

NMA/sk/RFF24

September 30, 2020

Owners of Empire West Apartments SP 68420
C/- Pro-Active Strata Management
PO Box 7032
SHENTON PARK WA 6008

Attention: Ms Stacey Marks

Dear Stacey,

EMPIRE WEST APARTMENTS, FLOREAT - RESERVE FUND FORECAST REPORT

As requested, we have prepared a reserve fund forecast report for the above mentioned property from the information provided.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully,

Niall Mc Aree

Director
RAWLINSONS (W.A.)

Enc.



EMPIRE WEST APARTMENTS
FLOREAT WA 6014

RESERVE FUND FORECAST

SEPTEMBER 30, 2020

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Project Details

Project address : 24 Finishline View, Floreat WA 6014
Building details: Empire West Apartments
Date of construction: ≈ 2017
Rate of Inflation: 3.00%
Life cycle: 10 years

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Annexures

- A Ten-year reserve Fund Forecast Breakdown

Document Details

Client:	The Owners of Empire West Apartments SP 68420
Document no:	R24
Document title:	Empire West Apartments - Reserve Fund Forecast

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Document Approval

Revision	Originator	Approved	Authorised	Date
1.01	Shannon Kelly	Niall McAree Director	<i>Niall Mc Aree</i>	30-09-20

1.0 About this Report

1.1 Introduction

Rawlinsons (W.A.) has been engaged by Ms Stacey Marks from Pro-Active Strata Management to produce a Reserve Fund Forecast for Empire West Apartments in Floreat WA 6014.

The multi level building consists of 96 apartments, basement parking, soft and hard landscaping, and lifts. There is also a separate common building which houses a lounge and dining area with kitchenette, games room, gym, amenities and barbecue facilities.

1.2 Purpose of Maintenance Schedule / Reserve Funds Forecast

The report is intended to deliver a reserve fund forecast for the body corporate to allow sufficient financial reserves for the long-term maintenance and repair of the common property building and assets including the replacement of common property items.

The objective is to ensure the reserve fund levies indicated provide the owners with the necessary information to plan their finances to minimise the risk of insufficient funds on maintenance and repairs in the future.

We refer you to Annexure 'A' of this report for the maintenance schedule included in this report.

1.3 Forecast Period

The report details the expected yearly incurred costs over 10 years. We would recommend the reserve fund forecast be reviewed annually to include any changes arising from extraordinary expenditure, inflation, local market factors and the general building condition.

1.4 Administration Fund

The cost of maintenance contract items are normally included within the administration fund; therefore, they are excluded from the reserve fund forecast.

These items include, but are not limited to:

- Garden maintenance
- Routine cleaning and maintenance costs
- Servicing of fire safety equipment
- Pest control
- Air conditioning systems
- Minor plumbing works
- Minor works that are maintenance in nature

Furthermore, major capital works and refurbishment is not included in this forecast.

1.5 Methodology

This report covers expenditure of a capital or non-recurrent nature including periodic replacement of major capital items and other spending that may reasonably be required for the safe operation and upkeep of the buildings. It does not include expenditure on capital improvements.

A site visit was conducted on August 24th. Photos of the site were taken and are included in the "Site Photographs" section of this report.

We have estimated, as qualified quantity surveyors, the expected life of the items indicated to the best of our knowledge and as per historical data, however it must be noted that these are a guide only and there are several factors which can affect the expected useful life of building components including workmanship, regular maintenance, frequency of use and climate.

The following items have a lifespan similar to the building structure and have been excluded from this report:

- Electrical distribution board, gear and circuits
- Water, fire and gas mains supply pipework and fittings
- Wall render
- Building structure
- Site drainage – except major repairs

The figures within this report have been calculated using estimated present day replacement costs of each component and adding an average annual construction index increase of 3.0% that is based upon the average rate of increase on the building price index over the past 44 years as produced by Building Management and Works.

All the construction costs within this report exclude GST.

1.6 Assumptions and Exclusions

The following is a list of the major assumptions and exclusions made in this forecast:

- Original construction date of around 2017
- Maintenance items and life cycles are based on best practice and manufacturers' recommendations
- Assumed all external walls painting and facing is under common property
- Assumed all windows, balcony balustrade maintenance, and balcony soffit painting are under strata scope; however, assumed tiling to balconies and balcony sliding doors are not under strata scope
- Generally, equipment and loose furniture have been excluded from scope
- Assumed termite treatment has been conducted regularly
- Private door hardware is not under strata scope
- Assumed sealing to carpark floors is required
- All other specific assumptions have been mentioned in forecast breakdown in "Appendix A"

2.0 Executive Summary

The below table is a summary of the yearly costs over the next 10-years:

Year	Annual Average Costs (Incl. Inflation)
Year 1 (2021)	\$6,624
Year 2 (2022)	\$16,725
Year 3 (2023)	\$9,748
Year 4 (2024)	\$17,744
Year 5 (2025)	\$43,856
Year 6 (2026)	\$34,609
Year 7 (2027)	\$497,278
Year 8 (2028)	\$36,271
Year 9 (2029)	\$17,707
Year 10 (2030)	\$55,383

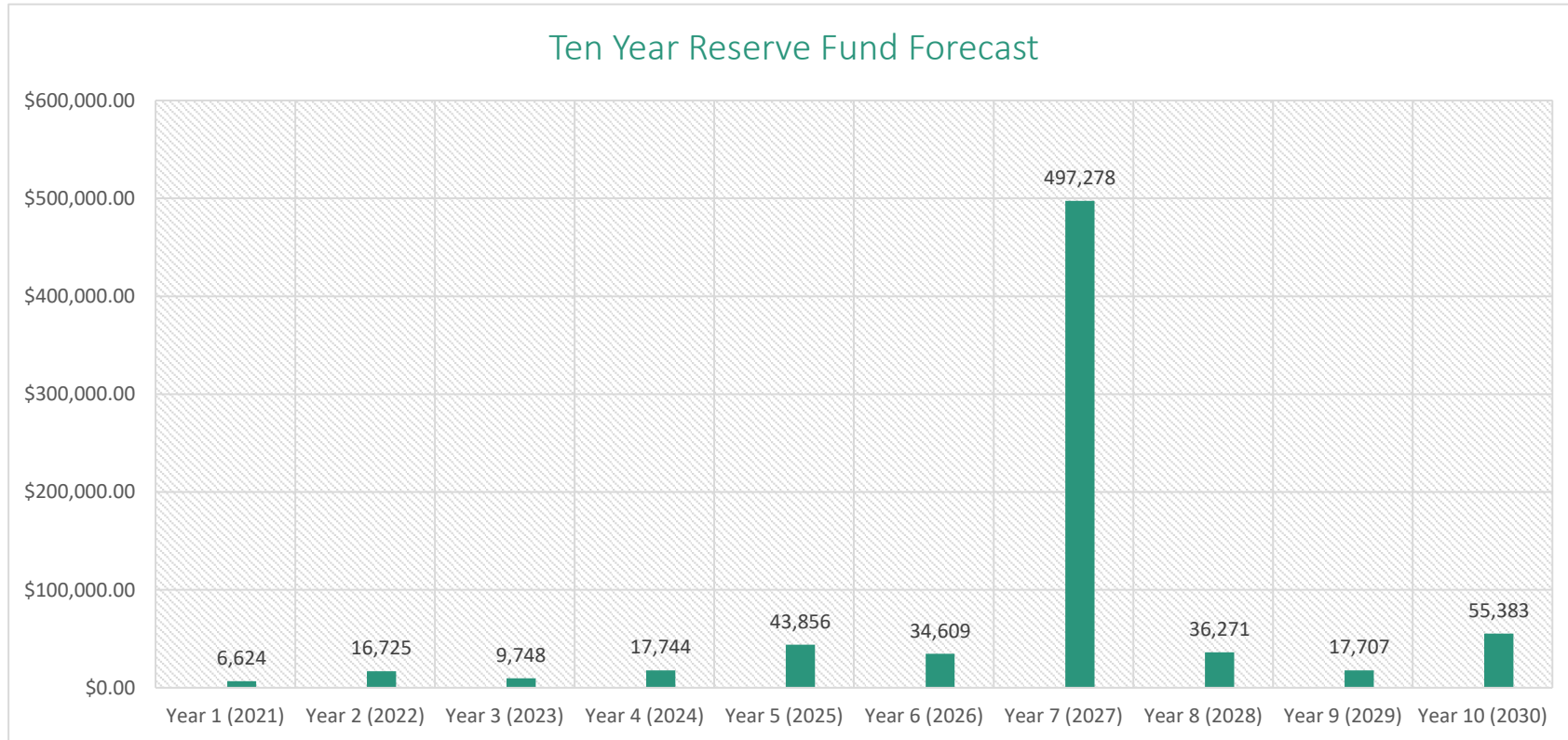
The next table is a summary of the overall 10-year reserve fund forecast costs and the corresponding annual costs:

TOTAL 10-YEAR MAINTENANCE COST (INCL. INFLATION):	\$735,945
AVERAGE ANNUAL RESERVE FUND ALLOWANCE:	\$73,594.53

**See Appendix A for full breakdown*

3.0 Ten-Year Bar Chart

Empire West Apartments - 24 Finishline View, Floreat WA 6014



4.0 Site Photographs



Annexure A

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
A. SUBSTRUCTURE												
	<u>TERMITE BARRIER</u>											
A.1	<i>Allow for maintaining chemical barrier treatment around perimeter wall every 10 years</i>	906	0	0	0	0	0	0	0	9,057	0	0

Annual Costs Summary: 906

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
B. SUPERSTRUCTURE												
	<u>COLUMNS</u>											
	<u>Concrete Columns</u>											
B.1	Paint external columns every 7 years - included with external walls	N/A	0	0	0	0	0	0	0	0	0	0
	<u>STAIRCASES AND BALUSTRADES</u>											
B.2	Replace stair nosings to tiled stairs every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.3	Replace stair nosings to concrete stairs every 7 years	690	0	0	0	0	6,903	0	0	0	0	0
B.4	Replace stainless steel handrail every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.5	Replace balustrades every 30 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.6	Paint steel handrail and balustrades including preparing surface for new paint every 10 years	879	0	0	0	0	0	0	8,788	0	0	0
B.7	General maintenance to steel handrail and balustrade fixings every 5 years	134	0	0	0	0	621	0	0	0	0	720
B.8	Replace glazing to balustrades every 30 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.9	General maintenance to glazed balustrade fixings every 5 years	380	0	0	0	0	1,760	0	0	0	0	2,041
	<u>ROOF</u>											
	<u>Metal Sheet Roof</u>											
B.10	Replace sheet every 40 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.11	General maintenance and repair including flashing where necessary every 2 years	589	0	1,042	0	1,106	0	1,173	0	1,245	0	1,320
	<u>Roof Drainage</u>											
B.12	Replace roof gutters and downpipes every 30 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.13	General maintenance and repair to gutters and downpipes necessary every 2 years	428	0	758	0	804	0	853	0	905	0	960
	<u>Roof Safety</u>											
B.14	Replace anchor points every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.15	Inspection of roof anchor points every 5 years	179	0	0	0	0	828	0	0	0	0	960
	<u>Louvred Awning</u>											
B.16	Replace louvred awnings every 30 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.17	General maintenance to louvred awnings every 5 years	201	0	0	0	0	932	0	0	0	0	1,080
	<u>EXTERNAL WALLS AND SOFFITS</u>											
	<u>External Walls</u>											
B.18	Repaint external walls every 10 years	17,491	0	0	0	0	0	0	174,913	0	0	0
	<u>Aluminium Blades</u>											
B.19	General maintenance to aluminium blades every 5 years	514	0	0	0	0	2,382	0	0	0	0	2,761
B.20	Repaint aluminium blades every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0

Annual Costs Summary: 21,486

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
B. SUPERSTRUCTURE (Continued)												
	<u>Sliding Louvre Panels</u>											
B.21	Replace sliding panels every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.22	General maintenance to sliding panels every 2 years	1,284	0	2,274	0	2,413	0	2,560	0	2,716	0	2,881
	<u>Sunshade Hoods</u>											
B.23	General maintenance to sunshade hoods every 5 years	268	0	0	0	0	1,243	0	0	0	0	1,440
	<u>Painted Soffits</u>											
B.24	Repaint external soffits every 10 years	5,702	0	0	0	0	0	0	57,020	0	0	0
	<u>WINDOWS AND DOORS</u>											
	<u>Windows</u>											
B.25	Allowance to replace glazing to windows every 30 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.26	General maintenance including caulking, resealing, and track maintenance to windows every 5 years	805	0	0	0	0	3,728	0	0	0	0	4,321
	<u>External Doors</u>											
B.27	Replace external doors to units every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.28	Replace door hardware every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.29	General maintenance to external doors every 2 years	642	0	1,137	0	1,206	0	1,280	0	1,358	0	1,440
B.30	Replace sliding glazed doors every 35 years - EXCLUDED	EXCL.	0	0	0	0	0	0	0	0	0	0
B.31	General maintenance to glazed doors every 2 years	1,003	0	1,777	0	1,885	0	2,000	0	2,122	0	2,251
	<u>Basement</u>											
B.32	Replace doors to stores, comms, etc. every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.33	Replace door hardware every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.34	General maintenance to all doors in basement every 2 years	107	0	190	0	201	0	213	0	226	0	240
B.35	Replace automatic opening door mechanism every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
B.36	General maintenance to automatic opening door including PA gate every 3 years	128	0	0	390	0	0	427	0	0	466	0
	<u>Mechanical Louvre Panels</u>											
B.37	General maintenance to panels to refasten fixings and screws every 5 years	89	0	0	0	0	414	0	0	0	0	480

Annual Costs Summary: 10,030

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
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B. SUPERSTRUCTURE

(Continued)

COLLECTION

Page 2:	21,486
Page 3:	10,030

**B. SUPERSTRUCTURE
Carried to Summary:**

31,516

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
C. INTERNAL FINISHES												
	<u>WALLS</u>											
	<u>Painted Walls</u>											
C.1	Repaint internal walls every 7 years	14,140	0	0	0	0	0	0	141,401	0	0	0
	<u>Timber Panel Cladded Walls</u>											
C.2	General maintenance to timber wall cladding including replacing cracked/warped timber, re-sealing, tightening, etc. every 5 years	1,478	0	0	0	0	6,847	0	0	0	0	7,938
	<u>Metal Panel Walls</u>											
C.3	General maintenance to metal wall cladding to entrances including repairing dents and polishing scratches every 5 years	335	0	0	0	0	1,553	0	0	0	0	1,801
	<u>Lobby Feature Panelling</u>											
C.4	General maintenance to feature panelling to lobby every 3 years	128	0	0	390	0	0	427	0	0	466	0
	<u>CEILINGS</u>											
	<u>Painted Ceiling</u>											
C.5	Repaint internal ceilings every 7 years	6,341	0	0	0	0	0	0	63,406	0	0	0
	<u>FLOOR</u>											
	<u>Lobby Tiles</u>											
C.6	Re-grout and re-point tiles every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
C.7	Replace tiles every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Circulation Tiles</u>											
C.8	Re-grout and re-point tiles every 15 years	N/A	0	0	0	0	0	0	0	0	0	0
C.9	Replace tiles every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
C.10	Remove rust and calcium stains to tiles as required every 3 years	160	0	0	488	0	0	533	0	0	583	0
	<u>Carpet</u>											
C.11	Replace carpet every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Entrance Mats</u>											
C.12	Replace entrance recessed matwell every 5 years	1,677	0	0	0	0	7,766	0	0	0	0	9,003
C.13	Replace entrance mat to lifts every 3 years	180	0	0	549	0	0	600	0	0	656	0
	<u>Concrete</u>											
C.14	Repaint car bay line marking and numbering every 10 years	475	0	0	0	0	0	4,746	0	0	0	0
C.15	Reseal carpark concrete slab every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0

Annual Costs Summary: 24,915

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
D. FITMENTS												
	<u>CABINETRY AND JOINERY</u>											
	<u>Cabinetwork and Shelving</u>											
D.1	Replace cabinetwork to Common Room every 20 years - EXCLUDED	EXCL.	0	0	0	0	0	0	0	0	0	0
	<u>METALWORK</u>											
	<u>Toilet Fitments</u>											
D.2	Replace toilet fitments every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.3	General maintenance to toilet fitments every 2 years	27	0	47	0	50	0	53	0	57	0	60
D.4	Allowance to replace mirror to toilet every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Barbecue</u>											
D.5	Replacement of barbecue every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.6	General maintenance to barbecue every year	316	276	284	293	302	311	320	330	339	350	360
	<u>Signage</u>											
D.7	Replacement of door numbers and descriptions every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.8	Allowance to replace building signage to external side every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Letterbox</u>											
D.9	Replace letterboxes every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.10	General maintenance to letterboxes every 3 years	64	0	0	195	0	0	213	0	0	233	0
	<u>Bike Racks</u>											
D.11	Replace bicycle racks every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.12	General maintenance to bicycle racks every 2 years	112	0	0	0	0	518	0	0	0	0	600
	<u>Bollards</u>											
D.13	Replace bollards every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.14	Replace key safe every 10 years	34	0	0	0	0	0	0	343	0	0	0
D.15	Replace reflective tape to bollards every 7 years	7	0	0	0	0	0	67	0	0	0	0
	<u>Seating</u>											
D.16	Replace seating every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
D.17	General maintenance to seating every 5 years	96	0	0	293	0	0	320	0	0	350	0

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
E. SERVICES												
	<u>MECHANICAL SERVICES</u>											
	<u>Exhaust and Ventilation</u>											
E.1	Replace fire dampers every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.2	Replace exhaust fans every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.3	Replace ventilation fans every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.4	General maintenance to exhaust grilles and ductwork every year	475	414	426	439	452	466	480	494	509	524	540
E.5	General maintenance to exhaust and ventilation fans every year	237	207	213	220	226	233	240	247	255	262	270
	<u>HYDRAULICS</u>											
	<u>Stormwater</u>											
E.6	Replace drainage sump pumps every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.7	Replace gratings to sumps to carpark every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.8	Replace basement sumps every 50 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.9	Clean sumps every 10 years	151	0	0	0	0	0	0	1,510	0	0	0
E.10	Replace grates to drains every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Sewer</u>											
E.11	Replace sewerage pump every 10 years	1,027	0	0	0	0	0	0	10,271	0	0	0
E.12	Allowance for general maintenance and check ups for sewer pump every 2 years	388	0	687	0	729	0	773	0	820	0	870
	<u>Sanitary Fixtures</u>											
E.13	Replace sanitary fixtures every 50 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.14	Replace basin faucet and taps every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.15	Replace sink faucet and tap every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.16	Replace grates to floor drains every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Hot Water Units</u>											
E.17	Replace hot water system every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.18	General maintenance to hot water units every 3 years	72	0	0	220	0	0	240	0	0	262	0
	<u>ELECTRICAL SERVICES</u>											
	<u>Lighting</u>											
E.19	No allowance for light bulb replacement has been made as it is an operational cost	Note										
E.20	Replace emergency lighting in car park every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.21	Replace luminaires in car park every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.22	Replace luminaires to common areas every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.23	General maintenance to switchgear every year	949	828	853	878	905	932	960	989	1,018	1,049	1,080
	<u>Intercom</u>											

Annual Costs Summary: 3,299

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
E. SERVICES (Continued)												
E.24	Replace intercom system every 25 years - EXCLUDED	687	0	0	0	0	0	0	6,866	0	0	0
E.25	General maintenance to system every year	316	276	284	293	302	311	320	330	339	350	360
	<u>Access Control</u>											
E.26	Replace keyless entry readers every 12 years	566	0	0	0	0	0	0	0	5,657	0	0
E.27	Replace door reeds and locks every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.28	General maintenance to system every year	211	184	190	195	201	207	213	220	226	233	240
	<u>CCTV</u>											
E.29	Replace CCTV cameras every 7 years	687	0	0	0	0	0	0	6,866	0	0	0
E.30	General maintenance to system every 2 years	161	0	284	0	302	0	320	0	339	0	360
	<u>Photovoltaic Cells</u>											
E.31	Replace photovoltaic cells every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.32	General maintenance as required every year	422	368	379	390	402	414	427	439	453	466	480
	<u>FIRE SERVICES</u>											
	<u>Fire Detection</u>											
E.33	Replace detectors every 10 years	343	0	0	0	0	0	0	3,433	0	0	0
E.34	Replace carbon dioxide detector every 10 years	549	0	0	0	0	0	0	5,493	0	0	0
E.35	Replace fire bell, sounder and strobe light every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.36	General maintenance to fire system every year	844	736	758	781	804	828	853	879	905	932	960
	<u>Fire Hydraulics</u>											
E.37	Replace sprinkler heads to carparking every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.38	Replace fire hose reels every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>LIFT SERVICES</u>											
E.39	Replacement of lift motors, controls, cables, cab, etc. every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.40	Re-fitout of cab every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
E.41	General maintenance to lift controls and motors along with inspection every year	2,531	2,208	2,274	2,342	2,413	2,485	2,560	2,636	2,716	2,797	2,881

Annual Costs Summary: 7,316

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
E. SERVICES												
<i>(Continued)</i>												
COLLECTION												
	Page 7:											
	Page 8:											
	E. SERVICES											
	Carried to Summary:											

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
F. EXTERNAL WORKS												
	<u>LANDSCAPING AND IRRIGATION</u>											
F.1	Maintaining landscaped areas - EXCLUDED	EXCL.										
F.2	Replace irrigation controllers every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.3	Replace solenoid valves to each area every 12 years	170	0	0	0	0	0	0	0	0	1,697	0
F.4	Replace replace sprinkler heads every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.5	Allowance for general maintenance to irrigation system every year	765	667	687	708	729	751	773	796	820	845	870
F.6	Replace garden hose every 5 years	70	0	0	0	0	324	0	0	0	0	375
	<u>CIRCULATION PAVING</u>											
	<u>Block Paving</u>											
F.7	Sand joint filling to brick pavers every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.8	Replace brick pavers every 35 years - EXCEEDS FORECAST	N/A	0	0	0	0	0	0	0	0	0	0
F.9	General maintenance to block paved areas every 2 years	428	0	758	0	804	0	853	0	905	0	960
F.10	High pressure cleaning to paving every 10 years	1,047	0	0	0	0	0	0	0	10,473	0	0
	<u>Original Tiling</u>											
F.11	Re-grout and re-point tiles every 12 years	17	0	0	0	0	0	0	0	170	0	0
F.12	General maintenance to tiled area every 2 years	214	0	379	0	402	0	427	0	453	0	480
	<u>Painting to stairs</u>											
F.13	Repaint stairs every 5 years	126	0	0	0	0	582	0	0	0	0	675
	<u>Tactile paving</u>											
F.14	Replace tactile pavers every 15 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.15	General maintenance to tactile pavers as required every 3 years	64	0	0	195	0	0	213	0	0	233	0
	<u>EXTERNAL WALLS AND FENCING</u>											
	<u>Garden Beds</u>											
F.16	Cleaning of garden bed walls as required every 2 years	214	0	379	0	402	0	427	0	453	0	480
F.17	Waterproofing to planters - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>Fencing and Gates</u>											
F.18	Replace palisade fencing and gates every 25 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.19	Replace hardware to gates every 12 years	146	0	0	0	0	0	0	0	0	1,457	0
F.20	Repalce entrance gate motor and controls every 10 years	800	0	0	0	0	0	7,999	0	0	0	0
F.21	General maintenance to entrance gates every year	527	460	474	488	503	518	533	549	566	583	600
F.22	General maintenance to bike storage fencing and gates every 2 years	107	0	190	0	201	0	213	0	226	0	240
	<u>EXTERNAL LIGHTING</u>											

Annual Costs Summary: 4,695

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
F. EXTERNAL WORKS												<i>(Continued)</i>
F.23	No allowance for light bulb replacement has been made as it is an operational cost	<i>Note</i>										
F.24	Replace general external lighting fixtures - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.25	Replace general external lighting to garden beds - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
F.26	Replace emergency surface mounted batten luminaires every 20 years - EXCLUDED	N/A	0	0	0	0	0	0	0	0	0	0
	<u>EXTERNAL WATER SERVICE</u>											
F.27	Replace hose taps every 10 years	291	0	0	0	0	0	0	0	0	2,914	0

Annual Costs Summary: 291

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
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F. EXTERNAL WORKS *(Continued)*

COLLECTION

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F. EXTERNAL WORKS	
Carried to Summary:	4,986

EMPIRE WEST APARTMENTS 24 Finishline View, Floreat

Code	Description	Annual Costs (\$)	Year 1 (2021)	Year 2 (2022)	Year 3 (2023)	Year 4 (2024)	Year 5 (2025)	Year 6 (2026)	Year 7 (2027)	Year 8 (2028)	Year 9 (2029)	Year 10 (2030)
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COLLECTION SUMMARY

PAGE NO

A. SUBSTRUCTURE	1	906
B. SUPERSTRUCTURE	4	31,516
C. INTERNAL FINISHES	5	24,915
D. FITMENTS	6	656
E. SERVICES	9	10,616
F. EXTERNAL WORKS	12	4,986
Total Amount:		73,595