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# Maintenance Plan Report

201 Royal Street, Yokine WA 6060

Report Date: 12 October 2022  
Acumentis Ref: 2209012274



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12.10.2022

The Owners of 201 Royal Street, Yokine Strata Plan 8032  
C/- Platinum Strata Management (WA)  
PO Box 1560  
Osborne Park WA 6017

Dear Committee,

**RE: 201 ROYAL STREET, YOKINE – MAINTENANCE PLAN FORECAST REPORT**

As requested, we have carried out a Maintenance Plan for the above-mentioned property.

We have prepared this Maintenance Plan Report based on the inspection carried out on 4 October 2022.

The committee are encouraged to review the report and engage in a consultative process in order to further implement the recommendations of the report.

If you have any questions or require clarification, Acumentis is available to discuss the contents of the report at any stage.

We thank you for your business and look forward to assisting you in the future.

Kind Regards,

**Zac Gleeson** *BUrbDev (QuantSurv) Hons MAIQS, CQS*

**Quantity Surveyor**



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## 1 Executive Summary

### 1.1 Basis of Report

|                                              |                                                        |
|----------------------------------------------|--------------------------------------------------------|
| <b>Property Address:</b>                     | 201 Royal Street, Yokine WA 6060                       |
| <b>Strata Plan:</b>                          | Strata Plan 8032                                       |
| <b>Plan Type:</b>                            | Strata Plan                                            |
| <b>Inspection Date:</b>                      | 4 October 2022                                         |
| <b>Prepared By:</b>                          | Chris Podmore <i>BUrbDev (QuantSurv) Hons</i>          |
| <b>Authorised By:</b>                        | Zac Gleeson <i>BUrbDev (QuantSurv) Hons MAIQS, CQS</i> |
| <b>Starting Reserve Fund Balance:</b>        | \$19,451                                               |
| <b>Building Cost Inflation:</b>              | 3.5%                                                   |
| <b>Interest Rate on Bank Deposits:</b>       | 0.65%                                                  |
| <b>Income Tax Rate Payable (on interest)</b> | 30%                                                    |
| <b>Goods and Services Tax (GST):</b>         | Included                                               |

### 1.2 Maintenance Plan Summary

This Maintenance Plan is relevant to the subject site only as per the instructions received on behalf of the Body Corporate. It is relevant to the subject site as at the date of the inspection or as at the date of commission (if no inspection was undertaken). This Maintenance Plan assumes normal ongoing maintenance has occurred to achieve the recommended effective lives of individual assets / works. This Maintenance Plan assumes all applicable information has been supplied by the Body Corporate which may effect the outcome of this report. Works within the boundaries of the site are allowed for only.

Reserve Fund levies for the 2022 / 2023 financial year have been estimated to be **\$9,304** including GST.

We would recommend that in the best interest of the client, a record should be kept of all building activity on the site as this may affect the outcome of the Maintenance Plan in the future.

### 1.3 Disclaimer

This report does not provide specific building or plant maintenance or condition advice. A non-invasive inspection has been undertaken only. We do not accept any contractual, tortious, or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using the information within this report.

## 2 Clarifications

### 2.1 Scope of Work

We have been instructed, on behalf of the Body Corporate to prepare a report to analyse the anticipated expenditure for the next fifteen [15] years for replacing the common area capital items.

The site is located at 201 Royal Street, Yokine WA 6060.

### 2.2 Documentation and Inspections

A representative inspected the property on 4 October 2022.

The estimate has been based upon dimensions ascertained by one or a combination of the following methods:

- a) From available drawings provided to us.
- b) From discussions with the owner and representatives.
- c) From measurements physically taken on site.
- d) From information prepared by third parties.
- e) From industry reference material.

### 2.3 Purpose of Report

The purpose of this document is to provide a Maintenance Plan forecast to plan for the reservation of funds towards capital cost items anticipated to require maintenance, repair, renewal, or replacement (other than of a routine nature) in the period covered by the plan.

As per the Strata Titles Act 1985 regulations, a covered item is defined as common property or personal property of the strata company.

A maintenance plan budget must allow for raising a reasonable capital amount from contributions to provide for necessary and reasonable spending for the current financial year, and also to reserve an amount to meet likely spending for at least the next nine [9] years (this forecast includes for the next 14 years) after the current financial year, having regard to:

- likely spending of a capital or non-recurrent nature.
- replacement of major capital items.
- other costs that should reasonably be met from capital.

## 2.4 Method

A fifteen [15] year forecast period has been adopted which is in excess of the recommended minimum forecast of ten [10] years.

If the identified capital items within this schedule were put to tender, it would be reasonable to expect that the quotations would vary significantly. However, we believe that the allowances shown provide for good workmanship and suitable materials and are therefore a fair and reasonable allowance.

The following schedules are supplied to assist the Body Corporate in calculating a suitable provision, which should be allowed for future works as described in Section 2.0 above. However, to conform with the Regulations, it is recommended that the maintenance plan schedules be reviewed on a yearly basis to account for major capital works items falling outside the forecasted period of fifteen [15] years.

### 3 Schedules

#### 3.1 Cash Flow Summary

The table below summarises our forecasted cash flow of the reserve fund

| Year | Date |   |      | Opening Balance | Sinking Fund Levies | Estimated Sinking Fund Expenditure | Interest Earned | Tax on interest | Closing Balance |
|------|------|---|------|-----------------|---------------------|------------------------------------|-----------------|-----------------|-----------------|
|      |      | - | 2022 | -               | -                   | -                                  | -               | -               | 19,451          |
| 1    | 2022 | - | 2023 | 19,451          | 9,304               | (0)                                | 157             | (47)            | 28,865          |
| 2    | 2023 | - | 2024 | 28,865          | 9,564               | (2,142)                            | 212             | (64)            | 36,436          |
| 3    | 2024 | - | 2025 | 36,436          | 9,850               | (18,560)                           | 209             | (63)            | 27,872          |
| 4    | 2025 | - | 2026 | 27,872          | 10,235              | (2,295)                            | 207             | (62)            | 35,957          |
| 5    | 2026 | - | 2027 | 35,957          | 10,564              | (21,070)                           | 200             | (60)            | 25,591          |
| 6    | 2027 | - | 2028 | 25,591          | 10,984              | (0)                                | 202             | (61)            | 36,717          |
| 7    | 2028 | - | 2029 | 36,717          | 11,347              | (3,181)                            | 266             | (80)            | 45,069          |
| 8    | 2029 | - | 2030 | 45,069          | 11,705              | (6,597)                            | 310             | (93)            | 50,394          |
| 9    | 2030 | - | 2031 | 50,394          | 12,089              | (10,535)                           | 333             | (100)           | 52,182          |
| 10   | 2031 | - | 2032 | 52,182          | 12,511              | (7,265)                            | 357             | (107)           | 57,678          |
| 11   | 2032 | - | 2033 | 57,678          | 12,944              | (730)                              | 415             | (125)           | 70,182          |
| 12   | 2033 | - | 2034 | 70,182          | 13,292              | (68,829)                           | 277             | (83)            | 14,838          |
| 13   | 2034 | - | 2035 | 14,838          | 13,998              | (1,564)                            | 137             | (41)            | 27,369          |
| 14   | 2035 | - | 2036 | 27,369          | 14,523              | (3,237)                            | 215             | (64)            | 38,805          |
| 15   | 2036 | - | 2037 | 38,805          | 14,965              | (21,344)                           | 232             | (70)            | 32,588          |

### 3.2 Capital Asset Summary

The table below represents our estimate of the current replacement cost allocated to each capital cost item. It also details, in our opinion, the expected life expectancy of the asset along with the estimated remaining life until capital expenditure will need to occur to replace/maintain the capital cost item.

| No. | Location           | Work Type         | Description                               | Estimated Life in Years | Estimated Remaining Life | Estimated Current Replacement Cost | Required fund to date | Actual fund to date |
|-----|--------------------|-------------------|-------------------------------------------|-------------------------|--------------------------|------------------------------------|-----------------------|---------------------|
| 1   | Roof               | Replace / repair  | Antennas (progressive)                    | 15                      | 9                        | 1,500                              | 600                   | 321                 |
| 2   | Roof               | Maintain / repair | Gutters and downpipes                     | 12                      | 12                       | 14,870                             | -                     | -                   |
| 3   | Roof               | Repair            | Roof tiles (re-point, minor replacements) | 25                      | 12                       | 26,680                             | 5,336                 | 2,856               |
| 4   | External           | Repaint           | External surfaces                         | 12                      | 3                        | 11,390                             | 8,543                 | 4,572               |
| 5   | External           | Maintain / repair | Windows and doors                         | 20                      | 10                       | 1,500                              | 500                   | 268                 |
| 6   | Plumbing           | Repair            | Irrigation System (progressive)           | 4                       | 3                        | 500                                | 125                   | 67                  |
| 7   | Siteworks          | Replace / repair  | Bin storage aluminium panels              | 25                      | 15                       | 850                                | -                     | -                   |
| 8   | Siteworks          | Repair            | Carport roof sheeting and steel supports  | 25                      | 8                        | 4,010                              | 1,871                 | 1,001               |
| 9   | Siteworks          | Repair            | Driveway repairs                          | 20                      | 9                        | 4,230                              | 1,692                 | 905                 |
| 10  | Siteworks          | Refurbish         | Entry statement                           | 25                      | 10                       | 2,150                              | 717                   | 384                 |
| 11  | Siteworks          | Replace / repair  | Fencing (progressive)                     | 20                      | 5                        | 9,760                              | 6,507                 | 3,482               |
| 12  | Siteworks          | Rejuvenate        | Gardens and grounds                       | 7                       | 3                        | 1,500                              | 857                   | 459                 |
| 13  | Siteworks          | Replace           | Mailboxes                                 | 20                      | 3                        | 1,800                              | 1,440                 | 771                 |
| 14  | Siteworks          | Repair            | Pathways (progressive)                    | 20                      | 12                       | 2,000                              | 400                   | 214                 |
| 15  | Siteworks          | Replace / repair  | Retaining walls (allowance)               | 15                      | 5                        | 7,980                              | 5,320                 | 2,847               |
| 16  | General Allowances | Maintain / repair | Building works                            | 5                       | 2                        | 2,000                              | 1,200                 | 642                 |
| 17  | General Allowances | Repair            | Electrical works allowance                | 5                       | 3                        | 1,000                              | 400                   | 214                 |
| 18  | General Allowances | Repair            | Plumbing / pipework (allowance)           | 5                       | 4                        | 2,000                              | 400                   | 214                 |
| 19  | Miscellaneous      | Replace           | Signage                                   | 20                      | 3                        | 550                                | 440                   | 235                 |
|     |                    |                   |                                           |                         |                          |                                    | <u>36,347</u>         | <u>19,451</u>       |

### 3.3 Condition

As per the regulations the below schedule outlines the details we know about the covered items of common property and personal property. This detail was gathered from information on site as well as information provided by the Strata Management company or member of the committee.

| No. | Location           | Work Type         | Description                               | Date of Installation, Construction or Acquisition | Present Condition or Operating State | Inspection of Equipment - Date Last Undertaken |
|-----|--------------------|-------------------|-------------------------------------------|---------------------------------------------------|--------------------------------------|------------------------------------------------|
| 1   | Roof               | Replace / repair  | Antennas (progressive)                    | Unknown                                           | Good                                 | Unknown                                        |
| 2   | Roof               | Maintain / repair | Gutters and downpipes                     | Unknown                                           | Good                                 | Unknown                                        |
| 3   | Roof               | Repair            | Roof tiles (re-point, minor replacements) | Unknown                                           | Average                              | Unknown                                        |
| 4   | External           | Repaint           | External surfaces                         | Unknown                                           | Poor                                 | Unknown                                        |
| 5   | External           | Maintain / repair | Windows and doors                         | Unknown                                           | Average                              | Unknown                                        |
| 6   | Plumbing           | Repair            | Irrigation System (progressive)           | Unknown                                           | Good                                 | Unknown                                        |
| 7   | Siteworks          | Replace / repair  | Bin storage aluminium panels              | Unknown                                           | Good                                 | Unknown                                        |
| 8   | Siteworks          | Repair            | Carport roof sheeting and steel supports  | Unknown                                           | Average                              | Unknown                                        |
| 9   | Siteworks          | Repair            | Driveway repairs                          | Unknown                                           | Good                                 | Unknown                                        |
| 10  | Siteworks          | Refurbish         | Entry statement                           | Unknown                                           | Fair                                 | Unknown                                        |
| 11  | Siteworks          | Replace / repair  | Fencing (progressive)                     | Unknown                                           | Poor                                 | Unknown                                        |
| 12  | Siteworks          | Rejuvenate        | Gardens and grounds                       | Unknown                                           | Average                              | Unknown                                        |
| 13  | Siteworks          | Replace           | Mailboxes                                 | Unknown                                           | Average                              | Unknown                                        |
| 14  | Siteworks          | Repair            | Pathways (progressive)                    | Unknown                                           | Fair                                 | Unknown                                        |
| 15  | Siteworks          | Replace / repair  | Retaining walls (allowance)               | Unknown                                           | Poor                                 | Unknown                                        |
| 16  | General Allowances | Maintain / repair | Building works                            | Unknown                                           | Average                              | Unknown                                        |
| 17  | General Allowances | Repair            | Electrical works allowance                | Unknown                                           | Average                              | Unknown                                        |
| 18  | General Allowances | Repair            | Plumbing / pipework (allowance)           | Unknown                                           | Average                              | Unknown                                        |
| 19  | Miscellaneous      | Replace           | Signage                                   | Unknown                                           | Fair                                 | Unknown                                        |

### 3.4 Cashflow Forecast

The table below represents our forecast of the cashflow.

|                                 | 2022   | 2022   | 2023   | 2024   | 2025   | 2026   | 2027   | 2028   | 2029   | 2030   | 2031   | 2032   | 2033   | 2034   | 2035   | 2036   | 2037   |
|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Opening Balance                 |        | 19,451 | 28,865 | 36,436 | 27,872 | 35,957 | 25,591 | 36,717 | 45,089 | 50,394 | 52,182 | 57,678 | 70,182 | 14,838 | 27,369 | 38,805 |        |
| Levies (from Calculated Levies) |        | 9,304  | 9,564  | 9,850  | 10,235 | 10,564 | 10,984 | 11,347 | 11,705 | 12,089 | 12,511 | 12,944 | 13,292 | 13,998 | 14,523 | 14,965 |        |
| Interest Earned                 |        | 157    | 212    | 209    | 207    | 200    | 202    | 286    | 310    | 333    | 357    | 415    | 277    | 137    | 215    | 232    |        |
| LESS Tax on interest            |        | (47)   | (64)   | (63)   | (62)   | (60)   | (61)   | (80)   | (93)   | (100)  | (107)  | (125)  | (83)   | (41)   | (64)   | (70)   |        |
| Cash Income                     |        | 28,865 | 38,578 | 46,432 | 38,252 | 46,661 | 36,717 | 48,250 | 56,991 | 62,717 | 64,943 | 70,912 | 83,667 | 28,993 | 42,042 | 53,932 |        |
| Expenditure                     |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 1 Roof Replace / repair         |        |        |        |        |        |        |        |        |        | 2,044  |        |        |        |        |        |        |        |
| 2 Roof Maintain / repair        |        |        |        |        |        |        |        |        |        |        |        |        | 22,470 |        |        |        |        |
| 3 Roof Repair                   |        |        |        |        |        |        |        |        |        |        | 2,116  |        | 40,315 |        |        |        | 19,082 |
| 4 External Repair               |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 5 External Maintain / repair    |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 6 Plumbing Repair               |        |        |        |        |        |        |        | 636    |        |        |        |        |        |        |        |        |        |
| 7 Siteworks Replace / repair    |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 8 Siteworks Repair              |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 9 Siteworks Repair              |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 10 Siteworks Refurbish          |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 11 Siteworks Replace / repair   |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 12 Siteworks Rejuvenate         |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 13 Siteworks Replace            |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 14 Siteworks Repair             |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 15 Siteworks Replace / repair   |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 16 General Allowances           |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 17 General Allowances           |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 18 General Allowances           |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| 19 Miscellaneous                |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Cash Expended                   |        | 0      | 2,142  | 18,560 | 2,295  | 21,070 | 0      | 3,181  | 6,597  | 10,535 | 7,265  | 730    | 68,829 | 1,564  | 3,237  | 21,344 |        |
| Closing Cash Balance            | 19,451 | 28,865 | 36,436 | 27,872 | 35,957 | 25,591 | 36,717 | 45,089 | 50,394 | 52,182 | 57,678 | 70,182 | 14,838 | 27,369 | 38,805 | 32,588 |        |

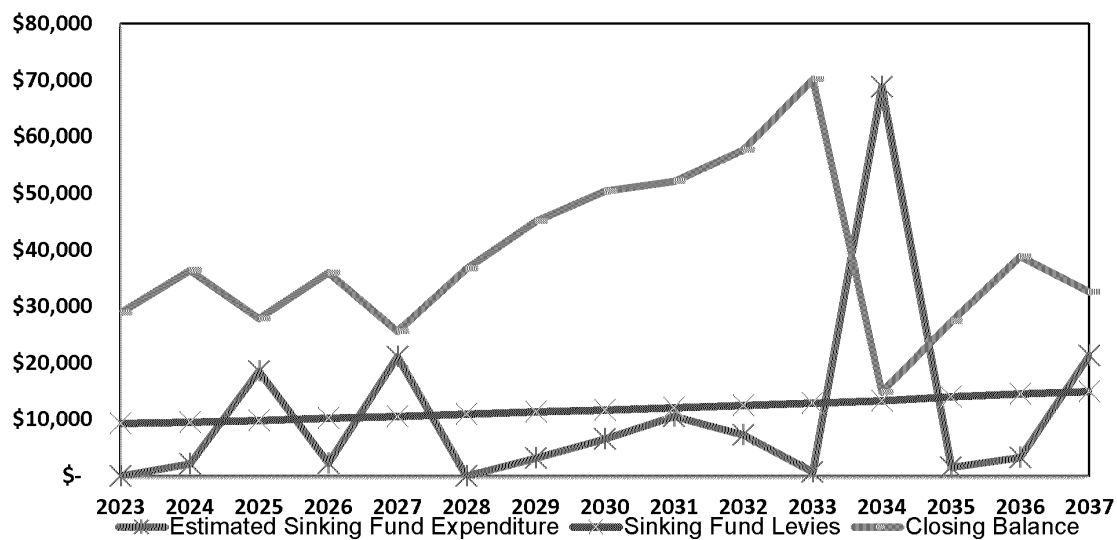
### 3.5 Levy Forecast

The table below reflects the breakdown of how the proposed levies were calculated and forecast over the reporting period.

| No.                                             | Location           | Work Type         | Description                               | 2022<br>-<br>2023 | 2023<br>-<br>2024 | 2024<br>-<br>2025 | 2025<br>-<br>2026 | 2026<br>-<br>2027 | 2027<br>-<br>2028 | 2028<br>-<br>2029 | 2029<br>-<br>2030 | 2030<br>-<br>2031 | 2031<br>-<br>2032 | 2032<br>-<br>2033 | 2033<br>-<br>2034 | 2034<br>-<br>2035 | 2035<br>-<br>2036 | 2036<br>-<br>2037 |
|-------------------------------------------------|--------------------|-------------------|-------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1                                               | Roof               | Replace / repair  | Antennas (progressive)                    | 197               | 204               | 211               | 219               | 226               | 234               | 242               | 251               | 260               | 177               | 184               | 190               | 197               | 204               | 211               |
| 2                                               | Roof               | Maintain / repair | Gutters and downpipes                     | 1,539             | 1,583             | 1,648             | 1,706             | 1,766             | 1,828             | 1,892             | 1,958             | 2,026             | 2,097             | 2,171             | 2,247             | 2,325             | 2,407             | 2,491             |
| 3                                               | Roof               | Repair            | Roof tiles (re-point, minor replacements) | 2,761             | 2,858             | 2,958             | 3,061             | 3,168             | 3,279             | 3,394             | 3,513             | 3,636             | 3,763             | 3,895             | 4,031             |                   |                   |                   |
| 4                                               | External           | Repaint           | External surfaces                         | 4,065             | 4,208             | 4,355             | 4,507             | 4,663             | 4,823             | 4,988             | 5,158             | 5,333             | 5,513             | 5,698             | 5,888             | 6,083             | 6,283             | 6,488             |
| 5                                               | External           | Maintain / repair | Windows and doors                         | 180               | 187               | 193               | 200               | 207               | 214               | 222               | 229               | 236               | 246               | 256               | 266               | 276               | 286               | 296               |
| 6                                               | Plumbing           | Repair            | Irrigation System (progressive)           | 178               | 185               | 191               | 197               | 203               | 210               | 217               | 224               | 231               | 238               | 245               | 252               | 259               | 266               | 273               |
| 7                                               | Siteworks          | Replace / repair  | Bin storage aluminium panels              | 74                | 76                | 79                | 82                | 85                | 88                | 91                | 94                | 97                | 101               | 104               | 108               | 112               | 115               | 119               |
| 8                                               | Siteworks          | Repair            | Carport roof sheeting and steel supports  | 583               | 604               | 625               | 647               | 669               | 693               | 717               | 742               | 767               | 792               |                   |                   |                   |                   | 594               |
| 9                                               | Siteworks          | Repair            | Driveway repairs                          | 558               | 575               | 596               | 616               | 638               | 660               | 683               | 707               | 732               | 757               |                   |                   |                   |                   |                   |
| 10                                              | Siteworks          | Refurbish         | Entry statement                           | 259               | 268               | 277               | 287               | 297               | 307               | 318               | 329               | 340               | 352               |                   |                   |                   |                   |                   |
| 11                                              | Siteworks          | Replace / repair  | Fencing (progressive)                     | 2,162             | 2,237             | 2,316             | 2,397             | 2,481             | 2,566             | 2,651             | 2,737             | 2,823             | 2,910             | 3,000             | 3,090             | 3,180             | 3,270             | 3,360             |
| 12                                              | Siteworks          | Rejuvenate        | Gardens and grounds                       | 535               | 554               | 574               | 594               | 614               | 634               | 654               | 674               | 694               | 714               | 734               | 754               | 774               | 794               | 814               |
| 13                                              | Siteworks          | Replace           | Mailboxes                                 | 642               | 665               | 688               | 711               | 734               | 757               | 780               | 803               | 826               | 849               | 872               | 895               | 918               | 941               | 964               |
| 14                                              | Siteworks          | Repair            | Pathways (progressive)                    | 207               | 214               | 222               | 229               | 238               | 246               | 254               | 263               | 273               | 282               | 292               | 302               | 312               | 322               | 332               |
| 15                                              | Siteworks          | Replace / repair  | Retaining walls (allowance)               | 1,767             | 1,829             | 1,893             | 1,960             | 2,028             | 2,097             | 2,167             | 2,237             | 2,307             | 2,377             | 2,447             | 2,517             | 2,587             | 2,657             | 2,727             |
| 16                                              | General Allowances | Maintain / repair | Building works                            | 1,053             | 1,090             | 1,127             | 1,164             | 1,201             | 1,238             | 1,275             | 1,312             | 1,349             | 1,386             | 1,423             | 1,460             | 1,497             | 1,534             | 1,571             |
| 17                                              | General Allowances | Repair            | Electrical works allowance                | 357               | 369               | 382               | 395               | 408               | 421               | 434               | 447               | 460               | 473               | 486               | 499               | 512               | 525               | 538               |
| 18                                              | General Allowances | Repair            | Plumbing / pipework (allowance)           | 545               | 564               | 583               | 604               | 625               | 646               | 667               | 688               | 709               | 730               | 751               | 772               | 793               | 814               | 835               |
| 19                                              | Miscellaneous      | Replace           | Signage                                   | 198               | 203               | 210               |                   |                   |                   |                   |                   | 63                | 65                | 67                | 70                | 72                | 75                | 77                |
| <b>Calculated Levies</b>                        |                    |                   |                                           | 17,856            | 18,483            | 18,475            | 14,475            | 14,863            | 11,540            | 11,944            | 12,362            | 12,295            | 11,875            | 12,869            | 13,320            | 9,300             | 9,626             | 10,557            |
| <b>Averaged Levies</b>                          |                    |                   |                                           | 9,349             | 9,676             | 10,015            | 10,365            | 10,728            | 11,103            | 11,492            | 11,894            | 12,310            | 12,741            | 13,187            | 13,649            | 14,126            | 14,621            | 15,133            |
| LESS: Net Interest Earned on Deposits after Tax |                    |                   |                                           | (44)              | (112)             | (164)             | (130)             | (163)             | (120)             | (145)             | (189)             | (221)             | (230)             | (244)             | (357)             | (128)             | (98)              | (188)             |
| <b>Total Sinking Fund Levies (to Cash Flow)</b> |                    |                   |                                           | 9,304             | 9,564             | 9,850             | 10,235            | 10,564            | 10,984            | 11,347            | 11,705            | 12,089            | 12,511            | 12,944            | 13,292            | 13,998            | 14,523            | 14,965            |

### 3.6 Cashflow Graphical Representation

The image below is a graphical representation of the forecasted cashflow for the fund.



## 4 Report Use Limitations

This report has a maximum usage period of five [5] years and is recommended to be reviewed annually due to changes to the subject site, actual works undertaken, and the like. Escalation has been allowed for in this report and it is a prediction based on historical analysis of construction cost data and the changes in these costs over time. As we are only able to forecast likely cost movements, it is necessary to update this maintenance plan fund regularly as recommended.

This report excludes the following items:

- a) Structural, or potential structural defects.
- b) Refurbishment or general upgrade of common areas.
- c) Impacts / costs associated with future changes to legislation.
- d) Maintenance contracts [ie pool, lifts, and gardening].
- e) Abnormal usage of premises.
- f) Costs associated due to insufficient normal maintenance.
- g) No provision is made for work associated with contaminated land or materials.
- h) No soil analysis or geological studies were ordered or made in conjunction with this report.
- i) Part only replacement and minor items, which would occur infrequently [whereby the sum of such a replacement does not exceed [\$500.00] have not been included in this maintenance plan.
- j) The Maintenance Plan assumes the Body Corporate will maintain the Administration Fund adequately to account for future costs associated with Item i].
- k) Foundation and utility infrastructure works, or replacements have not been included in this maintenance plan analysis.
- l) Any cost implication as a direct result of Covid-19 affecting the supply of materials and labour.
- m) N.B. Goods and Services Tax [GST] IS INCLUDED.

If an inspection was undertaken, the inspection was a visual inspection limited only to areas of common property fully accessible. The inspection was non-invasive with no attempt to made to remove, modify, dismantle any fixture or fitting nor to assess or test every part of the building and associated plant. The extent of this assessment is based on the assumption that the premises were designed, approved, constructed, and certified in accordance with the relevant authority requirements of the day, and every effort has been made to maintain the premises in accordance with those requirements. The report was compiled without prejudice and in the belief that no pertinent information has been withheld, Acumentis reserves the right to review the report in the light of such information.

This report is confidential to the Body Corporate, Acumentis guarantees to the customer that it will not release any information obtained as a result of the inspection to any unrelated parties, and requests that the customer reciprocate likewise.

Acumentis shall be indemnified against any loss, damage, expense, whether consequential or otherwise, arising from matters resulting from this inspection or raised in this report. No liability is accepted in contract, tort, or any other form of liability as a result of any other person acting upon or using this estimate.

## 5 Photographs

