

# **SINKING FUND FORECAST**

for

**MONDRIAN**

at

2 - 4 POWELL STREET

WATERLOO

**SP69259**

Job No. 9222/53021

Printed : 1/7/2014



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# **SINKING FUND FORECAST**

**15 YEAR PLAN - 15 YEAR FORECAST**

**Starting July 2014**

for

**MONDRIAN**

at

**2 - 4 POWELL STREET WATERLOO**

**Plan No. SP 69259**

**L&P Job No. 9222**

for

**MONDRIAN OWNERS CORPORATION**

for the attention of

**The Chairperson**

prepared by

**Leary & Partners QS : Megan Smith BCon (Eco)**

Fund calculated: 25 June 2014

Fund Balance @ June 2014: \$665,000.00

Expected Inflation Rate: 4.00%

Contingency Used: 5.00%

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## SUMMARY OF CONTRIBUTIONS

**15 YEAR PLAN 15 YEAR FORECAST: Starting July 2014**

for

### MONDRIAN SP 69259

Prepared by Leary & Partners Pty Ltd - Job No. 9222

Dated : 25 June 2014

Fund Balance @ June 2014: \$665,000.00

For the 12 month period ending	Total Contributions+	Expected Requirements	Fund Balance*
30/06/2015	\$157,425	\$129,816	\$703,076
30/06/2016	\$163,722	\$130,014	\$747,670
30/06/2017	\$170,271	\$560,568	\$368,694
30/06/2018	\$177,082	\$119,161	\$438,388
30/06/2019	\$184,165	\$172,327	\$462,472
30/06/2020	\$191,532	\$291,334	\$375,404
30/06/2021	\$199,193	\$98,927	\$488,914
30/06/2022	\$207,161	\$214,857	\$494,992
30/06/2023	\$215,447	\$233,668	\$491,097
30/06/2024	\$224,065	\$167,411	\$562,649
30/06/2025	\$233,028	\$108,353	\$702,817
30/06/2026	\$242,349	\$134,228	\$827,051
30/06/2027	\$252,043	\$789,483	\$306,369
30/06/2028	\$262,124	\$204,226	\$381,695
30/06/2029	\$272,609	\$202,773	\$469,657

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

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

## **PREAMBLE CLAUSES**

### **1.00 PURPOSE OF SINKING FUND FORECAST**

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

### **2.00 LEGISLATION**

This survey has been prepared with reference to the Strata Schemes Management Act 1996. It does not take into account the impact of future changes to this legislation or to other relevant legislation (eg. The Work Place Health and Safety Legislation).

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

All cost estimates contained in Section 2 of this report include an allowance for GST.

If the owners corporation is a registered entity for GST purposes, allowance has been made for the fact that the owners corporation will be entitled to claim GST tax credits.

The contributions displayed in this report do not include the GST payable by the owners corporation on all levies. A 10% allowance for GST should be added to the contributions displayed before levying lot owners.

### **4.00 BASIS OF FORECAST**

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

### **5.00 STRUCTURAL DEFECTS AND REFURBISHMENTS**

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage. An asbestos detection survey has not been undertaken and no allowance has been made for removal of asbestos.

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

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

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

### **7.00 CONTRIBUTION SCHEDULE**

The "Contributions Optimisation Chart" in Section 3 graphs how the contribution scheme relates to the expected requirements and the sinking fund balances over the full forecast period. When calculating the contributions we :

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

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



**8.00 SINKING FUND BALANCE**

The levy for the current financial year was set prior to the preparation of this report. The sinking fund balance used in this forecast is therefore an estimate only, based on the last known balance, expected contributions and recorded expenses.

**9.00 CONTINGENCY**

The contingency sum has been included to allow for unforeseen expenses that may occur during the life of this forecast.

**10.00 FORECAST PERIOD**

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

**11.00 EXPLANATION OF ABBREVIATIONS**

The sinking fund forecast uses the following abbreviations :

- FR: First Replacement
- RC: Replacement Cycle

**12.00 PLAN AND FORECAST PERIOD**

- 12.01** The term 'plan', shown on the first page of this report, refers to the period for which levies have been calculated.
- 12.02** The term 'forecast', shown on the first page of this report, refers to the period of time over which maintenance and repair costs are assessed.
- 12.03** Items with an expected overall life greater than the forecast period have not been included.
- 13.00 INSPECTION INFORMATION**  
Please note the following information relating to this forecast.
- 13.01** Our report is based on the following :
- data collected on site at the date of inspection
  - the previous forecast provided by Leary & Partners
- 13.02** The survey has been prepared with reference to the plan SP 69259.  
Supplementary architectural drawings were not provided during the survey preparation.
- 13.03** The recommendations in this report are based on a visual inspection of the development undertaken from the ground level and accessible building areas. No physically destructive or intrusive testing was carried out.
- 13.04** An allowance has been made to paint only the previously painted surfaces including external surfaces extending into lot boundaries.
- 13.05** The allowance for painting does not include for special hoarding or other special safety provision that may be a requirement of the local council.
- 13.06** It has been assumed that the lift plant & equipment is covered by a comprehensive service agreement. Please inform our office if this is not the case.
- 13.07** The item included in the forecast for the replacement of underground pipework is a contingency allowance only. The location of the pipework and its condition were unable to be determined.
- 13.08** Assuming materials and workmanship were of a reasonable standard during construction, the following items should generally require only minor repairs. Thus unless otherwise noted, an estimated percentage of the total quantity has been included for the following :

- replacing basement door
- replacing motor to basement door
- replacing 4kw stormwater pump
- replacing toilet, garbage or car wash area pumps
- replacing light fittings
- replacing car park ventilation fans and motors
- replacing / repair lift lobby floor tiles
- replacing plant room ventilation fans and motors
- replacing motor to basement door
- replacing basement door
- replacing horn speaker
- replacing 4kw stormwater pump
- replacing toilet, garbage or car wash area pumps
- replacing light fittings
- replacing metal ventilation louvres
- replacing car park ventilation fans and motors
- replacing exposed internal ductwork
- replacing water supply booster pumps
- replacing / repair timber doors
- replacing door hardware
- replacing / repair metal door frame
- replacing fire detectors
- replacing recessed speaker
- replacing batteries to emergency light fittings
- repair intercom system
- repair television ariels & cabling
- replacing security system
- replacing fire extinguisher
- replacing office equipment
- replacing fire hose reel and nozzle
- replacing / repair general wall facade tiles
- replacing cctv system
- replacing break glass alarm
- replacing / repair glazed aluminium balustrade
- replacing emergency light fittings
- replacing aluminium windows
- replacing timber steel framed gates
- replacing various external lights
- replacing irrigation system
- replacing / repair timber decking
- replacing / repair block paving
- repair timber screen fence
- replacing underground pipework
- replacing timber screen fence
- replacing membrane to planter boxes
- replacing timberwork to pergolas
- replacing aluminium window hardware
- replacing / repair general floor tiles

- replacing pool filter
- replacing pool pump
- replacing ventilation fans and motors
- replacing downpipes
- replacing eaves gutters
- replacing metal roof sheeting

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

**13.09** The following structural defects were noted during the inspection :

- Deterioration to sheet piling to basement SE corner
- Fire defects (I.e. current system not up to code)
- Building rectification required due to weathertight issues

A structural engineer should be engaged to determine the exact cause of the fault and an appropriate rectification method. No allowance has been included in this forecast for the rectification of these faults as the investigation of structural defects is outside the scope of this report.

**EXPECTED REQUIREMENTS**

Item	Area	Description	Unit	Qty.	Rate	FR Yrs	RC Yrs	12 mths ending 30/06/15	12 mths ending 30/06/16	12 mths ending 30/06/17	12 mths ending 30/06/18	12 mths ending 30/06/19	12 mths ending 30/06/20	12 mths ending 30/06/21	12 mths ending 30/06/22	12 mths ending 30/06/23	12 mths ending 30/06/24	
#1	Basement	Install Carbon monitoring system	Item		10,000	1	One off	10,205										
#2	Basement	Repair fire pump	No.	1	3,687	1	13	3,762										
#3	Basement	Replace plant room ventilation fans and motors (approx. 50%)	No.	1	1,865	1	10	1,903										
#4	Basement	Paint common basement areas	m2	305	21	2	14		6,815									
#5	Basement	Replace motor to basement door (approx. 50%)	No.	1	3,897	2	4		4,136				4,838					5,660
#6	Basement	Replace basement door (approx. 50%)	No.	1	3,542	2	3		3,759			4,228						
#7	Basement	Replace horn speaker (approx. 20%)	No.	4	410	2	5		1,740				2,117					
#8	Basement	Replace batteries to diesel fire pump	No.	2	774	2	5		1,643				1,999					12,698
#9	Basement	Replace 4kW stormwater pump (approx. 50%)	No.	1	9,092	3	6			10,036								
#10	Basement	Repair water supply booster pumps	No.	2	2,765	3	10			6,103								
#11	Basement	Replace hot water system valves	Item		3,999	3	5			4,414								
#12	Basement	Repaint carpark line markings	m	801	4	3	5			3,778								
#13	Basement	Replace toilet, garbage or car wash area pumps (approx. 30%)	No.	1	2,877	3	3			3,175			3,571					4,017
#14	Basement	Replace light fittings (approx. 5%)	No.	7	219	3	1			1,692	1,760	1,830	1,903	1,979	2,059	2,141		2,227
#15	Basement	Replace metal ventilation louvres (approx. 30%)	m2	2	536	3	12			1,184	4,821							
#16	Basement	Replace car park ventilation fans and motors (approx. 50%)	No.	1	4,200	4	10											
#17	Basement	Reseal garbage room floors	m2	69	24	4	5			1,918								2,333
#18	Basement	Paint fire sprinkler pipework	Item		10,018	5	14					11,959						
#19	Basement	Replace exposed internal ductwork (approx. 15%)	m2	55	118	5	10					7,721						
#20	Basement	Maintain diesel fire pump	No.	1	9,683	8	15								13,003			
#21	Basement	Replace water supply booster pumps (approx. 50%)	No.	1	7,719	8	10								10,366			
#22	Basement	Replace / repair lift lobby floor tiles (approx. 25%)	m2	10	199	8	10								2,677			
#23	Basement	Replace gas hot water systems	No.	7	6,713	9	12											65,628
#24	Basement	Replace electric hot water system to garbage room	No.	1	1,041	10	11											1,512
#25	Building	Additional CCTV Cameras	Item		8,800	1	One off	8,980										
#26	Building	Replace door closer to glazed doors	No.	3	1,885	1	3				6,493			7,304				8,216
#27	Building	Replace / repair timber doors (approx. 2.5%)	No.	6	737	1	2			4,883	4,012	5,281	4,340	5,712	4,694	4,881	6,178	
#28	Building	Replace door hardware (approx. 2.5%)	No.	6	583	1	1			3,858	4,012	4,173	4,340	4,513	4,694	4,881	5,077	
#29	Building	Replace / repair metal door frame (approx. 5%)	No.	11	311	1	2			3,772		4,080		4,413				4,773
#30	Building	Replace fire detectors (approx. 5%)	No.	10	296	1	1			3,266	3,397	3,532	3,674	3,821	3,973	4,132	4,298	
#31	Building	Replace recessed speaker (approx. 5%)	No.	11	171	1	1			2,080	2,163	2,249	2,339	2,433	2,530	2,631	2,737	
#32	Building	Replace batteries to emergency light fittings (approx. 10%)	No.	17	102	1	1			1,765	1,909	2,065	2,148	2,233	2,323	2,416	2,512	
#33	Building	Repair intercom system (approx. 1%)	Item		855	1	1			944	981	1,021	1,062	1,104	1,148	1,194	1,242	
#34	Building	Repair television ariels & cabling (approx. 1%)	Item		458	1	1			506	526	547	569	592	616	640	666	
#35	Building	Replace intercom system (replace 50%)	Item		25,578	2	6								34,347			
#36	Building	Replace security system (approx. 10%)	Item		6,764	2	2				7,764		8,398		9,083			9,824
#37	Building	Repair lift interior & refinish doors	No.	3	1,843	2	9			5,869					3,223			
#38	Building	Replace fire extinguisher (approx. 50%)	No.	4	600	2	6								2,756			2,981
#39	Building	Replace office equipment (approx. 50%)	Item		2,053	2	2				2,356		2,548		2,756			
#40	Building	Replace fire hose reel and nozzle (approx. 5%)	No.	1	1,156	2	2				1,327		1,436		1,553			1,680
#41	Building	Paint building facade	m2	5,238	64	3	10			371,624								
#42	Building	Replace / repair general wall facade tiles (approx. 2.5%)	m2	63	268	3	10			18,647								
#43	Building	Replace CCTV system (approx. 5%)	No.	1	2,952	3	1			3,258	3,388	3,524	3,665	3,811	3,964	4,122	4,287	
#44	Building	Replace break glass alarm (approx. 10%)	No.	1	309	3	3			341			383			431		

**EXPECTED REQUIREMENTS**

Item	Area	Description	Unit	Qty.	Rate	FR Yrs	RC Yrs	12 mths ending 30/06/15	12 mths ending 30/06/16	12 mths ending 30/06/17	12 mths ending 30/06/18	12 mths ending 30/06/19	12 mths ending 30/06/20	12 mths ending 30/06/21	12 mths ending 30/06/22	12 mths ending 30/06/23	12 mths ending 30/06/24	
#45	Building	Replace fire indicator & panels	Item		25,245	4	15				28,978							
#46	Building	Replace / repair glazed aluminium balustrade (approx. 5%)	m	18	815	4	10				16,845							
#47	Building	Touch-up paintwork to building generally	Item		3,206	4	1				3,680	3,827	3,980	4,139	4,305	4,477		4,656
#48	Building	Replace CCTV system	No.	19	2,952	5	12					66,953						
#49	Building	Replace emergency light fittings (approx. 20%)	No.	33	251	5	4					9,904						
#50	Building	Replace television aerials & cabling	Item		33,000	9	15											
#51	Building	Replace aluminium windows (approx. 5%)	m2	43	626	15	15											
#52	External	Allowance for major landscaping replacement	Item		35,200	1	One off	35,920										
#53	External	Re-stain timber fences	m2	308	17	1	2	5,393		5,833		6,309		6,824				
#54	External	Replace timber steel framed gates (approx. 5%)	No.	2	1,726	1	1	3,523	3,664	3,811	3,963	4,122	4,286	4,458	4,636	4,822		5,015
#55	External	Re-treat timber decking	m2	144	17	1	1	2,521	2,622	2,727	2,836	2,950	3,068	3,190	3,318	3,451		3,589
#56	External	Replace various external lights (approx. 3.5%)	No.	9	261	1	1	2,401	2,497	2,597	2,701	2,809	2,921	3,038	3,160	3,286		3,418
#57	External	Replace irrigation system (approx. 5%)	Item		688	1	1	703	731	760	790	822	855	889	925	961		1,000
#58	External	Replace / repair timber decking (approx. 10%)	m2	15	259	2	2	4,121	4,121		4,458	4,821			5,215			5,640
#59	External	Replace / repair block paving (approx. 2.5%)	m2	21	119	2	3	2,663				2,995			3,369			
#60	External	Repair timber screen fence (approx. 5%)	m	6	114	2	1	726	726	755	785	817	849	883	919	956		994
#61	External	Paint masonry fences	m2	722	22	3	9	17,179										
#62	External	Allowance for minor landscaping replacement	Item		12,500	3	3	13,797				15,519						
#63	External	Replace underground pipework (approx. 30%)	Item		9,003	3	15	9,937										
#64	External	Replace timber screen fence (approx. 25%)	m	28	114	4	5	3,665										4,459
#65	External	Replace membrane to planter boxes (approx. 10%)	m2	55	109	5	3					7,168			8,063			
#66	External	Replace timberwork to pergolas (approx. 50%)	m2	18	222	8	12								5,365			
#67	General	Repairs to internal hot water plumbing	Item		6,000	1	1	6,123	6,368	6,622	6,887	7,163	7,449	7,747	8,057	8,379		8,715
#68	Lifts	Replace lift components	Item		169,125	6	15						209,977					
#69	Lifts	Replace lift carriage interior	No.	3	11,825	8	12								47,638			
#70	Lobby / foyer	Replace light fittings (approx. 5%)	No.	8	148	1	1	1,207	1,255	1,305	1,357	1,412	1,468	1,527	1,588	1,651		1,717
#71	Lobby / foyer	Replace aluminium window hardware (approx. 5%)	No.	3	224	2	2		713		772		835		903			976
#72	Lobby / foyer	Paint lobby areas	m2	1,954	24	3	10			50,747								
#73	Lobby / foyer	Replace carpet	m2	353	70	3	10			27,428								
#74	Lobby / foyer	Replace signage to doors	Item		7,865	3	15			8,681								
#75	Lobby / foyer	Replace / repair general floor tiles (approx. 25%)	m2	19	199	3	10			4,180								
#76	Lobby / foyer	Replace glazed entry doors	No.	3	3,287	6	15						12,243					
#77	Lobby / foyer	Paint fire stairwell areas	m2	1,164	15	7	15							22,319				
#78	Pool	Replace marbleite pool surface	m2	121	73	1	7	9,000							11,844			
#79	Pool	Replace underwater light fittings	No.	4	289	1	12	1,180										
#80	Pool	Replace automatic chlorinators	No.	1	2,149	2	11		2,281									
#81	Pool	Replace pool filter (approx. 50%)	No.	1	1,559	2	7		1,654									2,177
#82	Pool	Replace pool pump (approx. 50%)	No.	1	1,307	2	3		1,387									
#83	Pool	Replace glazed door	No.	1	4,288	3	15			4,732								
#84	Pool	Replace tiled pool surface	m2	31	226	10	10											10,179
#85	Roof	Replace ventilation fans and motors (approx. 50%)	No.	6	1,068	1	4	6,542				7,653						
#86	Roof	Replace downpipes (approx. 30%)	m	68	77	1	12	5,316										
#87	Roof	Replace eaves gutters (approx. 30%)	m	54	62	1	12	3,425										
#88	Roof	Maintain metal roof sheeting	m2	300	83	2	15		26,338									





EXPECTED REQUIREMENTS												
Item	Area	Description	12 mths ending 30/06/25	12 mths ending 30/06/26	12 mths ending 30/06/27	12 mths ending 30/06/28	12 mths ending 30/06/29	11	12	13	14	15
#1	Basement	Install Carbon monitoring system										
#2	Basement	Repair fire pump				6,264						
#3	Basement	Replace plant room ventilation fans and motors (approx. 50%)	2,817									
#4	Basement	Paint common basement areas										
#5	Basement	Replace motor to basement door (approx. 50%)				6,621						
#6	Basement	Replace basement door (approx. 50%)	5,350			6,018						
#7	Basement	Replace horn speaker (approx. 20%)		2,575								
#8	Basement	Replace batteries to diesel fire pump		2,432								16,067
#9	Basement	Replace 4kW stormwater pump (approx. 50%)						9,035				
#10	Basement	Repair water supply booster pumps						6,534				
#11	Basement	Replace hot water system valves						5,593				
#12	Basement	Repaint carpark line markings										
#13	Basement	Replace toilet, garbage or car wash area pumps (approx. 30%)		4,519								5,083
#14	Basement	Replace light fittings (approx. 5%)	2,316	2,408	2,505	2,605						2,709
#15	Basement	Replace metal ventilation louvres (approx. 30%)									7,136	
#16	Basement	Replace car park ventilation fans and motors (approx. 50%)									2,839	
#17	Basement	Reseal garbage room floors										
#18	Basement	Paint fire sprinkler pipework										
#19	Basement	Replace exposed internal ductwork (approx. 15%)										11,429
#20	Basement	Maintain diesel fire pump										
#21	Basement	Replace water supply booster pumps (approx. 50%)										
#22	Basement	Replace / repair lift lobby floor tiles (approx. 25%)										
#23	Basement	Replace gas hot water systems										
#24	Basement	Replace electric hot water system to garbage room										
#25	Building	Additional CCTV Cameras								9,241		
#26	Building	Replace door closer to glazed doors										
#27	Building	Replace / repair timber doors (approx. 2.5%)	6,682							7,228		7,817
#28	Building	Replace door hardware (approx. 2.5%)	5,280	5,491	5,711	5,939				6,177		6,177
#29	Building	Replace / repair metal door frame (approx. 5%)	5,162		5,584							6,039
#30	Building	Replace fire detectors (approx. 5%)	4,470	4,648	4,834	5,028						5,229
#31	Building	Replace recessed speaker (approx. 5%)	2,846	2,960	3,078	3,202						3,330
#32	Building	Replace batteries to emergency light fittings (approx. 10%)	2,613	2,717	2,826	2,939						3,057
#33	Building	Repair intercom system (approx. 1%)	1,291	1,343	1,397	1,453						1,511
#34	Building	Repair television aerials & cabling (approx. 1%)	692	720	749	779						810
#35	Building	Replace intercom system (replace 50%)				43,460						
#36	Building	Replace security system (approx. 10%)		10,626								
#37	Building	Repair lift interior & refinish doors	8,353									
#38	Building	Replace fire extinguisher (approx. 50%)				4,079						
#39	Building	Replace office equipment (approx. 50%)		3,225		3,488						
#40	Building	Replace fire hose reel and nozzle (approx. 5%)		1,817		1,965						
#41	Building	Paint building facade			550,094							
#42	Building	Replace / repair general wall facade tiles (approx. 2.5%)			27,603							
#43	Building	Replace CCTV system (approx. 5%)	4,459	4,637	4,823	5,016						5,216
#44	Building	Replace break glass alarm (approx. 10%)		485								545



**EXPECTED REQUIREMENTS**

Item	Area	Description	12 mths ending 30/06/25		12 mths ending 30/06/26		12 mths ending 30/06/27		12 mths ending 30/06/28		12 mths ending 30/06/29	
			11	12	12	13	13	14	14	15		
#45	Building	Replace fire indicator & panels										
#46	Building	Replace / repair glazed aluminium balustrade (approx. 5%)							24,935			
#47	Building	Touch-up paintwork to building generally	4,842	5,036		5,237		5,447				5,665
#48	Building	Replace CCTV system				13,554						
#49	Building	Replace emergency light fittings (approx. 20%)										
#50	Building	Replace television aerials & cabling										
#51	Building	Replace aluminium windows (approx. 5%)										47,601
#52	External	Allowance for major landscaping replacement										
#53	External	Re-stain timber fences	7,983			8,634						9,338
#54	External	Replace timber steel framed gates (approx. 5%)	5,215	5,424		5,641		5,866				6,101
#55	External	Re-treat timber decking	3,732	3,881		4,037		4,198				4,366
#56	External	Replace various external lights (approx. 3.5%)	3,554	3,696		3,844		3,998				4,158
#57	External	Replace irrigation system (approx. 5%)	1,040	1,082		1,125		1,170				1,217
#58	External	Replace / repair timber decking (approx. 10%)		6,101				6,598				
#59	External	Replace / repair block paving (approx. 2.5%)	3,790					4,263				
#60	External	Repair timber screen fence (approx. 5%)	1,033	1,075		1,118		1,163				1,209
#61	External	Paint masonry fences		24,451								22,089
#62	External	Allowance for minor landscaping replacement		19,637								
#63	External	Replace underground pipework (approx. 30%)										
#64	External	Replace timber screen fence (approx. 25%)							5,425			
#65	External	Replace membrane to planter boxes (approx. 10%)	9,070					10,202				
#66	External	Replace timberwork to pergolas (approx. 50%)										
#67	General	Repairs to internal hot water plumbing	9,063	9,426		9,803		10,195				10,603
#68	Lifts	Replace lift components										
#69	Lifts	Replace lift carriage interior										
#70	Lobby / foyer	Replace light fittings (approx. 5%)	1,786	1,858		1,932		2,009				2,090
#71	Lobby / foyer	Replace aluminium window hardware (approx. 5%)		1,056				1,142				
#72	Lobby / foyer	Paint lobby areas				75,118						
#73	Lobby / foyer	Replace carpet				40,600						
#74	Lobby / foyer	Replace signage to doors										
#75	Lobby / foyer	Replace / repair general floor tiles (approx. 25%)						6,188				
#76	Lobby / foyer	Replace glazed entry doors										
#77	Lobby / foyer	Paint fire stairwell areas										
#78	Pool	Replace marbleite pool surface										15,585
#79	Pool	Replace underwater light fittings					1,889					
#80	Pool	Replace automatic chlorinators					3,512					
#81	Pool	Replace pool filter (approx. 50%)										
#82	Pool	Replace pool pump (approx. 50%)	1,975									2,221
#83	Pool	Replace glazed door										
#84	Pool	Replace tiled pool surface										
#85	Roof	Replace ventilation fans and motors (approx. 50%)					10,474					
#86	Roof	Replace downpipes (approx. 30%)					8,512					
#87	Roof	Replace eaves gutters (approx. 30%)					5,484					
#88	Roof	Maintain metal roof sheeting										

**EXPECTED REQUIREMENTS**

Item	Area	Description	12 mths ending 30/06/25	12 mths ending 30/06/26	12 mths ending 30/06/27	12 mths ending 30/06/28	12 mths ending 30/06/29
			11	12	13	14	15
#89	Roof	Replace metal roof sheeting (approx. 25%)	-10,835	-13,423	-78,948	-20,423	-20,277
#90		Tax credit claim for GST component	13,774	14,325	14,898	15,494	16,114
		Contingency					
	<b>Total</b>		<b>108,353</b>	<b>134,228</b>	<b>789,483</b>	<b>204,226</b>	<b>202,773</b>

**SUMMARISED SINKING FUND BUDGET FORECAST****10 YEAR PLAN - 15 YEAR FORECAST : Starting July 2014**

for

**MONDRIAN SP 69259**

Prepared by Leary &amp; Partners Pty Ltd - Job No. 9222

Dated : 25 June 2014

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**1.0 General Information**

The contributions shown in this report are based on a 15 year forecast period, i.e. the forecast calculations take into account the replacement and maintenance requirements of the building over the next 15 years. This report displays the forecast contributions and expenses for the first 15 years of this period.

**2.0 Current Sinking Fund Balance**

The starting sinking fund balance used in these calculations is \$665,000.00 as at 30 June 2014.

**3.0 Summary of Required Sinking Fund Contributions**

These contributions have been calculated to ensure that sufficient funds are available to meet all foreseeable expenses. The calculations take into account the current balance of the owners corporation's sinking fund, as well as the effect of inflation, interest earnings and taxation.

For Period	to Jun-15	to Jun-16	to Jun-17	to Jun-18	to Jun-19	to Jun-20	to Jun-21	to Jun-22	to Jun-23	to Jun-24
<b>Total Sinking Fund Contribution</b>	\$157,425	\$163,722	\$170,271	\$177,082	\$184,165	\$191,532	\$199,193	\$207,161	\$215,447	\$224,065
<b>Contribution per Entitlement</b>	\$15.74	\$16.37	\$17.03	\$17.71	\$18.42	\$19.15	\$19.92	\$20.72	\$21.54	\$22.41

*GST needs to be added to the Total Contributions when levying the Lot owners.*

**4.0 Summary of Expected Expenditure**

The table below is a summary of the forecast sinking fund expenditure for the next ten years. A contingency allowance has been included to provide for general unforeseen expenses which may occur during the forecast period. Detailed information about the expense items listed in this summary are contained in an extended forecast report. If you wish to view the extended report please contact your Owners Corporation or Strata Manager.

Categories	Expected Sinking Fund Requirements									
	to Jun-15	to Jun-16	to Jun-17	to Jun-18	to Jun-19	to Jun-20	to Jun-21	to Jun-22	to Jun-23	to Jun-24
Doors & Other Openings	17,341	8,908	26,681	15,727	18,579	18,267	22,825	11,271	21,247	15,262
Floor Coverings			50,256					2,677		
Furniture & Fittings	8,980	2,178		2,356		2,548		2,756		2,981
Surface Finishes	7,914	15,306	451,888	8,434	25,045	7,048	36,472	12,220	17,641	8,245
Air Handling Systems	18,649		1,184	4,821	15,374				8,953	
Electrical Systems	6,553	5,588	7,503	7,804	18,019	8,440	8,778	9,129	21,080	9,874
Fire Equipment	8,704	12,298	5,686	35,865	5,782	7,832	10,369	24,283	7,195	8,714
Pumps & Motors		4,136	19,314			8,410		10,366	16,716	5,660
Communication Systems	1,340	35,718	4,708	12,660	72,045	13,693	5,507	49,158	52,044	16,019
Lifts						209,977		47,638		
Roofing Items	8,741	26,338			7,168			8,063		72,092
Hot Water Installations	6,123	6,368	11,037	6,887	7,163	7,449	7,747	13,428	74,007	10,226
Drainage & Water Systems	703	731	10,697	790	822	855	889	925	961	1,000
Pools & Equipment	9,000	5,323			1,561			13,599	2,177	10,179
External Recreation	35,920		13,797			15,519			17,457	
External Timberwork		4,121		4,458		4,821		10,580		5,640
External Paving		2,663			2,995			3,369		
Fencing & Barricades	3,523	3,664	3,811	20,808	4,122	4,286	4,458	4,636	4,822	5,015
Contingency	9,305	9,678	10,065	10,467	10,886	11,321	11,774	12,245	12,735	13,244
Tax credit claim for GST component	-12,982	-13,001	-56,057	-11,916	-17,233	-29,133	-9,893	-21,486	-23,367	-16,741
<b>Total Expected Expenditure</b>	<b>\$129,816</b>	<b>\$130,014</b>	<b>\$560,568</b>	<b>\$119,161</b>	<b>\$172,327</b>	<b>\$291,334</b>	<b>\$98,927</b>	<b>\$214,857</b>	<b>\$233,668</b>	<b>\$167,411</b>

### Variable Contributions for 10 Year Plan

Lot No.	Entitl.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
L1	74	1,164.95	1,211.54	1,260.01	1,310.41	1,362.82	1,417.34	1,474.03	1,532.99	1,594.31	1,658.08
L2	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L3	63	991.78	1,031.45	1,072.71	1,115.62	1,160.24	1,206.65	1,254.92	1,305.11	1,357.32	1,411.61
L4	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L5	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L6	75	1,180.69	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49
L7	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83
L8	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L9	79	1,243.66	1,293.41	1,345.14	1,398.95	1,454.90	1,513.10	1,573.62	1,636.57	1,702.03	1,770.11
L10	81	1,275.14	1,326.15	1,379.20	1,434.36	1,491.74	1,551.41	1,613.46	1,678.00	1,745.12	1,814.93
L11	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L12	67	1,054.75	1,096.94	1,140.82	1,186.45	1,233.91	1,283.26	1,334.59	1,387.98	1,443.50	1,501.24
L13	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L14	67	1,054.75	1,096.94	1,140.82	1,186.45	1,233.91	1,283.26	1,334.59	1,387.98	1,443.50	1,501.24
L15	82	1,290.89	1,342.52	1,396.22	1,452.07	1,510.15	1,570.56	1,633.38	1,698.72	1,766.67	1,837.33
L16	70	1,101.98	1,146.06	1,191.90	1,239.57	1,289.16	1,340.72	1,394.35	1,450.13	1,508.13	1,568.46
L17	91	1,432.57	1,489.87	1,549.47	1,611.45	1,675.90	1,742.94	1,812.66	1,885.16	1,960.57	2,038.99
L18	99	1,558.51	1,620.85	1,685.68	1,753.11	1,823.24	1,896.16	1,972.01	2,050.89	2,132.93	2,218.24
L19	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L20	98	1,542.77	1,604.48	1,668.66	1,735.40	1,804.82	1,877.01	1,952.09	2,030.18	2,111.38	2,195.84
L21	94	1,479.80	1,538.99	1,600.55	1,664.57	1,731.15	1,800.40	1,872.41	1,947.31	2,025.20	2,106.21
L22	56	881.58	916.84	953.52	991.66	1,031.32	1,072.58	1,115.48	1,160.10	1,206.50	1,254.76
L23	94	1,479.80	1,538.99	1,600.55	1,664.57	1,731.15	1,800.40	1,872.41	1,947.31	2,025.20	2,106.21
L24	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L25	57	897.32	933.22	970.54	1,009.37	1,049.74	1,091.73	1,135.40	1,180.82	1,228.05	1,277.17
L26	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L27	52	818.61	851.36	885.41	920.83	957.66	995.97	1,035.80	1,077.24	1,120.33	1,165.14
L28	79	1,243.66	1,293.41	1,345.14	1,398.95	1,454.90	1,513.10	1,573.62	1,636.57	1,702.03	1,770.11
L29	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L30	70	1,101.98	1,146.06	1,191.90	1,239.57	1,289.16	1,340.72	1,394.35	1,450.13	1,508.13	1,568.46
L31	82	1,290.89	1,342.52	1,396.22	1,452.07	1,510.15	1,570.56	1,633.38	1,698.72	1,766.67	1,837.33
L32	82	1,290.89	1,342.52	1,396.22	1,452.07	1,510.15	1,570.56	1,633.38	1,698.72	1,766.67	1,837.33



Lot No.	Entitl.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
L33	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L34	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L35	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L36	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L37	53	834.35	867.73	902.44	938.53	976.08	1,015.12	1,055.72	1,097.95	1,141.87	1,187.54
L38	59	928.81	965.96	1,004.60	1,044.78	1,086.57	1,130.04	1,175.24	1,222.25	1,271.14	1,321.98
L39	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L40	80	1,259.40	1,309.78	1,362.17	1,416.66	1,473.32	1,532.25	1,593.54	1,657.29	1,723.58	1,792.52
L41	80	1,259.40	1,309.78	1,362.17	1,416.66	1,473.32	1,532.25	1,593.54	1,657.29	1,723.58	1,792.52
L42	83	1,306.63	1,358.89	1,413.25	1,469.78	1,528.57	1,589.71	1,653.30	1,719.43	1,788.21	1,859.74
L43	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L44	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L45	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L46	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L47	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L48	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L49	67	1,054.75	1,096.94	1,140.82	1,186.45	1,233.91	1,283.26	1,334.59	1,387.98	1,443.50	1,501.24
L50	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83
L51	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83
L52	58	913.07	949.59	987.57	1,027.07	1,068.16	1,110.88	1,155.32	1,201.53	1,249.59	1,299.58
L53	64	1,007.52	1,047.82	1,089.73	1,133.32	1,178.66	1,225.80	1,274.84	1,325.83	1,378.86	1,434.02
L54	64	1,007.52	1,047.82	1,089.73	1,133.32	1,178.66	1,225.80	1,274.84	1,325.83	1,378.86	1,434.02
L55	58	913.07	949.59	987.57	1,027.07	1,068.16	1,110.88	1,155.32	1,201.53	1,249.59	1,299.58
L56	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89
L57	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L58	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L59	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L60	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L61	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L62	57	897.32	933.22	970.54	1,009.37	1,049.74	1,091.73	1,135.40	1,180.82	1,228.05	1,277.17
L63	56	881.58	916.84	953.52	991.66	1,031.32	1,072.58	1,115.48	1,160.10	1,206.50	1,254.76
L64	56	881.58	916.84	953.52	991.66	1,031.32	1,072.58	1,115.48	1,160.10	1,206.50	1,254.76
L65	56	881.58	916.84	953.52	991.66	1,031.32	1,072.58	1,115.48	1,160.10	1,206.50	1,254.76
L66	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83
L67	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83

Lot No.	Entitl.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
L68	79	1,243.66	1,293.41	1,345.14	1,398.95	1,454.90	1,513.10	1,573.62	1,636.57	1,702.03	1,770.11
L69	81	1,275.14	1,326.15	1,379.20	1,434.36	1,491.74	1,551.41	1,613.46	1,678.00	1,745.12	1,814.93
L70	82	1,290.89	1,342.52	1,396.22	1,452.07	1,510.15	1,570.56	1,633.38	1,698.72	1,766.67	1,837.33
L71	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89
L72	83	1,306.63	1,358.89	1,413.25	1,469.78	1,528.57	1,589.71	1,653.30	1,719.43	1,788.21	1,859.74
L73	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89
L74	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89
L75	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L76	70	1,101.98	1,146.06	1,191.90	1,239.57	1,289.16	1,340.72	1,394.35	1,450.13	1,508.13	1,568.46
L77	75	1,180.69	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49
L78	84	1,322.37	1,375.27	1,430.28	1,487.49	1,546.99	1,608.87	1,673.22	1,740.15	1,809.76	1,882.15
L79	77	1,212.17	1,260.66	1,311.09	1,363.53	1,418.07	1,474.79	1,533.79	1,595.14	1,658.94	1,725.30
L80	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L81	55	865.84	900.47	936.49	973.95	1,012.91	1,053.42	1,095.56	1,139.38	1,184.96	1,232.36
L82	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L83	71	1,117.72	1,162.43	1,208.92	1,257.28	1,307.57	1,359.88	1,414.27	1,470.84	1,529.68	1,590.86
L84	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89
L85	86	1,353.86	1,408.01	1,464.33	1,522.90	1,583.82	1,647.17	1,713.06	1,781.58	1,852.85	1,926.96
L86	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L87	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L88	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L89	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L90	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L91	54	850.10	884.10	919.46	956.24	994.49	1,034.27	1,075.64	1,118.67	1,163.41	1,209.95
L92	52	818.61	851.36	885.41	920.83	957.66	995.97	1,035.80	1,077.24	1,120.33	1,165.14
L93	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L94	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L95	85	1,338.11	1,391.64	1,447.30	1,505.20	1,565.40	1,628.02	1,693.14	1,760.87	1,831.30	1,904.55
L96	85	1,338.11	1,391.64	1,447.30	1,505.20	1,565.40	1,628.02	1,693.14	1,760.87	1,831.30	1,904.55
L97	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L98	90	1,416.83	1,473.50	1,532.44	1,593.74	1,657.49	1,723.79	1,792.74	1,864.45	1,939.02	2,016.59
L99	71	1,117.72	1,162.43	1,208.92	1,257.28	1,307.57	1,359.88	1,414.27	1,470.84	1,529.68	1,590.86
L100	78	1,227.92	1,277.03	1,328.11	1,381.24	1,436.49	1,493.95	1,553.71	1,615.85	1,680.49	1,747.71
L101	90	1,416.83	1,473.50	1,532.44	1,593.74	1,657.49	1,723.79	1,792.74	1,864.45	1,939.02	2,016.59
L102	86	1,353.86	1,408.01	1,464.33	1,522.90	1,583.82	1,647.17	1,713.06	1,781.58	1,852.85	1,926.96



Lot No.	Entitl.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
L103	63	991.78	1,031.45	1,072.71	1,115.62	1,160.24	1,206.65	1,254.92	1,305.11	1,357.32	1,411.61
L104	68	1,070.49	1,113.31	1,157.84	1,204.16	1,252.32	1,302.42	1,354.51	1,408.69	1,465.04	1,523.64
L105	71	1,117.72	1,162.43	1,208.92	1,257.28	1,307.57	1,359.88	1,414.27	1,470.84	1,529.68	1,590.86
L106	64	1,007.52	1,047.82	1,089.73	1,133.32	1,178.66	1,225.80	1,274.84	1,325.83	1,378.86	1,434.02
L107	65	1,023.26	1,064.19	1,106.76	1,151.03	1,197.07	1,244.96	1,294.75	1,346.54	1,400.41	1,456.42
L108	81	1,275.14	1,326.15	1,379.20	1,434.36	1,491.74	1,551.41	1,613.46	1,678.00	1,745.12	1,814.93
L109	89	1,401.08	1,457.13	1,515.41	1,576.03	1,639.07	1,704.63	1,772.82	1,843.73	1,917.48	1,994.18
L110	89	1,401.08	1,457.13	1,515.41	1,576.03	1,639.07	1,704.63	1,772.82	1,843.73	1,917.48	1,994.18
L111	82	1,290.89	1,342.52	1,396.22	1,452.07	1,510.15	1,570.56	1,633.38	1,698.72	1,766.67	1,837.33
L112	102	1,605.74	1,669.97	1,736.76	1,806.24	1,878.48	1,953.62	2,031.77	2,113.04	2,197.56	2,285.46
L113	81	1,275.14	1,326.15	1,379.20	1,434.36	1,491.74	1,551.41	1,613.46	1,678.00	1,745.12	1,814.93
L114	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L115	94	1,479.80	1,538.99	1,600.55	1,664.57	1,731.15	1,800.40	1,872.41	1,947.31	2,025.20	2,106.21
L116	73	1,149.20	1,195.17	1,242.98	1,292.70	1,344.41	1,398.18	1,454.11	1,512.27	1,572.76	1,635.68
L117	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L118	89	1,401.08	1,457.13	1,515.41	1,576.03	1,639.07	1,704.63	1,772.82	1,843.73	1,917.48	1,994.18
L119	83	1,306.63	1,358.89	1,413.25	1,469.78	1,528.57	1,589.71	1,653.30	1,719.43	1,788.21	1,859.74
L120	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L121	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L122	66	1,039.01	1,080.57	1,123.79	1,168.74	1,215.49	1,264.11	1,314.67	1,367.26	1,421.95	1,478.83
L123	83	1,306.63	1,358.89	1,413.25	1,469.78	1,528.57	1,589.71	1,653.30	1,719.43	1,788.21	1,859.74
L124	73	1,149.20	1,195.17	1,242.98	1,292.70	1,344.41	1,398.18	1,454.11	1,512.27	1,572.76	1,635.68
L125	73	1,149.20	1,195.17	1,242.98	1,292.70	1,344.41	1,398.18	1,454.11	1,512.27	1,572.76	1,635.68
L126	53	834.35	867.73	902.44	938.53	976.08	1,015.12	1,055.72	1,097.95	1,141.87	1,187.54
L127	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L128	87	1,369.60	1,424.38	1,481.36	1,540.61	1,602.24	1,666.33	1,732.98	1,802.30	1,874.39	1,949.37
L129	84	1,322.37	1,375.27	1,430.28	1,487.49	1,546.99	1,608.87	1,673.22	1,740.15	1,809.76	1,882.15
L130	73	1,149.20	1,195.17	1,242.98	1,292.70	1,344.41	1,398.18	1,454.11	1,512.27	1,572.76	1,635.68
L131	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L132	52	818.61	851.36	885.41	920.83	957.66	995.97	1,035.80	1,077.24	1,120.33	1,165.14
L133	113	1,778.90	1,850.06	1,924.06	2,001.03	2,081.07	2,164.31	2,250.88	2,340.92	2,434.55	2,531.94
L134	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L135	72	1,133.46	1,178.80	1,225.95	1,274.99	1,325.99	1,379.03	1,434.19	1,491.56	1,551.22	1,613.27
L136	74	1,164.95	1,211.54	1,260.01	1,310.41	1,362.82	1,417.34	1,474.03	1,532.99	1,594.31	1,658.08
L137	76	1,196.43	1,244.29	1,294.06	1,345.82	1,399.66	1,455.64	1,513.87	1,574.42	1,637.40	1,702.89



SINKING FUND FORECAST

Leary Partners Pty Ltd

Lot No.	Entitl.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
L138	14	220.40	229.21	238.38	247.91	257.83	268.14	278.87	290.03	301.63	313.69
L139	9	141.68	147.35	153.24	159.37	165.75	172.38	179.27	186.44	193.90	201.66
L140	9	141.68	147.35	153.24	159.37	165.75	172.38	179.27	186.44	193.90	201.66
L141	9	141.68	147.35	153.24	159.37	165.75	172.38	179.27	186.44	193.90	201.66
L142	9	141.68	147.35	153.24	159.37	165.75	172.38	179.27	186.44	193.90	201.66
L143	3	47.23	49.12	51.08	53.12	55.25	57.46	59.76	62.15	64.63	67.22
Totals	10000	\$157,425.15	\$163,722.16	\$170,271.04	\$177,081.88	\$184,165.16	\$191,531.77	\$199,193.04	\$207,160.76	\$215,447.19	\$224,065.07

\*The contributions shown in italics should be reviewed on an annual basis.

\*GST needs to be added to the Total Contributions when levying the Lot owners.

### Contributions Optimisation Chart : 15 Year Forecast



