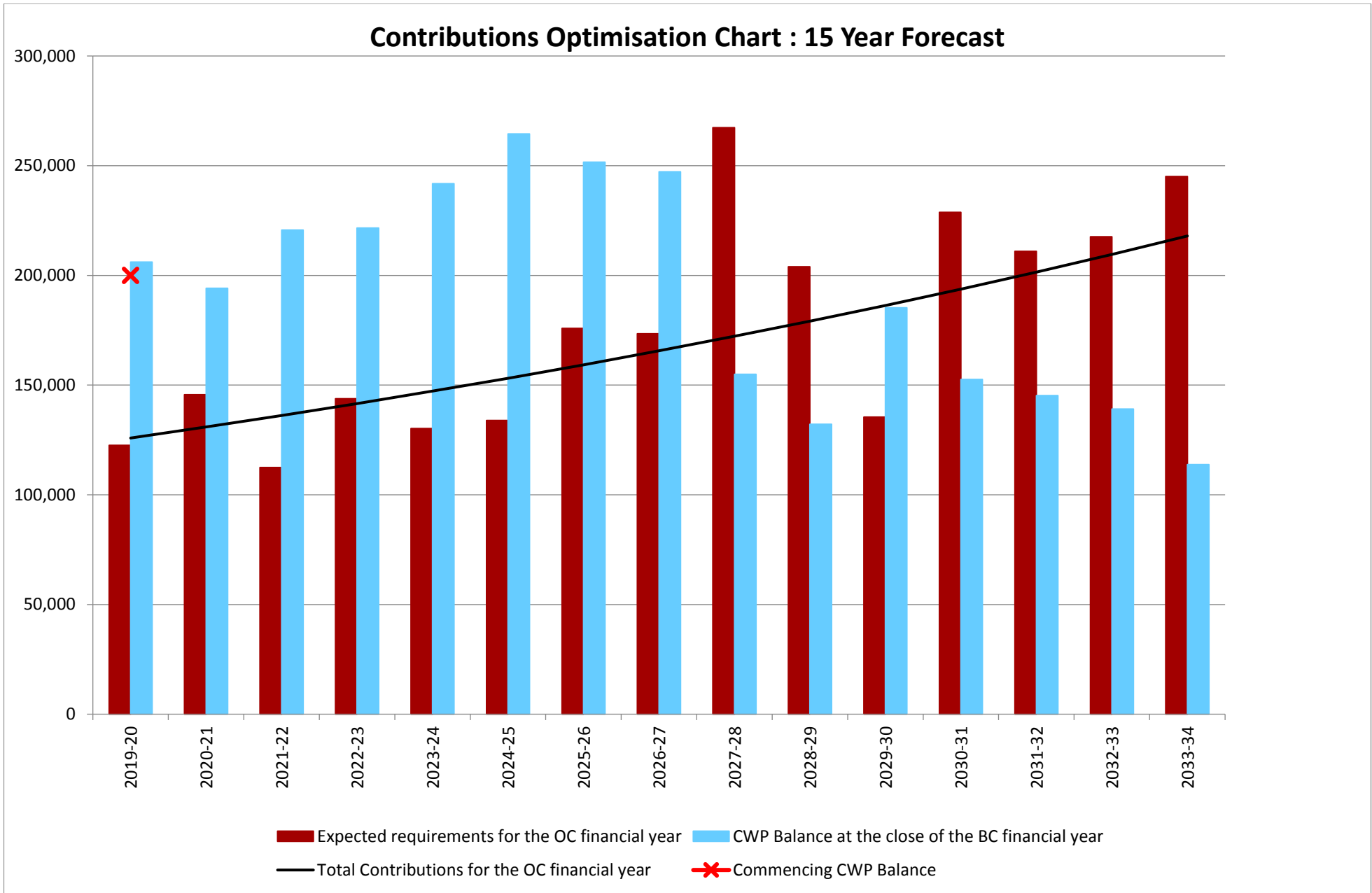


EXPECTED REQUIREMENTS			12 mths ending	12 mths ending	12 mths ending	12 mths ending	12 mths ending
Item	Area	Description	31/10/30	31/10/31	31/10/32	31/10/33	31/10/34
			11	12	13	14	15
#46	Function room	Replace blinds		8,135			
#47	Gym	Lease gym equipment	52,869	54,984	57,183	59,471	61,850
#48	Gym	Replace floor mounted water chiller unit					8,686
#49	Gym	Replace ceiling fans					
#50	Internal plant room	Replace air conditioning to café					
#51	Internal plant room	Replace electric hot water unit 315L					
#52	Kitchen	Replace kitchen whitegoods (approx. 50%)			2,478		
#53	Kitchen	Replace kitchen ovens (2 No.)					
#54	Kitchen	Replace Hobart glasswasher					
#55	Kitchen	Replace 3 door underbar fridge					
#56	Kitchen	Replace vinyl flooring					
#57	Kitchen	Maintain ceramic floor and wall tiles					
#58	Lift	Replace lift components				73,357	
#59	Main foyer	Replace office equipment (approx. 50%)			5,405		
#60	Main foyer	Replace television	1,057				
#61	Main foyer	Replace furniture, mat and rug					
#62	Main foyer	Repolish concrete floors					
#63	Main foyer	Replace reception counter					
#64	Pool	Replace pool pump (2 of 8)	4,682	4,869	5,064	5,266	5,477
#65	Pool	Allowance to repairs paving to pool concourse					
#66	Pool	RegROUT joints between tiles to pool surface		21,622			
#67	Pool	Maintain tiled pool surface		18,871			
#68	Pool	Replace timber decking (approx. 25%)			13,618		
#69	Pool	Replace spa blower	1,958				2,290
#70	Pool	Replace underwater light fittings					
#71	Pool	Replace gutter covers (pprox. 25%)		2,056			
#72	Pool	Replace automatic dosers				23,029	
#73	Pool	Replace timberwork to bench seats					
#74	Pool	Replace pool filter					
#75	Roof	Replace solar hot water pool heating					
#76	Roof	Replace box gutters (approx. 30%)					
#77	Roof	Replace downpipes (approx. 30%)					
#78	Roof	Replace bird netting					
#79	Roof	Replace metal roof sheeting (approx. 25%)					
#80	Roof	Replace translucent roof sheeting					
#81	Roof plant area	Replace Rheem heavy duty gas hot water unit					
#82	Roof plant area	Replace air conditioning to main office					
#83	Roof plant area	Replace pool & spa heaters					
#84	Roof plant area	Replace air conditioning to sales office					
#85	Roof plant area	Replace air conditioning to function room			70,578		
#86	Roof plant area	Replace air conditioning to gym					76,337
#87	Misc.	Anticipated miscellaneous expenses	19,115	19,880	20,675	21,502	22,362
#88	Misc.	Tax credit claim for GST component	-13,541	-22,872	-21,100	-21,760	-24,507
	<b>Total</b>		<b>135,406</b>	<b>228,722</b>	<b>211,002</b>	<b>217,604</b>	<b>245,075</b>

CURRENT CONDITION REPORT			FR	First	RC	Condition
Item	Area	Description	Yrs	Replace	Yrs	
#1	Amenities / toilets	Replace handdryers (approx. 20%)	2	Nov 2021	2	Reasonable
#2	Amenities / toilets	Refurbish ground floor toilets	9	Nov 2028	15	Reasonable
#3	Amenities / toilets	Refurbish first floor toilets	12	Nov 2031	20	Reasonable
#4	Building	Paint external & internal building (Maintenance Contract)	1	Nov 2020	1	Good
#5	Building	Replace light fittings (approx. 10%)	1	Nov 2020	2	Satisfactory
#6	Building	Install additional security cameras	1	Nov 2020	One off	N/A
#7	Building	Replace door hardware (approx. 5%)	1	Nov 2020	4	Satisfactory
#8	Building	Replace emergency light fittings (approx. 10%)	1	Nov 2020	1	Satisfactory
#9	Building	Replace automatic door opening gear (1 of 2)	2	Nov 2021	5	Satisfactory
#10	Building	Replace DKS readers (approx. 25%)	2	Nov 2021	3	Reasonable
#11	Building	Replace fire detectors (approx. 20%)	2	Nov 2021	3	Reasonable
#12	Building	Replace security cameras (approx. 30%)	3	Nov 2022	4	Reasonable
#13	Building	Replace IT security equipment	3	Nov 2022	8	Satisfactory
#14	Building	Replace canvas hood over entry	3	Nov 2022	10	Satisfactory
#15	Building	Replace general signage to building	7	Nov 2026	15	Reasonable
#16	Building	Maintain balustrade (approx. 20%)	7	Nov 2026	12	Reasonable
#17	Building	Replace water supply booster pump to tank	8	Nov 2027	10	Reasonable
#18	Building	Replace fire hose reel and nozzle (1 of 2)	9	Nov 2028	15	Reasonable
#19	Building	Replace fire indicator panel	10	Nov 2029	15	Reasonable
#20	Building	Replace VSD to water booster pumps	12	Nov 2031	15	Good
#21	External	Replace tennis court surface - Plexipave (2 No)	1	Nov 2020	8	Poor
#22	External	Replace electric BBQ	2	Nov 2021	10	Satisfactory
#23	External	Replace external light fittings (approx. 10%)	2	Nov 2021	2	Reasonable
#24	External	Replace irrigation system (approx. 20%)	3	Nov 2022	5	Reasonable
#25	External	Replace tennis court net (2 No)	3	Nov 2022	4	Satisfactory
#26	External	Paint road line markings	3	Nov 2022	5	Reasonable
#27	External	Replace pump to irrigation system	4	Nov 2023	8	Satisfactory
#28	External	Replace aluminium pool gates	4	Nov 2023	12	Satisfactory
#29	External	Maintain bitumen surfacing (approx. 10%)	5	Nov 2024	5	Reasonable
#30	External	Replace concrete kerb (approx. 5%)	5	Nov 2024	5	Reasonable
#31	External	Replace brushwood fence (approx. 50%)	6	Nov 2025	9	Reasonable
#32	External	Replace underground pipework (approx. 20%)	7	Nov 2026	15	Satisfactory
#33	External	Replace pole mounted tennis court lights	7	Nov 2026	15	Satisfactory
#34	External	Replace illuminated sign	7	Nov 2026	15	Satisfactory
#35	External	Replace tennis court net posts (4 No)	7	Nov 2026	15	Reasonable
#36	External	Replace enclosure to tennis court	9	Nov 2028	15	Reasonable
#37	External	Replace timberwork to entrance boardwalk	9	Nov 2028	15	Reasonable

CURRENT CONDITION REPORT			FR	First	RC	Condition
Item	Area	Description	Yrs	Replace	Yrs	
#38	External	Replace shared timber paling fence	12	Nov 2031	20	Reasonable
#39	First floor areas	Sand and polish timber floors	1	Nov 2020	8	Satisfactory
#40	First floor areas	Sand and polish timber stairs	1	Nov 2020	8	Satisfactory
#41	First floor areas	Replace carpet to function room	4	Nov 2023	12	Satisfactory
#42	Function room	Replace audio visual equipment (approx. 50%)	2	Nov 2021	5	Satisfactory
#43	Function room	Replace furniture and fittings	4	Nov 2023	12	Satisfactory
#44	Function room	Replace acoustic cushions to wall and ceiling	8	Nov 2027	15	Reasonable
#45	Function room	Replace feature light fittings	10	Nov 2029	15	Reasonable
#46	Function room	Replace blinds	12	Nov 2031	15	Good
#47	Gym	Lease gym equipment	1	Nov 2020	1	Good
#48	Gym	Replace floor mounted water chiller unit	5	Nov 2024	10	Reasonable
#49	Gym	Replace ceiling fans	5	Nov 2024	15	Satisfactory
#50	Internal plant room	Replace air conditioning to café	1	Nov 2020	15	Poor
#51	Internal plant room	Replace electric hot water unit 315L	4	Nov 2023	12	Satisfactory
#52	Kitchen	Replace kitchen whitegoods (approx. 50%)	3	Nov 2022	5	Reasonable
#53	Kitchen	Replace kitchen ovens (2 No.)	7	Nov 2026	15	Satisfactory
#54	Kitchen	Replace Hobart glasswasher	7	Nov 2026	15	Satisfactory
#55	Kitchen	Replace 3 door underbar fridge	7	Nov 2026	15	Satisfactory
#56	Kitchen	Replace vinyl flooring	7	Nov 2026	15	Satisfactory
#57	Kitchen	Maintain ceramic floor and wall tiles	7	Nov 2026	15	Satisfactory
#58	Lift	Replace lift components	14	Nov 2033	One off	Reasonable
#59	Main foyer	Replace office equipment (approx. 50%)	3	Nov 2022	5	Reasonable
#60	Main foyer	Replace television	3	Nov 2022	8	Satisfactory
#61	Main foyer	Replace furniture, mat and rug	4	Nov 2023	12	Satisfactory
#62	Main foyer	Repolish concrete floors	6	Nov 2025	15	Satisfactory
#63	Main foyer	Replace reception counter	9	Nov 2028	15	Reasonable
#64	Pool	Replace pool pump (2 of 8)	1	Nov 2020	1	Reasonable
#65	Pool	Allowance to repairs paving to pool concourse	2	Nov 2021	15	Poor
#66	Pool	RegROUT joints between tiles to pool surface	2	Nov 2021	10	Satisfactory
#67	Pool	Maintain tiled pool surface	2	Nov 2021	10	Satisfactory
#68	Pool	Replace timber decking (approx. 25%)	3	Nov 2022	5	Reasonable
#69	Pool	Replace spa blower	3	Nov 2022	4	Reasonable
#70	Pool	Replace underwater light fittings	4	Nov 2023	12	Satisfactory
#71	Pool	Replace gutter covers (pprox. 25%)	4	Nov 2023	8	Reasonable
#72	Pool	Replace automatic dosers	6	Nov 2025	8	Good
#73	Pool	Replace timberwork to bench seats	7	Nov 2026	15	Satisfactory
#74	Pool	Replace pool filter	10	Nov 2029	12	Good
#75	Roof	Replace solar hot water pool heating	4	Nov 2023	12	Satisfactory

CURRENT CONDITION REPORT			FR	First	RC	Condition
Item	Area	Description	Yrs	Replace	Yrs	
#76	Roof	Replace box gutters (approx. 30%)	6	Nov 2025	12	Reasonable
#77	Roof	Replace downpipes (approx. 30%)	6	Nov 2025	12	Reasonable
#78	Roof	Replace bird netting	9	Nov 2028	10	Good
#79	Roof	Replace metal roof sheeting (approx. 25%)	10	Nov 2029	15	Reasonable
#80	Roof	Replace translucent roof sheeting	10	Nov 2029	15	Reasonable
#81	Roof plant area	Replace Rheem heavy duty gas hot water unit	5	Nov 2024	13	Satisfactory
#82	Roof plant area	Replace air conditioning to main office	5	Nov 2024	15	Satisfactory
#83	Roof plant area	Replace pool & spa heaters	8	Nov 2027	10	Good
#84	Roof plant area	Replace air conditioning to sales office	10	Nov 2029	12	Good
#85	Roof plant area	Replace air conditioning to function room	13	Nov 2032	15	Good
#86	Roof plant area	Replace air conditioning to gym	15	Nov 2034	15	Good



## Site Photographs

