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ABN 77 079 173 194

10 Year Maintenance Plan

Bey Apartments

112 Goderich Street

East Perth WA 6000

Strata Plan 5186

Report details	
Inspection date:	18/12/2025
Inspector:	Garth Unger

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23/12/2025

The Strata Company
Bey Apartments
112 Goderich Street
East Perth WA 6000

Dear Council Members,

Thank you for appointing our company to conduct your 10 Year Maintenance Plan.

Based on our survey of your property, we have determined that the Strata Company will need to increase its contributions in order to cover its forecast reserve fund expenses. We strongly recommend that the levies be set at the level shown in this report.

This forecast 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 reserve fund balances. Regular updates also create peace of mind and assist the Strata Company 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 reserve fund levy divided by unit entitlements)	$33.61
Total Unit Entitlements	3088
Total Reserve Fund Levy	$103,787.68

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:

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

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	Bey Apartments
Building Address	112 Goderich Street East Perth WA 6000
Strata Plan No.	5186
Plan Type	Strata Plan
Registered Plan Date/Year of Construction	Reg. 2005
Number of Unit Entitlements	3088
Number of Units	191
Estimated Reserve Fund Balance	$475,984
Starting date of Financial Year for Report	1/07/2025
GST Status	Registered for GST
Current Sinking Fund Levy per Lot Entitlement (Inc. GST)	33.61

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over $10,000) Years 1 - 3	4.50%
Assumed Interest Rate on invested funds (For funds over $10,000) Years 4 - 15	3.50%
Company Taxation Rate	25.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Reserve Fund balances over $10,000 - Years 1 - 3	3.38%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Reserve Fund balances over $10,000 - Years 4 - 15	2.63%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	4.50%
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	30/06/2026	103,787.68	9,435.24	33.61	3.06	8.40	0.76
2	30/06/2027	126,060.00	11,460.00	40.82	3.71	10.21	0.93
3	30/06/2028	138,666.00	12,606.00	44.90	4.08	11.23	1.02
4	30/06/2029	152,532.60	13,866.60	49.40	4.49	12.35	1.12
5	30/06/2030	158,633.90	14,421.26	51.37	4.67	12.84	1.17
6	30/06/2031	164,979.27	14,998.12	53.43	4.86	13.36	1.21
7	30/06/2032	171,578.44	15,598.04	55.56	5.05	13.89	1.26
8	30/06/2033	178,441.58	16,221.96	57.79	5.25	14.45	1.31
9	30/06/2034	185,579.24	16,870.84	60.10	5.46	15.03	1.37
10	30/06/2035	193,002.41	17,545.67	62.50	5.68	15.63	1.42
11	30/06/2036	200,722.51	18,247.50	65.00	5.91	16.25	1.48
12	30/06/2037	208,751.41	18,977.40	67.60	6.15	16.90	1.54
13	30/06/2038	217,101.47	19,736.50	70.30	6.39	17.58	1.60
14	30/06/2039	225,785.53	20,525.96	73.12	6.65	18.28	1.66
15	30/06/2040	234,816.95	21,347.00	76.04	6.91	19.01	1.73

15 Year Cash Flow Tracking Sheet

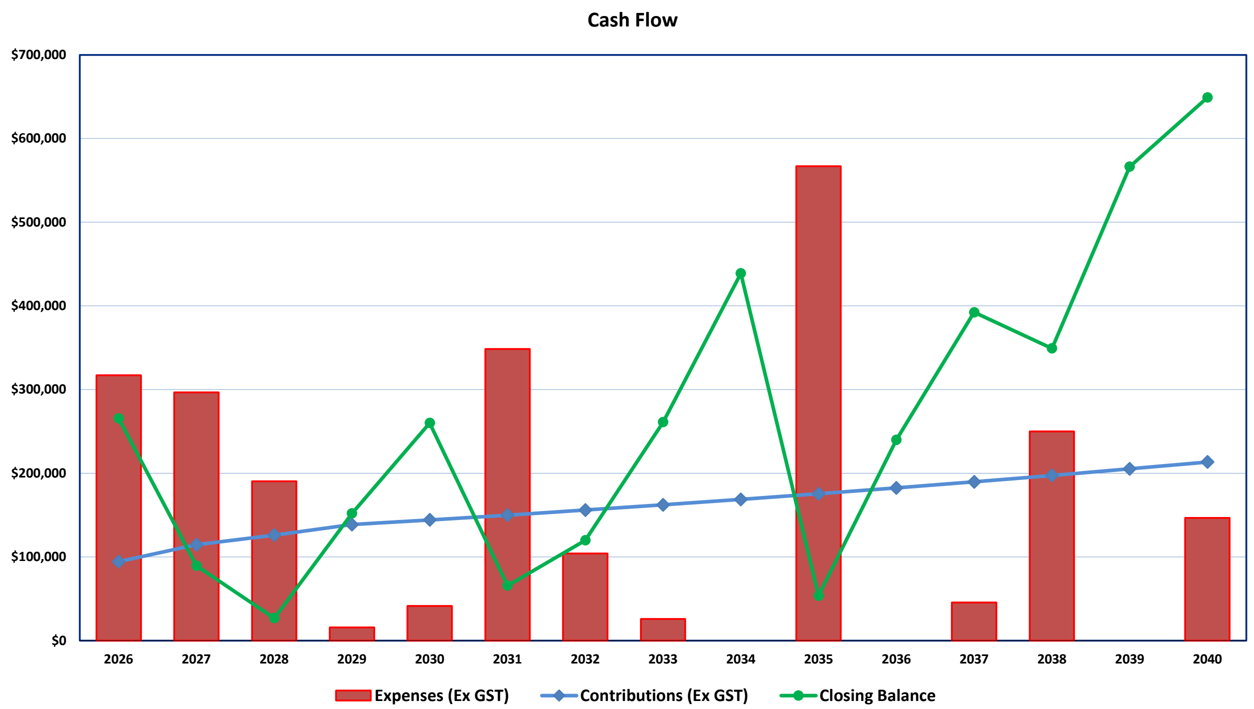
The table below shows the cash flow starting with the anticipated **'Opening Balance'** at the start of the first financial year which you provided to us. We then add the **'Total Levy Contributions'** for the year and any **'Interest'** on balances greater than $10,000. Any **'Anticipated Expenses'** (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	30/06/2026	475,984.00	94,352.44	12,322.77	317,162.73	265,496.48
2	30/06/2027	265,496.48	114,600.00	5,898.80	296,551.82	89,443.46
3	30/06/2028	89,443.46	126,060.00	1,933.28	190,551.82	26,884.92
4	30/06/2029	26,884.92	138,666.00	2,322.07	15,852.73	152,020.26
5	30/06/2030	152,020.26	144,212.64	5,349.23	41,467.27	260,114.86
6	30/06/2031	260,114.86	149,981.15	4,228.93	348,619.09	65,705.85
7	30/06/2032	65,705.85	155,980.40	2,408.49	104,237.27	119,857.47
8	30/06/2033	119,857.47	162,219.62	4,944.73	25,909.09	261,112.73
9	30/06/2034	261,112.73	168,708.40	9,085.78	0.00	438,906.91
10	30/06/2035	438,906.91	175,456.74	6,394.18	567,020.91	53,736.92
11	30/06/2036	53,736.92	182,475.01	3,812.83	0.00	240,024.76
12	30/06/2037	240,024.76	189,774.01	8,208.11	45,632.73	392,374.15
13	30/06/2038	392,374.15	197,364.97	9,625.56	250,131.82	349,232.86
14	30/06/2039	349,232.86	205,259.57	11,883.99	0.00	566,376.42
15	30/06/2040	566,376.42	213,469.95	15,775.36	146,575.45	649,046.28

15 Year Cash Flow Graph

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

- Contributions line - Total reserve 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 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
1. BUILDING EXTERIOR																
Repaint metal balustrades	38,358	-	-	41,888	-	-	-	-	-	-	-	-	-	65,051	-	-
Repaint soffits	53,506	-	-	58,430	-	-	-	-	-	-	-	-	-	90,740	-	-
Repaint external concrete surfaces	29,280	-	-	31,974	-	-	-	-	-	-	-	-	-	49,655	-	-
Replace mailbox	17,564	-	-	-	-	-	-	-	-	-	26,102	-	-	-	-	-
Inspect concrete deterioration to balcony walls and slabs	3,000	-	3,135	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair concrete deterioration to balcony walls and slabs (Total: 1 Item) - 10%	25,000	-	-	27,301	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**3,135**	**159,593**	**0**	**0**	**0**	**0**	**0**	**0**	**26,102**	**0**	**0**	**205,446**	**0**	**0**
2. ROOFTOP																
Inspect metal roofing	2,000	-	-	2,184	-	-	-	-	-	-	-	-	-	-	-	-
Replace metal roofing and vent stacks	273,332	-	-	-	-	-	340,621	-	-	-	-	-	-	-	-	-
Repair cracking brickwork to lift motor room tower including access (Total: 1 Item) - 10%	50,000	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hire roof guard rail	6,418	-	-	-	-	-	7,998	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**50,000**	**0**	**2,184**	**0**	**0**	**348,619**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
3. ACCESS FOR WORK AT HEIGHTS																
Work at heights access and site setup	26,350	-	-	28,775	-	-	-	-	-	-	-	-	-	44,686	-	-
Sub Total (Incl. GST)		**0**	**0**	**28,775**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**44,686**	**0**	**0**

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
4. HALLWAYS																
Repaint internal walls	109,262	-	-	-	-	-	-	-	-	-	162,374	-	-	-	-	-
Repaint internal ceilings	44,613	-	-	-	-	-	-	-	-	-	66,299	-	-	-	-	-
Repaint unit entry door - 1x side and frame	27,661	-	-	-	-	-	-	-	-	-	41,107	-	-	-	-	-
Repaint service door - 2x sides and frame	28,810	-	-	-	-	-	-	-	-	-	42,814	-	-	-	-	-
Repaint skirtings	19,490	-	-	-	-	-	-	-	-	-	28,964	-	-	-	-	-
Replace carpet	163,362	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway (Total: 212 m2) - 10%	5,078	-	-	-	-	6,056	-	-	-	-	7,546	-	-	-	-	9,404
Replace tiled walkway	48,938	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**6,056**	**0**	**0**	**0**	**0**	**349,104**	**0**	**0**	**0**	**0**	**9,404**
5. OPEN STAIRWELL																
Repaint internal walls	6,859	-	-	-	-	-	-	-	-	-	10,193	-	-	-	-	-
Repaint internal ceilings	8,371	-	-	-	-	-	-	-	-	-	12,440	-	-	-	-	-
Repaint timber handrails	3,231	-	-	-	-	-	-	-	-	-	4,802	-	-	-	-	-
Reseal anti-slip treatment	1,747	-	-	-	-	-	-	-	-	-	2,596	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30,031**	**0**	**0**	**0**	**0**	**0**
6. FIRE STAIRWELL																
Repaint internal walls	13,717	-	14,334	-	-	-	-	-	-	-	-	-	22,261	-	-	-
Repaint ceiling	4,830	-	5,047	-	-	-	-	-	-	-	-	-	7,838	-	-	-
Repaint metal handrail	1,338	-	1,398	-	-	-	-	-	-	-	-	-	2,171	-	-	-
Replace tape anti-slip tread	5,239	-	5,475	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**26,254**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**32,270**	**0**	**0**	**0**
7. VEHICLE ACCESSWAYS/ CARPARK																
Repaint line marking	22,829	-	-	-	-	27,224	-	-	-	-	33,926	-	-	-	-	42,278
Replace security access key system	2,745	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,084
Replace sliding gate (Double)	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace gate motor (Industrial)	1,802	-	-	-	-	2,149	-	-	-	-	-	-	-	-	-	3,337
Repair bitumen (Total: 1664 m2) - 10%	11,742	-	-	-	-	-	-	-	15,979	-	-	-	-	-	-	-
Repair concrete driveway (Total: 3754 m2) - 10%	39,315	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72,809
Replace metal drainage grate	2,315	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,287
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**29,373**	**0**	**0**	**15,979**	**0**	**33,926**	**0**	**0**	**0**	**0**	**127,795**
8. PEDESTRIAN ACCESSWAYS																
Repair concrete walkways (Total: 368 m2) - 10%	5,063	-	-	-	-	6,038	-	-	-	-	-	-	-	-	-	9,376
Replace concrete walkway	30,699	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**6,038**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9,376**

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
9. FENCING																
Replace metal mesh fence	6,148	-	-	-	7,016	-	-	-	-	-	-	-	-	-	-	-
Replace ribbed sheet fence	7,297	-	-	-	-	-	-	-	9,930	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**7,016**	**0**	**0**	**0**	**9,930**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
10. ELECTRICAL																
Replace electrical switchboard	128,358	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace common area lights	28,168	-	-	-	-	-	-	36,682	-	-	-	-	-	-	-	-
Replace emergency light	9,947	-	-	-	-	-	-	12,954	-	-	-	-	-	-	-	-
Replace light post	15,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace security surveillance camera	23,983	-	-	-	-	-	-	31,232	-	-	-	-	-	-	-	-
Replace digital video recorder (DVR > 16 channel)	17,945	-	-	-	-	-	-	23,369	-	-	-	-	-	-	-	-
Replace security access key system	8,234	-	-	-	-	-	-	-	-	-	-	-	13,363	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**104,237**	**0**	**0**	**0**	**0**	**13,363**	**0**	**0**	**0**
11. FIRE																
Replace fire indicator panel (FIP)	19,227	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace fire extinguisher	4,223	-	-	-	-	-	-	-	-	-	6,276	-	-	-	-	-
Replace fire hose reel	16,158	-	-	-	-	-	-	-	-	-	24,012	-	-	-	-	-
Replace fire hydrant	24,236	-	-	-	-	-	-	-	-	-	36,017	-	-	-	-	-
Replace sprinkler booster pump	0	-	-	-	-	-	-	-	-	-	0	-	-	-	-	-
Replace hydrant booster pump	13,793	-	-	-	-	-	-	-	-	-	20,498	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**86,803**	**0**	**0**	**0**	**0**	**0**
12. LAUNDRY																
Repaint internal walls	2,911	-	-	-	-	-	-	-	-	-	4,326	-	-	-	-	-
Repaint ceiling	702	-	-	-	-	-	-	-	-	-	1,043	-	-	-	-	-
Repair tiled walkway (Total: 24 m2) - 10%	693	-	-	-	791	-	-	-	-	-	-	-	-	-	-	-
Replace swinging frame clothesline (Ground Mounted)	2,648	-	-	-	-	-	-	-	-	-	3,935	-	-	-	-	-
Replace washing machine	17,340	-	-	-	-	-	-	-	-	-	25,769	-	-	-	-	-
Replace dryer	4,025	-	-	-	-	-	-	-	-	-	5,982	-	-	-	-	-
Replace laundry trough	2,069	-	-	-	2,361	-	-	-	-	-	-	-	-	-	-	-
Replace commercial gas hot water unit	4,982	-	-	-	5,685	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**8,837**	**0**	**0**	**0**	**0**	**0**	**41,055**	**0**	**0**	**0**	**0**	**0**
13. LIFTS																
Replace lift as advised	267,163	267,163	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace lift as advised	267,163	-	267,163	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**267,163**	**267,163**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
Grand Total (Incl. GST)		**317,163**	**296,552**	**190,552**	**15,853**	**41,467**	**348,619**	**104,237**	**25,909**	**0**	**567,021**	**0**	**45,633**	**250,132**	**0**	**146,575**
Contingency Allowance (Incl. GST)		**31,716**	**29,655**	**19,055**	**1,585**	**4,147**	**34,862**	**10,424**	**2,591**	**0**	**56,702**	**0**	**4,563**	**25,013**	**0**	**14,658**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**348,879**	**326,207**	**209,607**	**17,438**	**45,614**	**383,481**	**114,661**	**28,500**	**0**	**623,723**	**0**	**50,196**	**275,145**	**0**	**161,233**

Building Condition / Data List from the Property Inspection for Bey Apartments

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
'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.
'Date'– date the covered item was constructed, acquisitioned and last serviced.
'Comments' – details any useful explanatory notes for the item.
'Condition' - details the current condition or operating state.
'Method Used' - method to estimate costs and assumptions of covered items

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Date	Comments	Condition	Method Used
1. BUILDING EXTERIOR										
Repaint metal balustrades	846	lm	45.34	38,358.00	3	10	approx 15 yrs	Ongoing painting program	Poor	Rawlinsons
Repaint soffits	1828	m2	29.27	53,506.00	3	10	approx 15 yrs	Ongoing painting program	Poor	Rawlinsons
Repaint external concrete surfaces	822	m2	35.62	29,280.00	3	10	approx 15 yrs	Ongoing painting program	Poor	Rawlinsons
Replace mailbox	192	ea.	91.48	17,564.00	10	30	Original	Replace as required	Fair	Rawlinsons
Inspect concrete deterioration to balcony walls and slabs	1	Item	3,000.00	3,000.00	2			Inspect as required - Estimate only - Quotation required	Poor	Estimate
Repair concrete deterioration to balcony walls and slabs (Total: 1 Item) - 10%	1	Item	25,000.00	25,000.00	3			Repair as required - Estimate only - Quotation required	Poor	Estimate
2. ROOFTOP										
Inspect metal roofing	1	Item	2,000.00	2,000.00	3			Replace as required	Poor	Estimate
Replace metal roofing and vent stacks	1195	m2	228.73	273,332.00	6	60	Original	Replace as required	Poor	Rawlinsons
Repair cracking brickwork to lift motor room tower including access (Total: 1 Item) - 10%	1	Item	50,000.00	50,000.00	1	20	Original	Repair as required	Poor	Estimate
Hire roof guard rail	190	lm	33.78	6,418.00	6	10				Rawlinsons
3. ACCESS FOR WORK AT HEIGHTS										
Work at heights access and site setup	1	ea.	26,350.00	26,350.00	3	10		Method to be determined by contractor		Rawlinsons
4. HALLWAYS										
Repaint internal walls	3566	m2	30.64	109,262.00	10	15	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint internal ceilings	1292	m2	34.53	44,613.00	10	15	approx 2 yrs	Ongoing painting program	Good	Rawlinsons

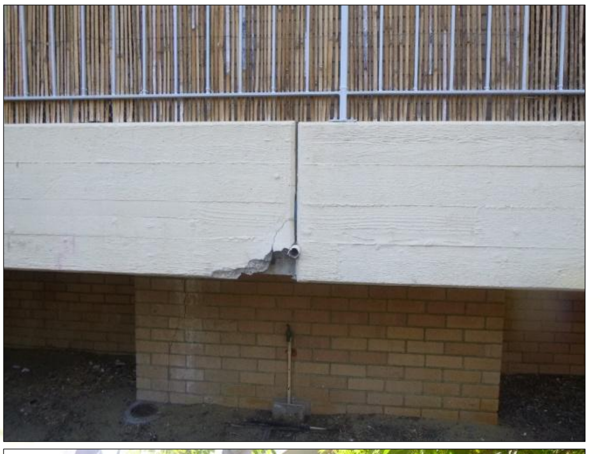
Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Date	Comments	Condition	Method Used
Repaint unit entry door - 1x side and frame	192	ea.	144.07	27,661.00	10	15	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint service door - 2x sides and frame	96	ea.	300.10	28,810.00	10	15	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint skirtings	1124	lm	17.34	19,490.00	10	15	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Replace carpet	1334	m2	122.46	163,362.00	16	20	approx 2 yrs	Replace as required	Good	Rawlinsons
Repair tiled walkway (Total: 212 m2) - 10%	22	m2	230.84	5,078.00	5	5	approx 2 yrs	Repair as required	Good	Rawlinsons
Replace tiled walkway	212	m2	230.84	48,938.00	20	30	approx 20 yrs	Replace as required	Good	Rawlinsons
5. OPEN STAIRWELL										
Repaint internal walls	264	m2	25.98	6,859.00	10	10	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint internal ceilings	286	m2	29.27	8,371.00	10	10	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint timber handrails	132	lm	24.48	3,231.00	10	10	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Reseal anti-slip treatment	62	m2	28.18	1,747.00	10	15	approx 2 yrs	Reseal as required	Good	Rawlinsons
6. FIRE STAIRWELL										
Repaint internal walls	528	m2	25.98	13,717.00	2	10	approx 2 yrs	Ongoing painting program	Poor	Rawlinsons
Repaint ceiling	165	m2	29.27	4,830.00	2	10	approx 2 yrs	Ongoing painting program	Poor	Rawlinsons
Repaint metal handrail	54	lm	24.77	1,338.00	2	10	approx 2 yrs	Ongoing painting program	Poor	Rawlinsons
Replace tape anti-slip tread	145	lm	36.13	5,239.00	2	15	Original	Replace as required	Poor	Rawlinsons
7. VEHICLE ACCESSWAYS/ CARPARK										
Repaint line marking	876	lm	26.06	22,829.00	5	5	approx 5 yrs	Ongoing painting program	Good	Rawlinsons
Replace security access key system	1	ea.	2,744.50	2,745.00	15	20	approx 5 yrs	Replace as required	Good	Rawlinsons
Replace sliding gate (Double)	1	ea.	2,300.25	2,300.00	30	40	approx 10 yrs	Replace as required	Good	Rawlinsons
Replace gate motor (Industrial)	1	ea.	1,801.51	1,802.00	5	10	approx 10 yrs	Replace as required	Good	Rawlinsons
Repair bitumen (Total: 1664 m2) - 10%	167	m2	70.31	11,742.00	8	10	approx 3 yrs	Repair as required	Good	Rawlinsons
Repair concrete driveway (Total: 3754 m2) - 10%	376	m2	104.56	39,315.00	15	20	Original	Repair as required / Estimate only - quotations required	Good	Estimate
Replace metal drainage grate	7	ea.	330.76	2,315.00	15	30	Original	Replace as required	Good	Rawlinsons

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Date	Comments	Condition	Method Used
8. PEDESTRIAN ACCESSWAYS										
Repair concrete walkways (Total: 368 m2) - 10%	37	m2	136.83	5,063.00	5	10	approx 5 yrs	Repair as required / Estimate only - quotations required	Fair	Rawlinsons
Replace concrete walkway	368	m2	83.42	30,699.00	20	30	Original	Replace as required	Fair	Rawlinsons
9. FENCING										
Replace metal mesh fence	42	lm	146.37	6,148.00	4	40	Original	Replace as required	Poor	Rawlinsons
Replace ribbed sheet fence	45	lm	162.15	7,297.00	8	40	Original	Replace as required	Fair	Rawlinsons
10. ELECTRICAL										
Replace electrical switchboard	192	Per unit	668.53	128,358.00	30	40	approx 10 yrs	Replace as required	Good	Rawlinsons
Replace common area lights	325	ea.	86.67	28,168.00	7	15	approx 10 yrs	Replace as required	Fair	Rawlinsons
Replace emergency light	62	ea.	160.43	9,947.00	7	15	approx 10 yrs	Replace as required	Fair	Rawlinsons
Replace light post	4	ea.	3,800.08	15,200.00	16	20	approx 10 yrs	Replace as required	Fair	Rawlinsons
Replace security surveillance camera	24	ea.	999.28	23,983.00	7	10	approx 4 yrs	Replace as required	Good	Rawlinsons
Replace digital video recorder (DVR > 16 channel)	1	ea.	17,944.82	17,945.00	7	15	approx 10 yrs	Replace as required	Good	Rawlinsons
Replace security access key system	3	ea.	2,744.50	8,234.00	12	20	approx 10 yrs	Replace as required	Good	Rawlinsons
11. FIRE										
Replace fire indicator panel (FIP)	1	ea.	19,227.17	19,227.00	16	20	approx 4 yrs	Replace as required	Good	Rawlinsons
Replace fire extinguisher	12	ea.	351.88	4,223.00	10	15	approx 5 yrs	Replace as required	Good	Rawlinsons
Replace fire hose reel	14	ea.	1,154.11	16,158.00	10	15	approx 5 yrs	Replace as required	Good	Rawlinsons
Replace fire hydrant	14	ea.	1,731.17	24,236.00	10	30	Original	Replace as required	Good	Rawlinsons
Replace sprinkler booster pump	0	ea.	3,628.21	0.00	10	20	Unknown	Replace as required	Good	Rawlinsons
Replace hydrant booster pump	1	ea.	13,792.87	13,793.00	10	20	Unknown	Replace as required	Good	Rawlinsons
12. LAUNDRY										
Repaint internal walls	95	m2	30.64	2,911.00	10	10	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repaint ceiling	24	m2	29.27	702.00	10	10	approx 2 yrs	Ongoing painting program	Good	Rawlinsons
Repair tiled walkway (Total: 24 m2) - 10%	3	m2	230.84	693.00	4	15	approx 15 yrs	Repair as required	Good	Rawlinsons
Replace swinging frame clothesline (Ground Mounted)	5	ea.	529.55	2,648.00	10	30	approx 20 yrs	Replace as required	Fair	Rawlinsons
Replace washing machine	8	Item	2,167.46	17,340.00	10	15	approx 5 yrs	Replace as required	Good	Rawlinsons
Replace dryer	4	Item	1,006.31	4,025.00	10	15	approx 5 yrs	Replace as required	Good	Rawlinsons
Replace laundry trough	3	ea.	689.66	2,069.00	4	30	Original	Replace as required	Fair	Rawlinsons
Replace commercial gas hot water unit	1	ea.	4,982.32	4,982.00	4	15	approx 20 yrs	Replace as required	Fair	Rawlinsons

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Date	Comments	Condition	Method Used
13. LIFTS										
Replace lift as advised	1	Item	267,163.29	267,163.00	1	50	Original	Replace in year 1. Paid for in years 1 and 2	Poor	Amount provided
Replace lift as advised	1	Item	267,163.29	267,163.00	2	50	Original		Poor	Amount provided

Building Photo Section

Item Group
BUILDING EXTERIOR

The balcony slabs and concrete balustrade walls especially to the northern side of the building were in poor condition and showing signs of concrete deterioration at the time of inspection. We have included an allowance for an inspection and repairs in the early years of the report. The general painted external elements were in poor condition at the time of inspection. We have included an allowance for repairs in the early years of the report.

Item Group

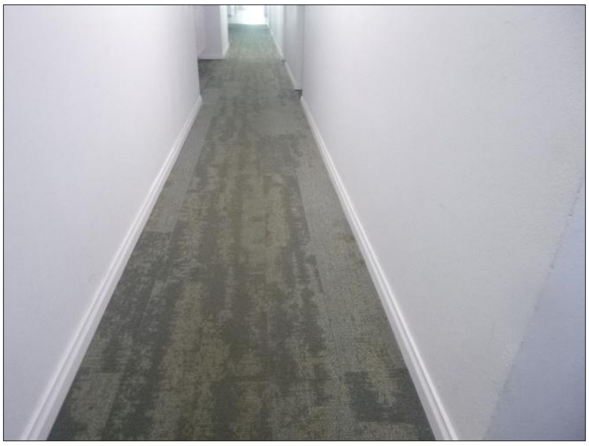
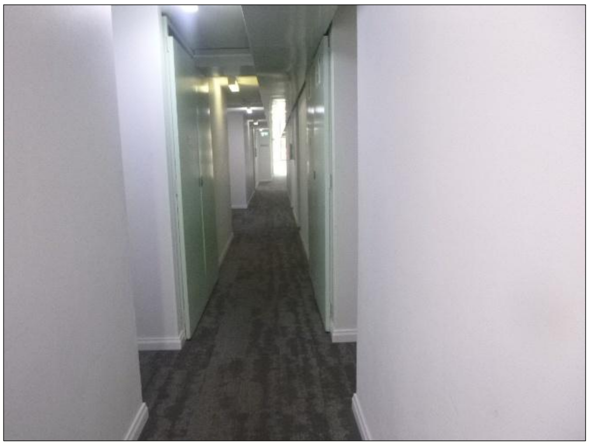
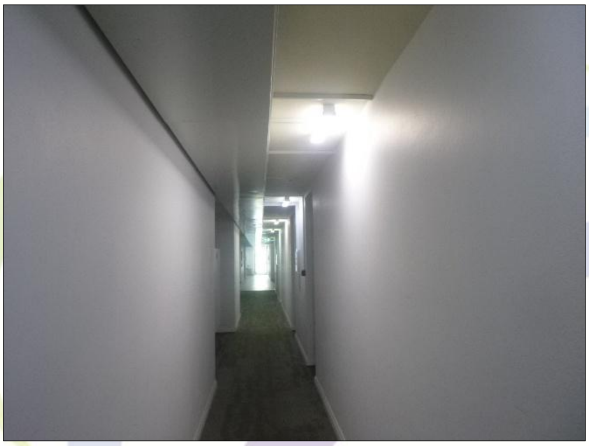
ROOFTOP




The metal rooftop was in poor condition at the time of inspection. We have included an allowance for an inspection and repairs in the early years of the report. The brickwork to the lift motor room walls was in poor condition at the time of inspection. We have been advised this has been inspected. We have allowed an allowance for repairs in the early years of the report

Item Group

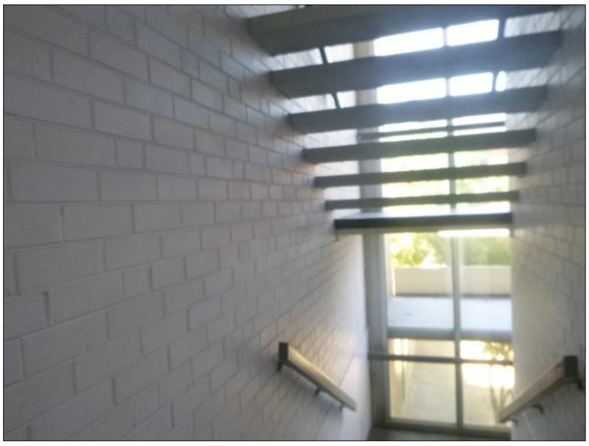
HALLWAYS


The hallways were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

OPEN STAIRWELL




The open stairwell was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

FIRE STAIRWELL




The fire stairwell was in poor condition at the time of inspection as a result of multiple instances of graffiti and miss use. We have included an allowance for repairs in the early years of the report.

Item Group

VEHICLE ACCESSWAYS/ CARPARK



The vehicle accessways/ carpark was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

PEDESTRIAN ACCESSWAYS




The pedestrian accessways were in fair condition at the time of inspection. Some signs of deterioration have been observed, and repair provisions have been included in the report.

Item Group

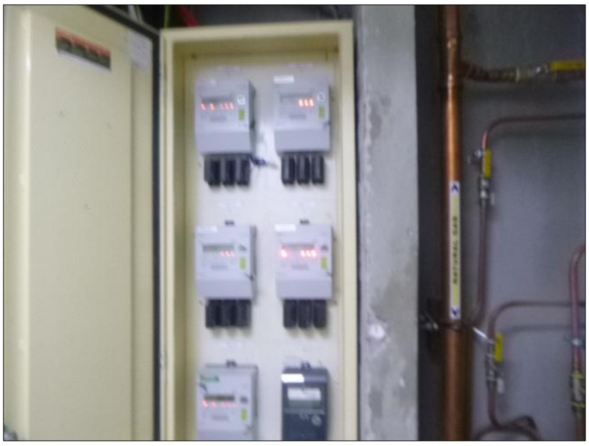
FENCING



The chain mesh fencing was in poor condition at the time of inspection. We have included an allowance for repairs in the early years of the report. The metal ribbed fencing was in fair condition at the time of inspection. Some signs of deterioration have been observed and repair provisions have been included in the report.

Item Group

ELECTRICAL



The lights were in fair condition at the time of inspection. Some signs of deterioration have been observed, and repair provisions have been included in the report. The other general electrical elements were in good condition at the time of inspection.

Item Group

FIRE

The fire control elements were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

LAUNDRY

The clotheslines, troughs and hot water unit were in fair condition at the time of inspection. Some signs of deterioration have been observed, and repair provisions have been included in the report. The other general laundry elements were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

LIFTS

The lifts were in poor condition at the time of inspection. We have included an allowance as provided by our meet on site contact for replacement of lifts in the early years of the report. Also as advised we have spread the cost of this replacement over 2 years.

Inspector’s Report for Bey Apartments

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. FINANCIAL YEAR ALREADY STARTED - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
5. COSTS PROVIDED - Some costings in this report were provided in the work order for projected maintenance works.
6. PAINT WITHIN LOT BOUNDARIES - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
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. 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.
12. BITUMEN SURFACES - Bitumen surfaces are more susceptible to environmental factors than other areas of the property. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs.
13. 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.

14. METAL ROOFS - Metal roofs may have a service life of 60 years or more with proper care and maintenance.

15. MEETING - I want to thank Trish Arndt for meeting with me, giving me access to the building and informing me of past, current & proposed works. Trish advised costs, time frame and payment terms of lift replacement. Trish also advised that a $200,000 deposit has been paid for the lift replacements. We also discussed an issue regarding roof inspection and replacement, concrete deterioration inspection and repairs, repairs required to lift room walls (already inspected) and the poor condition of the fire stairwell due to graffiti and misuse and the need for repairs to this area in very early years of the report.

16. ENGINEERS REPORT - We recommend an engineer inspect the property and report on the concrete deterioration to a number of balcony balustrade walls and slabs. We also suggest an engineer inspect and report on the metal rooftop. Money has been allocated towards remedial works to these areas, but this will vary subject to the recommendations of the engineer. We have been advised that the walls to the lift room have already been inspected by an engineer.

17. 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.

18. REQUESTED INCLUSIONS – Items as requested at time of order have been included as follows: Lift replacements, inspect and repair concrete deterioration to balcony walls and slabs, inspect and repair rooftop, early repairs to fire stairs, repairs to walls of lift room (already inspected)

Report Notes
Reserve Fund Forecast (WA)

This forecast satisfies the current requirements of Part 8, Division 1, Subdivision 3, Section 100 of the *Strata Titles Act 1985*. The Act states:

100 Administrative and reserve funds and contributions

(2) A strata company must, if it is a designated strata company, and may, in any other case —

(a) establish a fund (a reserve fund) for the purpose of accumulating funds to meet contingent expenses, other than those of a routine nature, and other major expenses of the strata company likely to arise in the future; and

(b) determine the amounts to be raised for payment into the reserve fund; and

(c) may raise amounts so determined by levying contributions on the owners in proportion to the unit entitlements of their respective lots.

(2A) A designated strata company must ensure —

(a) that there is a 10 year plan that sets out —

(i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan; and

(ii) the estimated costs for the maintenance, repairs, renewal or replacement; and

(iii) other information required to be included by the regulations; and

(b) that the 10 year plan is revised at least once in each 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

A Designated Strata Company under the Act is one with 10 or more lots.

THIS REPORT DEALS WITH THE RESERVE FUND PLAN.

Implementation - It is the responsibility of the Strata Council and the Strata Company to implement this plan so far as is practicable.

***Figures used and updates* -** The figures used in the forecast are typical for this type of building and normal usage. The Strata Council 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 Council, 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 previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Strata Company 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.

***Administrative 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 Council). This forecast deals only with estimating the timing of physical obsolescence.

***Improvements* -** The Strata Council 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 Council. With 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 Council/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 Council/Representative.

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

***Updates* -** The reserve fund forecast is made with the best available data at this time. The reserve fund forecast should be upgraded at regular intervals. We recommend 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.