

24 July 2025

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MA/SR/ba

Owners Corporation PS612409C  
C/- The Knight Alliance  
Level 1, 204 Balaclava Road  
Caulfield North VIC 3161

**Attention: Carolyn Sanders**

Dear Carolyn,

**LONG TERM MAINTENANCE PLAN  
TRIPTYCH RESIDENTIAL APARTMENTS**

We are pleased to present an updated Long Term Maintenance Plan (LTMP) for the above property.

We trust this is satisfactory. Please do not hesitate to contact the undersigned, should you require any further information.

Yours faithfully



**Shelley Rogers**

Director  
Rider Levett Bucknall Victoria Pty Ltd

*email: Shelley.Rogers @au.rlb.com*

# ATTACHMENT 1: LONG TERM MAINTENANCE PLAN

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LONG TERM MAINTENANCE PLAN

24 July 2025

# TRIPTYCH APARTMENTS

8 KAVANAGH STREET

SOUTHBANK VIC 3006

OWNERS CORPORATION PS612409C



**PREPARED FOR**

**Owners Corporation PS612409C**  
c/- Owners Corporation Committee

**SUBMITTED ON**

24 July 2025

**SUBMITTED BY**

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**PROJECT NO.**

250290

**OUR REF.**

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## EXECUTIVE SUMMARY

Rider Levett Bucknall (RLB) has been instructed by Carolyn Sanders of Owners Corporation Committee on behalf of Owners Corporation PS612409C, to prepare a Long Term Maintenance Plan (LTMP) for Triptych Apartments mixed use development, located at 8 Kavanagh Street Southbank Vic 3006.

This report allows for capital works associated with the common areas of the development, for which the Lots have an entitlement / liability, as defined by the Plan of Subdivision (POS). The common area(s) is allocated to Three (3) Owners Corporation(s) which is also referred to in this report as CP1, CP2 & CP3; CP meaning 'Common Property'.

RLB note from review of OC financial records that separate Maintenance Fund contributions are not collected for OC3. For the purposes of this LTMP costs associated with OC3 CP are allocated to OC1 CP.

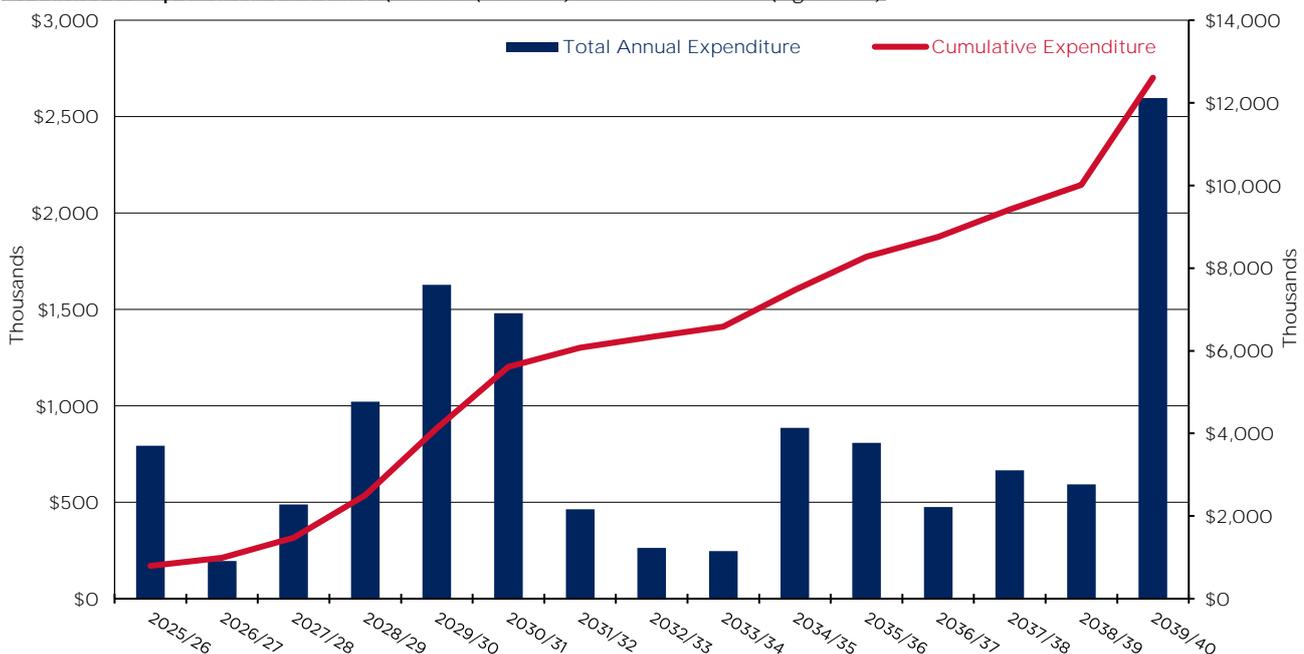
A summary of the forecast Maintenance Plan Expenditure and recommended Maintenance Fund Contributions are provided on the next two pages.

Refer to sections 1. 8. and 9. below regarding the inclusions and exclusions to the Maintenance Plan.

Summary of Forecast Maintenance Plan Expenditure				
Description	Unescalated Costs Current at 2025		Escalated Costs 2025 - 2040	
	Total 15 Yr Forecast	Average Cost per Annum	Total 15 Yr Forecast	Average Cost per Annum
Common Property - 1	\$2,699,350	\$179,957	\$3,278,170	\$218,545
Common Property - 2	\$7,612,270	\$507,485	\$9,329,890	\$621,993
<b>Total (excl. GST)</b>	<b>\$10,311,620</b>	<b>\$687,441</b>	<b>\$12,608,060</b>	<b>\$840,537</b>

Escalation is included at 3% per annum from 2025 compounding over the study period.

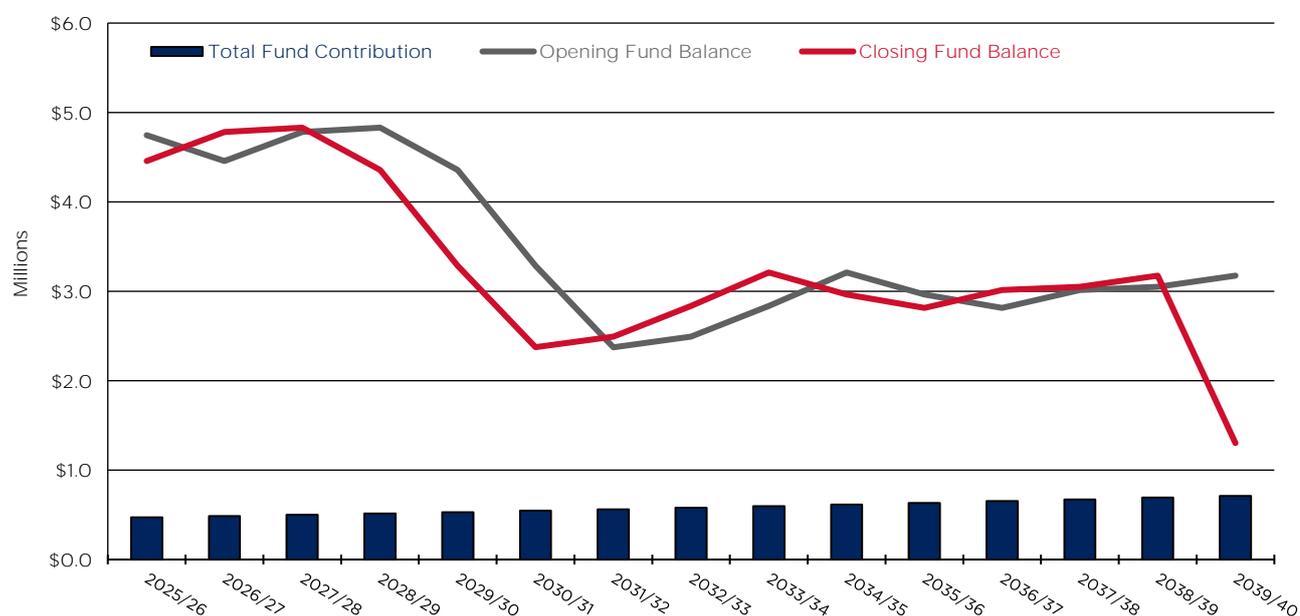
### Escalated Expenditure Profile (Annual (left axis) and Cumulative - (right axis))



## EXECUTIVE SUMMARY

Maintenance Fund Summary				
Contributions	CP1	CP2	CP3	TOTAL
Opening Fund Balance	\$2,007,653	\$2,737,782	\$0	\$4,745,435
<b>Fund Contribution Year 1 - 2025</b>	<b>\$99,265</b>	<b>\$371,696</b>	<b>\$0</b>	<b>\$470,961</b>
Total Contributions over Plan Period	\$1,846,217	\$6,913,139	\$0	\$8,759,357
Closing Balance Year 15 (following all forecast expenditure)	\$824,895	\$477,322	\$0	\$1,302,217
Growth on Annual Contributions	3.0%	3.0%	3.0%	3.0%
Total Number of Occupiable Lots	162 No.	157 No.	5 No.	
Yr 1 Average Cost per Lot ( <i>for comparison only</i> )	\$613	\$2,367	\$0	n/a
Total Average Annual Cost per Lot ( <i>for comparison only</i> )	\$760	\$2,936	\$0	n/a
Liabilities				
Total Lot Liability as per the POS	11,612	11,296	316	n/a
Yr 1 Contribution per Lot Liability	\$8.55	\$32.91	\$0.00	n/a
Investment Rate				
Investment Rate (pre-tax)	1.50%	1.50%	1.50%	1.50%
Effective Investment Rate (post tax, assuming 30% tax rate)	1.05%	1.05%	1.05%	1.05%
Interest On Positive Fund Balances	\$249,194	\$156,291	\$0	\$405,486
GST				
GST included in Fund Contribution	No	No	No	No

### Maintenance Fund Profile



## 1. INTRODUCTION

Rider Levett Bucknall (RLB) has been instructed by Carolyn Sanders of Owners Corporation Committee on behalf of Owners Corporation PS612409C, to prepare a Long Term Maintenance Plan (LTMP) for the Triptych Apartments, mixed use development, located at 8 Kavanagh Street Southbank Vic 3006.

The Triptych Apartments residential development, located in Kavanagh Street was completed in 2009 and principally comprises:-

- 157 no. apartments across levels 6 to 29.
- Double height ground floor entry lobby providing access to residential lifts, concierge desk and building managers office.
- Five retail/commercial lots are identified on the Plan of Subdivision at ground level along Fanning Street; coupled with rear access corridor from the loading and dedicated amenities.
- A residents gymnasium, pool and external terrace are located on level 6, along with associated amenities.
- Car parking is provided on levels 1 to 5, accessed by a ramp from ground level accessed via Fawkner Street. The buildings loading dock is also accessed from Fawkner Street
- Separate retail and residential garbage rooms are located in the back of house area at ground level, together with a residential recycling room.

This LTMP provides a Maintenance Plan Expenditure programme of works associated with the common areas of the development, for which all Lots have an entitlement / liability, as defined by the Plan of Subdivision (POS).

The Common Property at Triptych Apartments is allocated to Three (3) Owners Corporation(s). A summary of Forecast Maintenance Plan Expenditure and Maintenance Fund Contributions are provided in Sections 10. and 11. of this LTMP.

However, RLB note from review of OC financial records that separate Maintenance Fund contributions are not collected for OC3. For the purposes of this LTMP costs associated with OC3 CP are allocated to OC1 CP.

- Common Property - 1      Facades through out development, CP1 structure, as defined in the Plan of Sub-division. Back of house areas at ground level including loading dock, retail and residential refuse rooms, substation, main switch room, fire control room, sprinkler pump and booster rooms, gas meter room, dry store room, cleaners room and corridor. Rainwater tanks area on level 1.
- Common Property - 2      Residential entry lobby, lift lobbies and circulation corridors. Residential and car park passenger lifts. Level 6 pool, gymnasium and associated areas. Associated CP 2 plant and services installations.
- Common Property - 3      BOH corridor to rear of retail units and male, female and disabled amenities, together with associated services.

As part of the reporting RLB has:

- a) Prepared a Maintenance Plan expenditure forecast over a 15 year period for the Common Property assets and areas associated with the residential development Triptych Apartments, 8 Kavanagh Street Southbank Vic 3006. The escalation rate adopted is 3% per annum.
- b) Calculated annual Maintenance Fund contributions required by PS612409C to finance the forecast Maintenance Plan expenditure to be undertaken in the 15 year period of this forecast; noting that the Fund Contribution has been calculated to allow for ongoing expenditure for 5 years, thereby ensuring a positive Maintenance Fund balance at the end of the 15 year LTMP forecast. Further detail is provided in Sections 7. and 11.

The LTMP has been estimated using anticipated life cycles and estimated replacement costs allocated to the Common Property assets as defined in the Plan of Subdivision.

Generally, this LTMP allows for the capital costs associated with all common areas of the building, for which the lots have a liability under the plan of sub-division.

We recommend that this report be revisited in 3 to 4 years to maintain accuracy and focus. This will also ensure funding of longer term replacement items not anticipated to occur within the period of this LTMP.

## 2. BASIS OF REPORT

Site Inspection:	A site inspection undertaken on 19 May 2025.
	Generally all areas were available for inspection.
Report Issue:	24 July 2025
Report Review	Meeting with OC members 3 July 2025. Further comments received from the OC 15 July 2025. Draft LTMP issued 22 July 2025. Further comments received from the OC 23 July 2025. Final report issued 24 July 2025.
Documents Used:	Plan of Subdivision - PS612409C
Development Drawings	Various architectural and services installation drawings dating back to the original development programme.
Building Photographs	Refer Section 14.

## 3. OWNERS CORPORATION LEGISLATION

The Owners Corporation Act 2006 states that a prescribed owners corporation must prepare a maintenance plan for the property for which it is responsible. It also notes that an owners corporation (other than a prescribed owners corporation) may prepare a maintenance plan.

The Act states what a maintenance plan must set out:-

- The major capital items anticipated to require repair and replacement within the next 10 years;
- The present condition or state of repair of these items;
- When those items or components of those items will need to be repaired or replaced;
- The estimated cost of the repair and replacement of those items or components;
- The expected life of those items or components once repaired or replaced.

The Act goes on to state that an owners corporation that has an approved maintenance plan must establish a maintenance fund in the name of the owners corporation.

The Owners Corporation Regulations 2018 states that for the purposes of the Act the following classes of Owners Corporations are prescribed:-

- An owners corporation that levies annual fees in excess of \$200,000 in a financial year;
- An owners corporation that consists of more than 100 lots.

## 4. STATEMENT OF GENERAL LIMITING CONDITIONS

The purpose of this report is to develop a reasonable capital works profile, the Maintenance Plan, for the Common Property within the Plan of Subdivision and recommended Maintenance Fund contributions to create a reserve such that the capital works can be implemented.

The assessment identifies a profile of the capital works required, by assessing the anticipated useful life of materials and equipment, given reasonable attention to maintenance to preserve and enhance the useful life of the asset.

The calculations in this report are not intended to provide a detailed forecast of specific capital works, but rather a general profile of expenditure that could be expected in the management of the facility over the study period.

It may be considered by the Owners Corporation that capital expenditure relating to items outside those identified in this assessment are to be funded by the maintenance plan contributions. A record of such items should be maintained and added to the revised maintenance plan which is recommended to be carried out every 3-4 years to maintain accuracy and focus.

The assessment ignores alterations and refurbishment works that may occur from time to time due to functional obsolescence, or driven by a change in owners' focus or use. A list of inclusions and exclusions is contained within Sections 8. and 9. of this report.

This report is based upon visual inspection of accessible areas and review of available documentation. No testing, sampling, operation of any component or element of any asset has been undertaken.

This report is not a certification, a warranty or guarantee.

It should be noted that Rider Levett Bucknall are not Architects or Engineers; in preparing the LTMP forecasts, we have relied on a review of available relevant documentation and visual inspection only. No specialist external sub-consultants were engaged.

This report has been prepared in good faith and is believed to be accurate. Without limiting RLB's duty to exercise professional skill and judgement and duty of care, no representation or warranty, express or implied, is or will be made in or in relation to, and no responsibility or liability is or will be accepted by RLB as to, or in relation to, the accuracy or adequacy of this report or the information used to prepare this report.

This report is provided for the information of the party only to whom it is addressed.

RLB accepts no responsibility, or liability, to any other party whom might use or rely upon the report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of RLB, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of RLB.

Any inaccuracy in, or change to any of the facts, findings or assumptions made in our report of which you are aware, should be advised to us so that we can assess its significance and provide you with a revised commentary and recommendation if necessary.

## 5. METHODOLOGY

The methodology adopted for the development of this report is as follows

- Analysis of the Plan of Subdivision to gain an understanding of the Common Property relevant to the development.
- Visual inspection of the development and review of available documentation.
- Establish a cost base for each item of work of a significant material nature.
- Formulation of a life cycle profile of each asset considered to be the responsibility of 8 Kavanagh Street, assuming normal maintenance and use.
- Development of an anticipated forecast Maintenance Plan expenditure profile for each CP. Refer to Section 12. of this LTMP for full details.
- Calculation of escalating Maintenance Fund contributions required by the OC(s) in PS612409C to meet the requirements of the estimated Maintenance Plan, including allowance for other income such as interest earned on invested funds. Details of forecast individual Lot annual Maintenance Fund contributions are provided in Section 13. of this LTMP.

## 6. CLARIFICATIONS AND DEVIATIONS FROM POS

Generally costs have been allocated based on Plan of Subdivision PS612409C, except as noted below; further detail is provided in Section 12. of this LTMP.

Item	POS allocation	Report allocation
Fire and essential services installations	Various	Common Property 1
Rubbish chute sorter	Common Property 1	Common Property 2

## 7. FINANCIAL INFORMATION

Long Term Maintenance Plan Details		
Plan Commencement		1 October 2025
Owner Corporation Reporting Period / Financial Year		1 October - 30 September
First Year of Plan		1 October 2025 - 30 September 2026
Period of Plan		15 years
Plan End Date		30 September 2040
Base Date for costs		2025
Building Cost Index		3.0% per annum
Maintenance Fund Contribution growth		3.0% per annum
Interest accruals on positive Maintenance Fund balances	included at	1.50% per annum - gross
Tax Effect on interest	30.0%	1.05% per annum - net
The Maintenance Fund contribution growth factor and forecast closing balances take into account ongoing estimated Maintenance Plan expenditure requirements for a 5 year period beyond the 15 year forecasts presented in this LTMP, effectively returning the Maintenance Fund balances to zero at a point during the overall 20 period. Refer to the table below and section 11. for more detail.		
GST	excluded	

Summary of Forecast Maintenance Plan Expenditure				
	Unescalated Costs at 2025		Escalated Costs 2025 - 2040	
	Total 15 Yr Forecast	Average Cost per Annum	Total 15 Yr Forecast	Average Cost per Annum
Common Property No. 1	2,699,350	179,957	3,278,170	218,545
Common Property No. 2	7,612,270	507,485	9,329,890	621,993
Common Property No. 3	0	0	0	0
<b>Total (excl. GST)</b>	<b>\$10,311,620</b>	<b>\$687,441</b>	<b>\$12,608,060</b>	<b>\$840,537</b>

Summary of Forecast Maintenance Fund				
	Opening Fund Balance 2025	First Year Contribution	Total Contributions 2025 - 2040	Closing Fund Balance 2040
Common Property No. 1	\$2,007,653	\$99,265	\$1,846,217	\$824,895
Common Property No. 2	\$2,737,782	\$371,696	\$6,913,139	\$477,322
Common Property No. 3	\$0	\$0	\$0	\$0
<b>Total (incl. GST)</b>	<b>\$4,745,435</b>	<b>\$470,961</b>	<b>\$8,759,357</b>	<b>\$1,302,217</b>

	Occupiable lots	1st Yr Contribution per Occupiable Lot	Years 1 - 15 Average Annual contrib. per Lot
Common Property No. 1	162	\$613	\$760
Common Property No. 2	157	\$2,367	\$2,936
Common Property No. 3	5	\$0	\$0

Description	Total POS Liability	1st Yr Contrib per liability	Years 1 - 15 Average Annual contrib. per Lot
Common Property No. 1	11,612	\$8.55	\$10.60
Common Property No. 2	11,296	\$32.91	\$40.80
Common Property No. 3	316	\$0.00	\$0.00

Description	Total POS Liability	Minimum Maintenance Fund Balance	Year
Common Property No. 1		\$0	2044 / 45
Common Property No. 2		\$0	2041 / 42
Common Property No. 3		\$0	2025 / 26

## 8. INCLUSIONS

This report allows for capital costs, which are defined as costs associated with anticipated major repair and replacement of items within the development, that can be reasonably forecast due to physical obsolescence and are required to maintain the integrity of physical improvements.

The estimates contained in the forecasts are limited to the Common Property Assets of each Owners Corporation, unless specifically stated otherwise. Refer also to Section 6. above.

In general, the structural integrity of the development and site services infrastructure are expected to last beyond the cash flow period and in some instances for the full of the building(s). Therefore in some instances we have considered costs associated with these particular elements as capital upgrades / refurbishments rather than full replacements. All other items have been assumed to be replaced on a cyclical basis.

Estimates are limited to items of work of a significant material nature; a general allowance for non-specific minor items is also included. The costs associated with each item have been estimated on the basis of being undertaken as isolated tasks and not as part of a total upgrade or refurbishment.

The estimated useful life assigned to each asset is based upon industry averages, however, the actual timing for works may differ depending upon the actual date of failure and / or the requirements or the desires of management.

All forecast costs allow for builder's preliminaries and margin, demolition, and temporary works.

## 9. EXCLUSIONS

### General exclusions

This report excludes the following:

- Repairs and Maintenance Expenditure. The costs associated with carrying out necessary routine maintenance, possibly under a maintenance contract, and any required day to day and/or minor repairs on plant, equipment and finishes associated with the development;
- Refurbishment Works that can be defined as the refitting of functional areas, on no particular cycle, due to, for example change of use and functional or economic obsolescence;
- Works required due to future changes in building regulation / standard and the like or statutory authority work order;
- Costs associated with a change in use; plot ratio and planning requirements;
- Negotiated or other special forms of contract for works;
- Work outside site boundaries;

- Statutory authorities' payments, contributions and compliance orders;
- Professional / consultant fees for further investigation, testing, design, documentation and management of rectification works;
- Abnormal costs due to significant natural disasters and similar catastrophic events;
- Costs associated with the relocation, temporary accommodation, disruption to business or loss of profit of the unit owners or tenants;
- Costs associated with tenant or market induced refurbishment;
- Costs associated with the investigation, removal, disposal and remediation of hazardous materials or waste;
- Insurable property risks, such as water damage and glass breakages;
- Contingencies, unless specifically stated;
- Rates, taxes, maintenance, energy consumption and similar outgoings;
- Landscape / garden maintenance.
- Utilities charges and Council fees and rates, registration and business operation fees.
- Common area cleaning and external façade and window cleaning.
- Security patrols and visits.
- Costs of any directly employed staff, such as site/building manager, caretaking duties and maintenance operatives.
- Owners Corporation management costs or fees;
- Vehicles, consumables (e.g. light globes and the like) and small tools.
- Consideration of any warranties that may be in place;
- Any tax depreciation that may apply to any expenditure associated with the maintenance fund;
- Furniture, Fittings and Equipment (unless noted otherwise);
- Replacement of Artwork;
- Escalation beyond that stated in Section 7. ;
- GST on Capital Expenditure Forecast.

#### **Specific exclusions**

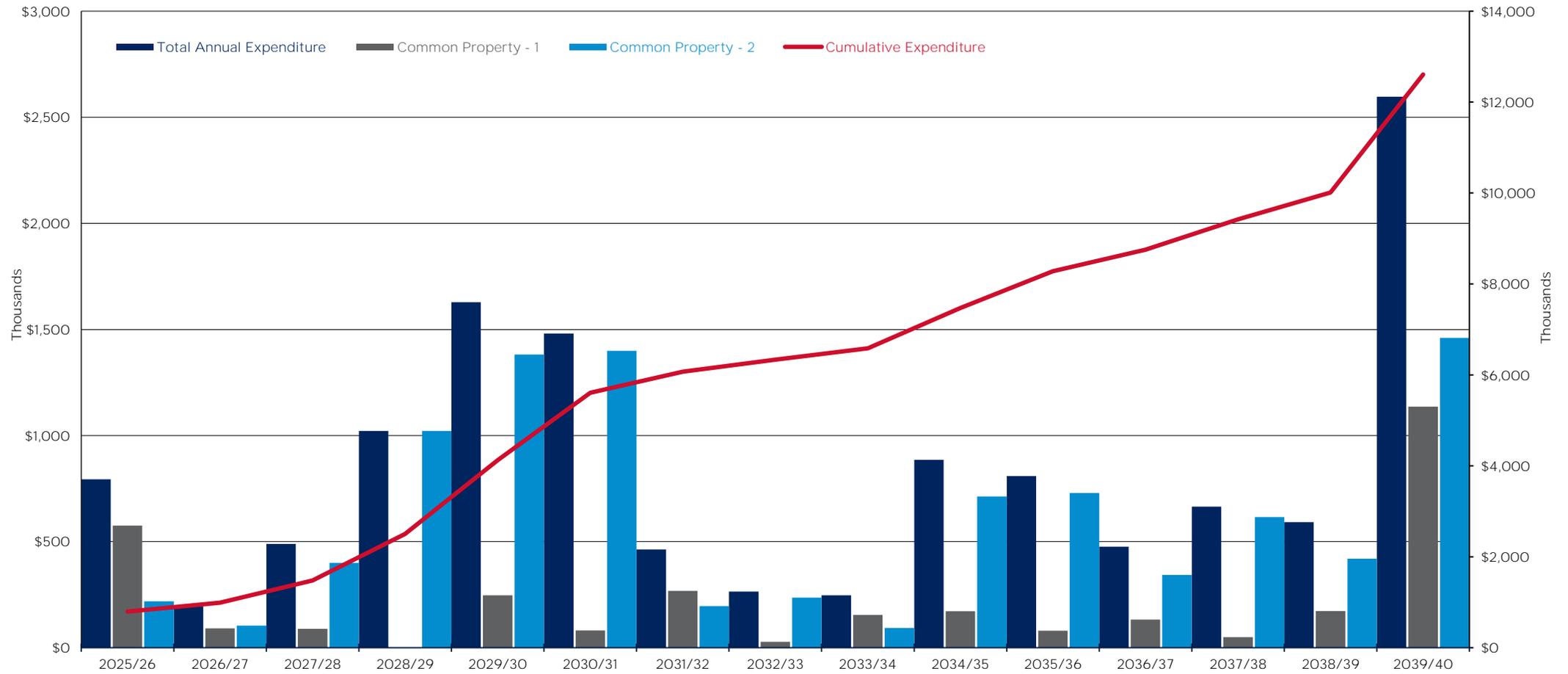
- Internal Apartment fit-out, furniture, fittings and equipment.
- Apartment air-conditioning equipment.
- Paving to terraces and balconies within Lot boundaries.
- Utility metering equipment
- Refer also to the item notes in the maintenance fund expenditure forecasts at Section 12.

## 10. MAINTENANCE PLAN EXPENDITURE

Description	Unescalated 15 Year Total	Escalated Costs														
		Yr 1 2025/26	Yr 2 2026/27	Yr 3 2027/28	Yr 4 2028/29	Yr 5 2029/30	Yr 6 2030/31	Yr 7 2031/32	Yr 8 2032/33	Yr 9 2033/34	Yr 10 2034/35	Yr 11 2035/36	Yr 12 2036/37	Yr 13 2037/38	Yr 14 2038/39	Yr 15 2039/40
Development Age		16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs
Common Property - 1	2,699,350	575,370	91,500	89,310	0	246,900	81,620	267,400	27,660	154,600	172,000	80,070	132,200	49,740	173,200	1,136,600
Common Property - 2	7,612,270	218,500	104,240	399,360	1,021,900	1,381,500	1,399,200	195,880	236,410	92,700	713,210	728,790	343,470	615,330	418,900	1,460,500
Total Annual Expenditure	\$10,311,620	\$793,870	\$195,740	\$488,670	\$1,021,900	\$1,628,400	\$1,480,820	\$463,280	\$264,070	\$247,300	\$885,210	\$808,860	\$475,670	\$665,070	\$592,100	\$2,597,100
Cumulative Expenditure		\$793,870	\$989,610	\$1,478,280	\$2,500,180	\$4,128,580	\$5,609,400	\$6,072,680	\$6,336,750	\$6,584,050	\$7,469,260	\$8,278,120	\$8,753,790	\$9,418,860	\$10,010,960	\$12,608,060

## 10. MAINTENANCE PLAN EXPENDITURE

**Escalated Expenditure Profile** (Annual (left axis) and Cumulative - (right axis))

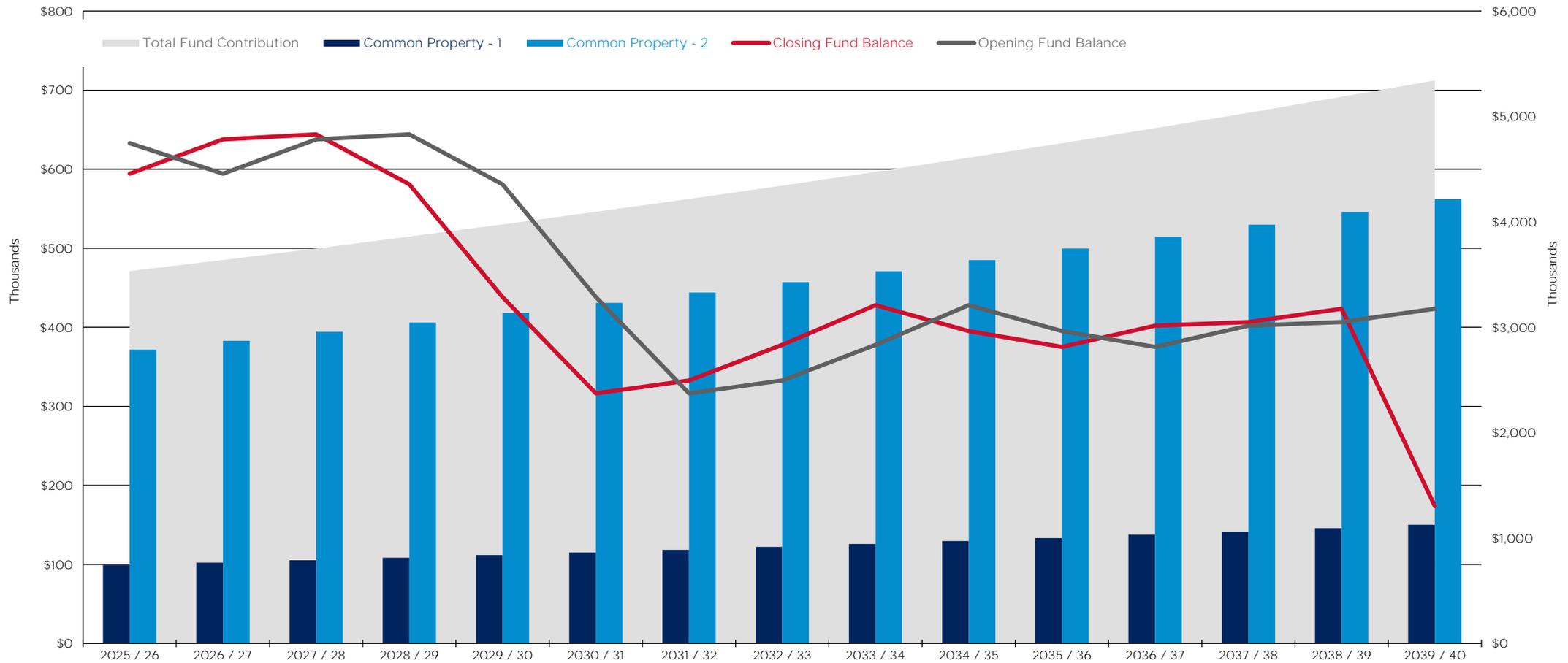


## 11. MAINTENANCE FUND CALCULATION

Owners Corporation PS612409C	Yr 1 2025 / 26	Yr 2 2026 / 27	Yr 3 2027 / 28	Yr 4 2028 / 29	Yr 5 2029 / 30	Yr 6 2030 / 31	Yr 7 2031 / 32	Yr 8 2032 / 33	Yr 9 2033 / 34	Yr 10 2034 / 35	Yr 11 2035 / 36	Yr 12 2036 / 37	Yr 13 2037 / 38	Yr 14 2038 / 39	Yr 15 2039 / 40
Development Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs
Opening Fund Balance	4,745,435	4,456,820	4,782,615	4,830,468	4,357,643	3,286,561	2,373,455	2,494,477	2,834,167	3,210,309	2,964,795	2,813,411	3,015,565	3,048,540	3,175,387
Total Fund Contribution	470,961	485,089	499,642	514,631	530,070	545,972	562,352	579,222	596,599	614,497	632,932	651,920	671,477	691,622	712,370
GST on Fund Contribution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Fund Contributions	\$470,961	\$485,089	\$499,642	\$514,631	\$530,070	\$545,972	\$562,352	\$579,222	\$596,599	\$614,497	\$632,932	\$651,920	\$671,477	\$691,622	\$712,370
Forecast Fund Expenditure	(793,870)	(195,740)	(488,670)	(1,021,900)	(1,628,400)	(1,480,820)	(463,280)	(264,070)	(247,300)	(885,210)	(808,860)	(475,670)	(665,070)	(592,100)	(2,597,100)
GST on Fund Expenditure	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Fund Expenditure	(\$793,870)	(\$195,740)	(\$488,670)	(\$1,021,900)	(\$1,628,400)	(\$1,480,820)	(\$463,280)	(\$264,070)	(\$247,300)	(\$885,210)	(\$808,860)	(\$475,670)	(\$665,070)	(\$592,100)	(\$2,597,100)
Interest on Positive Fund Balance	34,294	36,446	36,881	34,443	27,248	21,742	21,950	24,537	26,843	25,200	24,544	25,904	26,568	27,326	11,560
Net Cashflow	(\$288,615)	\$325,796	\$47,853	(\$472,826)	(\$1,071,081)	(\$913,106)	\$121,022	\$339,690	\$376,142	(\$245,514)	(\$151,384)	\$202,154	\$32,975	\$126,847	(\$1,873,170)
GST Net - (Paid) / Refund	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Fund Balance	\$4,456,820	\$4,782,615	\$4,830,468	\$4,357,643	\$3,286,561	\$2,373,455	\$2,494,477	\$2,834,167	\$3,210,309	\$2,964,795	\$2,813,411	\$3,015,565	\$3,048,540	\$3,175,387	\$1,302,217
Cumulative Contributions	\$470,961	\$956,050	\$1,455,692	\$1,970,324	\$2,500,394	\$3,046,367	\$3,608,718	\$4,187,940	\$4,784,539	\$5,399,036	\$6,031,968	\$6,683,888	\$7,355,365	\$8,046,986	\$8,759,357
Contribution Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

## 11. MAINTENANCE FUND CALCULATION

Owners Corporation PS612409C Annual Contributions and Fund Balances  
(Contributions (left axis) and Fund Balances - (right axis))



## 11. MAINTENANCE FUND CALCULATION

Common Property - 1	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	2031 / 32	2032 / 33	2033 / 34	2034 / 35	2035 / 36	2036 / 37	2037 / 38	2038 / 39	2039 / 40
Development Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs
Opening Fund Balance	2,007,653	1,547,629	1,574,735	1,607,438	1,733,924	1,615,534	1,666,304	1,533,364	1,644,879	1,632,993	1,607,211	1,677,981	1,700,860	1,811,470	1,802,777
Fund Contribution	99,265	102,243	105,310	108,469	111,723	115,075	118,527	122,083	125,746	129,518	133,404	137,406	141,528	145,774	150,147
GST on Fund Contribution	n/a														
Total Fund Contribution	\$99,265	\$102,243	\$105,310	\$108,469	\$111,723	\$115,075	\$118,527	\$122,083	\$125,746	\$129,518	\$133,404	\$137,406	\$141,528	\$145,774	\$150,147
Forecast Fund Expenditure	(\$575,370)	(\$91,500)	(\$89,310)	0	(\$246,900)	(\$81,620)	(\$267,400)	(\$27,660)	(\$154,600)	(\$172,000)	(\$80,070)	(\$132,200)	(\$49,740)	(\$173,200)	(\$1,136,600)
GST on Fund Expenditure	n/a														
Total Fund Expenditure	(\$575,370)	(\$91,500)	(\$89,310)	\$0	(\$246,900)	(\$81,620)	(\$267,400)	(\$27,660)	(\$154,600)	(\$172,000)	(\$80,070)	(\$132,200)	(\$49,740)	(\$173,200)	(\$1,136,600)
Interest on Positive Fund Balance	16,081	16,363	16,703	18,017	16,787	17,314	15,933	17,092	16,968	16,700	17,436	17,673	18,823	18,732	8,571
Net Cashflow	(\$460,024)	\$27,106	\$32,703	\$126,486	(\$118,390)	\$50,769	(\$132,940)	\$111,515	(\$11,886)	(\$25,782)	\$70,769	\$22,879	\$110,611	(\$8,694)	(\$977,882)
GST Net - (Paid) / Refund	n/a														
Closing Fund Balance	\$1,547,629	\$1,574,735	\$1,607,438	\$1,733,924	\$1,615,534	\$1,666,304	\$1,533,364	\$1,644,879	\$1,632,993	\$1,607,211	\$1,677,981	\$1,700,860	\$1,811,470	\$1,802,777	\$824,895
Cumulative Contributions	\$99,265	\$201,508	\$306,818	\$415,287	\$527,010	\$642,085	\$760,613	\$882,696	\$1,008,442	\$1,137,960	\$1,271,363	\$1,408,769	\$1,550,297	\$1,696,071	\$1,846,217
Contribution Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

## 11. MAINTENANCE FUND CALCULATION

Common Property - 2	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15
	2025 / 26	2026 / 27	2027 / 28	2028 / 29	2029 / 30	2030 / 31	2031 / 32	2032 / 33	2033 / 34	2034 / 35	2035 / 36	2036 / 37	2037 / 38	2038 / 39	2039 / 40
Development Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs
Opening Fund Balance	2,737,782	2,909,191	3,207,881	3,223,031	2,623,719	1,671,027	707,152	961,113	1,189,288	1,577,316	1,357,584	1,135,431	1,314,705	1,237,070	1,372,611
Fund Contribution	371,696	382,847	394,332	406,162	418,347	430,897	443,824	457,139	470,853	484,979	499,528	514,514	529,949	545,848	562,223
GST on Fund Contribution	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Fund Contribution	\$371,696	\$382,847	\$394,332	\$406,162	\$418,347	\$430,897	\$443,824	\$457,139	\$470,853	\$484,979	\$499,528	\$514,514	\$529,949	\$545,848	\$562,223
Forecast Fund Expenditure	(218,500)	(104,240)	(399,360)	(1,021,900)	(1,381,500)	(1,399,200)	(195,880)	(236,410)	(92,700)	(713,210)	(728,790)	(343,470)	(615,330)	(418,900)	(1,460,500)
GST on Fund Expenditure	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total Fund Expenditure	(\$218,500)	(\$104,240)	(\$399,360)	(\$1,021,900)	(\$1,381,500)	(\$1,399,200)	(\$195,880)	(\$236,410)	(\$92,700)	(\$713,210)	(\$728,790)	(\$343,470)	(\$615,330)	(\$418,900)	(\$1,460,500)
Interest on Positive Fund Balance	18,213	20,083	20,178	16,426	10,462	4,427	6,017	7,446	9,875	8,499	7,108	8,231	7,745	8,593	2,988
Net Cashflow	\$171,409	\$298,690	\$15,150	(\$599,312)	(\$952,691)	(\$963,875)	\$253,961	\$228,175	\$388,028	(\$219,732)	(\$222,153)	\$179,275	(\$77,636)	\$135,541	(\$895,288)
GST Net - (Paid) / Refund	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Closing Fund Balance	\$2,909,191	\$3,207,881	\$3,223,031	\$2,623,719	\$1,671,027	\$707,152	\$961,113	\$1,189,288	\$1,577,316	\$1,357,584	\$1,135,431	\$1,314,705	\$1,237,070	\$1,372,611	\$477,322
Cumulative Contributions	\$371,696	\$754,543	\$1,148,875	\$1,555,037	\$1,973,384	\$2,404,281	\$2,848,105	\$3,305,244	\$3,776,098	\$4,261,076	\$4,760,605	\$5,275,119	\$5,805,068	\$6,350,916	\$6,913,139
Contribution Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 1	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	Escalation															Escalated 15 Year Total		
								2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40			
								Develpmt Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs		
								Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%		
<b>Facade &amp; External doors</b>																									
1.	Retail glazed shopfronts, incl. allowance for metal cladding	Allow for minor repairs and renewal of seals	Good	25yrs	9yrs	2034	1	42,200	42,200	-	-	-	-	-	-	-	-	55,100	-	-	-	-	55,100		
2.	E.O. above for glazed entry doors	Refurbish, allow for hardware renewal	Good	20yrs	4yrs	2029	1	3,200	3,200	-	-	-	-	3,600	-	-	-	-	-	-	-	-	3,600		
3.	Green wall	Refurbish framing and panelling	Good	30yrs	14yrs	2039	1	29,100	29,100	-	-	-	-	-	-	-	-	-	-	-	-	44,000	44,000		
4.	Green wall	Allow for cyclical replanting	Good	3yrs	2yrs	2027	5	47,300	236,500	-	-	50,200	-	-	54,800	-	-	59,900	-	-	65,500	-	71,500	301,900	
5.	Car park art screen L1 - L5 inclusive	Allow for minor repairs / refurbishment - corrosion treatment upon an annual basis, as per Mattioli methodology	Good	5yrs	1yrs	2026	3	36,000	108,000	-	37,100	-	-	-	-	43,000	-	-	-	-	49,800	-	-	129,900	
6.	Metal screen facade at street level - Fawkner Street	Refurbish, minor repairs, corrosion treatment	Good	27yrs	11yrs	2036	1	12,200	12,200	-	-	-	-	-	-	-	-	-	-	16,900	-	-	16,900		
7.	E.O above for access doors	Refurbish, allow for hardware renewal	Good	21yrs	5yrs	2030	1	1,600	1,600	-	-	-	-	-	1,900	-	-	-	-	-	-	-	1,900		
8.	Loading dock / car park access screens - in 2 No.	Renew	Good	26yrs	10yrs	2035	1	38,600	38,600	-	-	-	-	-	-	-	-	-	51,900	-	-	-	51,900		
9.	Loading dock / car park access screens - in 2 No.	Renew motor mechanism	Good	13yrs	10yrs	2035	1	8,400	8,400	-	-	-	-	-	-	-	-	11,300	-	-	-	-	11,300		
10.	Car park entry screens	Renew motor mechanism	Good	12yrs	8yrs	2033	1	13,100	13,100	-	-	-	-	-	-	-	16,600	-	-	-	-	-	16,600		
11.	Residential entry lobby screens and "entry box"	Intermediate upgrade to metal, timber and glazed screens and doors, hardware and motor mechanisms	Good	15yrs	13yrs	2038	1	5,100	5,100	-	-	-	-	-	-	-	-	-	-	-	7,500	-	7,500		
12.	Residential entry lobby screens and "entry box"	Long term upgrade as above, incl. stone cladding and access doors to booster cupboard and fire control room.	Good	30yrs	14yrs	2039	1	35,400	35,400	-	-	-	-	-	-	-	-	-	-	-	-	53,500	53,500		
13.	Glazed curtain walling to apartment levels	Long term upgrade seals, framing finish etc	Good	30yrs	14yrs	2039	1	495,300	495,300	-	-	-	-	-	-	-	-	-	-	-	-	749,200	749,200		
14.	Glazed curtain walling to apartment levels	Re-caulk opening windows to glazed facade	Good	20yrs	4yrs	2029	1	99,100	99,100	-	-	-	-	111,500	-	-	-	-	-	-	-	-	111,500		
15.	Metal sliding screens to balconies	Long term upgrade seals, framing finish etc	Good	30yrs	14yrs	2039	1	43,500	43,500	-	-	-	-	-	-	-	-	-	-	-	-	65,800	65,800		
16.	Metal sliding screens to balconies	Intermediate allowance for upgrade - sliding mechanisms, powder coating incl removal and reinstatement of screens	Good	20yrs	0yrs	2025	1	434,700	434,700	434,700	-	-	-	-	-	-	-	-	-	-	-	-	434,700		
17.	Patterned PC panels	Long term upgrade - caulking joints	Good	31yrs	15yrs	2040	0	61,300	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
18.	Punched windows to PC walls	Long term upgrade - seals, frame finish	Good	29yrs	13yrs	2038	1	23,400	23,400	-	-	-	-	-	-	-	-	-	-	-	34,400	-	34,400		
19.	Plant screen louvres and external lining to LMR	Long term upgrade - frame/ blade finishes	Good	31yrs	15yrs	2040	0	20,900	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
20.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	0yrs	2025	3	4,070	81,470	4,070	-	-	-	-	4,720	-	-	-	5,470	-	-	-	14,260		
Sub-total		Facade & External doors						1,454,470	1,710,870	438,770	37,100	50,200	-	115,100	61,420	43,000	-	76,500	55,100	68,670	132,200	-	41,900	984,000	2,103,960

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 1	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Escalated 15 Year Total		
								Year 1 2025/26	Year 2 2026/27	Year 3 2027/28	Year 4 2028/29	Year 5 2029/30	Year 6 2030/31	Year 7 2031/32	Year 8 2032/33	Year 9 2033/34	Year 10 2034/35	Year 11 2035/36	Year 12 2036/37	Year 13 2037/38	Year 14 2038/39	Year 15 2039/40			
								Develpmt Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs		
								Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Loading Dock / BOH Corridors / Dry-Cold Store / Refuse Room / CP3																									
Finishes, fittings and equipment																									
21.	Painting to floors walls, ceilings and doors	Re-paint, completed 2022	Good	10yrs	7yrs	2032	1	17,500	17,500	-	-	-	-	-	-	21,500	-	-	-	-	-	-	21,500		
22.	Tiling to amenities, cleaners store, dry/cold store and corridor	Refurbish	Good	28yrs	12yrs	2037	1	20,700	20,700	-	-	-	-	-	-	-	-	-	-	29,500	-	-	29,500		
23.	Doors	Allow for hardware renewal	Good	21yrs	5yrs	2030	1	4,200	4,200	-	-	-	-	4,900	-	-	-	-	-	-	-	-	4,900		
24.	Roller doors to retail and refuse room	Replace	Good	22yrs	6yrs	2031	1	6,300	6,300	-	-	-	-	-	7,500	-	-	-	-	-	-	-	7,500		
25.	Concrete sealer to loading dock	Re-apply	Good	10yrs	4yrs	2029	2	3,800	7,600	-	-	-	4,300	-	-	-	-	-	-	-	-	5,700	10,000		
26.	Fittings, signage, bollards, column guards, grates, amenities fittings etc	Cyclical renewal	Good	4yrs	0yrs	2025	4	5,000	20,000	5,000	-	-	-	5,600	-	-	6,300	-	-	-	7,100	-	24,000		
27.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	1,270	3,820	-	-	1,350	-	-	-	1,570	-	-	-	-	1,820	-	4,740		
	Sub-total	Loading Dock / BOH Corridors / Dry-Cold Store / Refuse Room						58,770	80,120	5,000	-	1,350	-	9,900	4,900	7,500	23,070	6,300	-	-	-	38,420	102,140		
Services Installations																									
Electrical																									
28.	Main switchboard	Long term upgrade	Good	35yrs	19yrs	2044	0	525,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
29.	Main switchboard	Regular maintenance included as requested by the OC	Good	5yrs	0yrs	2025	3	2,600	7,800	2,600	-	-	-	3,000	-	-	-	3,500	-	-	-	-	9,100		
30.	dBs, GPOs and Power reticulation (wiring - risers), common area GPOs	Long term upgrade -	-	36yrs	20yrs	2045	0	56,800	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
31.	dBs, GPOs and Power reticulation (wiring - risers), common area GPOs	Intermediate replacements		18yrs	0yrs	2025	1	6,800	6,800	6,800	-	-	-	-	-	-	-	-	-	-	-	-	6,800		
32.	Communication equipment and backbone installations - MATV /NBN	Intermediate upgrade allowance		17yrs	1yrs	2026	1	9,200	9,200	-	9,500	-	-	-	-	-	-	-	-	-	-	-	9,500		
33.	Communication equipment and backbone installations - MATV /NBN	Long term upgrade allowance		34yrs	18yrs	2043	0	11,100	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
34.	Access Control	Headend equipment update		8yrs	0yrs	2025	2	52,500	105,000	52,500	-	-	-	-	-	66,500	-	-	-	-	-	-	119,000		
35.	Access Control	Intermediate upgrade allowance		5yrs	4yrs	2029	3	10,500	31,500	-	-	-	11,800	-	-	-	13,700	-	-	-	-	15,900	41,400		
36.	Access Control	Long term upgrade of back infrastructure		32yrs	16yrs	2041	0	63,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
37.	Security system - head end equipment	Equipment renewal		8yrs	6yrs	2031	2	32,000	64,000	-	-	-	-	38,200	-	-	-	-	-	-	-	48,400	86,600		
38.	Security system	Cyclical renewal of equipment CCTV cameras		7yrs	6yrs	2031	2	78,800	157,600	-	-	-	-	-	94,100	-	-	-	-	-	115,700	-	209,800		
39.	Security system	Long term upgrade of back infrastructure		30yrs	0yrs	2025	1	63,000	63,000	63,000	-	-	-	-	-	-	-	-	-	-	-	-	63,000		
40.	Emergency and exit lighting	Cyclical renewal of fittings		2yrs	0yrs	2025	8	4,200	33,600	4,200	-	4,500	-	4,700	-	5,000	-	5,300	-	5,600	-	6,000	6,400	41,700	

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 1	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Escalated 15 Year Total	
								Year 1 2025/26	Year 2 2026/27	Year 3 2027/28	Year 4 2028/29	Year 5 2029/30	Year 6 2030/31	Year 7 2031/32	Year 8 2032/33	Year 9 2033/34	Year 10 2034/35	Year 11 2035/36	Year 12 2036/37	Year 13 2037/38	Year 14 2038/39	Year 15 2039/40		
								Develpmt Aqe	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs	
								Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
<b>Mechanical</b>																								
41.	Air-conditioning and ventilation equipment	Long Term installation upgrade, ductwork, pipework, dampers, grilles, etc	-	36yrs	20yrs	2045	0	63,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
42.	Air-conditioning and ventilation equipment	Fan replacements - ramp entry EXF-2, 3 & 4, SSEX-1,TEF-4 & OAF-1 & 2	-	22yrs	6yrs	2031	1	36,800	36,800	-	-	-	-	-	43,900	-	-	-	-	-	-	-	43,900	
43.	Air-conditioning and ventilation equipment	BMS related upgrades e.g. VSDs	-	22yrs	6yrs	2031	1	23,600	23,600	-	-	-	-	-	28,200	-	-	-	-	-	-	-	28,200	
<b>Hydraulics</b>																								
44.	Rainwater tanks	Replace	-	35yrs	19yrs	2044	0	16,800	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
45.	Rainwater booster pump and controls	Replace	-	22yrs	6yrs	2031	1	6,300	6,300	-	-	-	-	-	7,500	-	-	-	-	-	-	-	7,500	
46.	Sanitary fittings to ground level amenities (CP3)	Replace	-	25yrs	9yrs	2034	1	13,900	13,900	-	-	-	-	-	-	-	18,100	-	-	-	-	-	18,100	
47.	DHW unit for amenities	Replace	-	17yrs	1yrs	2026	1	1,600	1,600	-	1,600	-	-	-	-	-	-	-	-	-	-	-	1,600	
48.	Cleaners room sink	Replace	-	26yrs	10yrs	2035	1	1,700	1,700	-	-	-	-	-	-	-	-	2,300	-	-	-	-	2,300	
49.	DHW and DCW hose outlets to refuse rooms	Replace	-	25yrs	9yrs	2034	1	2,100	2,100	-	-	-	-	-	-	-	2,700	-	-	-	-	-	2,700	
50.	Plumbing	Infrastructure upgrade	-	35yrs	19yrs	2044	0	35,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
51.	Stormwater pumps (2 No.) incl. controls	Replace	-	16yrs	0yrs	2025	1	2,500	2,500	2,500	-	-	-	-	-	-	-	-	-	-	-	-	2,500	
52.	Greasy waste system (loading bay)	Upgrade allowance	-	25yrs	9yrs	2034	1	26,300	26,300	-	-	-	-	-	-	-	34,300	-	-	-	-	-	34,300	

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 1	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	Escalation															Escalated 15 Year Total		
								2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40			
								Develpmt Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs		
								Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%		
<b>Fire Protection</b>																									
53.	Fire detection and alarm system	Cyclical upgrades of equipment and points - speakers, horns, detectors, WIPs	Good	4yrs	1yrs	2026	4	10,600	42,400	-	10,900	-	-	-	12,300	-	-	-	13,800	-	-	15,600	-	52,600	
54.	FIP & EWIS Panels	Replace	Good	20yrs	1yrs	2026	1	31,500	31,500	-	32,400	-	-	-	-	-	-	-	-	-	-	-	-	32,400	
55.	Hydrants / hose reels	Replace valves and fittings - long term	Good	40yrs	24yrs	2049	0	552,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
56.	Hydrants / hose reels	Replace valves and fittings - medium term	Good	20yrs	4yrs	2029	1	82,800	82,800	-	-	-	-	93,200	-	-	-	-	-	-	-	-	-	93,200	
57.	Sprinkler system	Fire pumps - major overhaul, incl. jacking pumps	Good	30yrs	14yrs	2039	1	50,400	50,400	-	-	-	-	-	-	-	-	-	-	-	-	-	76,200	76,200	
58.	Sprinkler system	Long term overhaul / statutory testing / selective equipment renewal	Good	40yrs	24yrs	2049	0	276,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
59.	Sprinkler control valves, booster assembly	Intermediate upgrade	Good	18yrs	2yrs	2027	1	27,600	27,600	-	-	29,300	-	-	-	-	-	-	-	-	-	-	-	29,300	
60.	Sprinkler control valves, booster assembly	Long term upgrade	Good	36yrs	20yrs	2045	0	82,800	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
61.	Extinguishers	Replace	Good	10yrs	9yrs	2034	1	26,300	26,300	-	-	-	-	-	-	-	-	34,300	-	-	-	-	-	34,300	
62.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	2,140	42,720	-	-	2,280	-	-	-	-	2,640	-	-	-	-	3,060	-	7,980	
Sub-total		Services Installations						2,287,940	897,020	131,600	54,400	36,080	-	109,700	15,300	216,900	2,640	71,800	116,900	11,400	-	9,060	131,300	146,900	1,053,980
<b>External Works and Services</b>																									
63.	Bluestone paving	Replace	Good	40yrs	24yrs	2049	0	71,800	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
64.	Bluestone paving	Allow for minor works	Good	20yrs	4yrs	2029	1	10,800	10,800	-	-	-	-	12,200	-	-	-	-	-	-	-	-	-	-	12,200
65.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	1,580	540	-	-	1,680	-	-	-	-	1,950	-	-	-	-	2,260	-	5,890	
Sub-total		External Works and Services						84,180	11,340	-	-	1,680	-	12,200	-	-	1,950	-	-	-	-	2,260	-	-	18,090
Common Property - 1		Forecast Annual Expenditure						2,699,350	575,370	91,500	89,310	-	246,900	81,620	267,400	27,660	154,600	172,000	80,070	132,200	49,740	173,200	1,136,600	3,278,170	
		Cumulative Expenditure						575,370	666,870	756,180	756,180	1,003,080	1,084,700	1,352,100	1,379,760	1,534,360	1,706,360	1,786,430	1,918,630	1,968,370	2,141,570	3,278,170			

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total	
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%		
<b>Roof</b>																								
66.	Main roof light strip and associated metal cladding, corridor and top wintergarden roof lights	Renew seals, frame finish refurbishment	Good	32yrs	16yrs	2041	0	428,100	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
67.	Metal roof decking - colour bond type	Replace	Good	32yrs	16yrs	2041	0	87,600	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
68.	Roof metal work, fail safe points, metal cappings,	Cyclical upgrade allowance	Good	15yrs	14yrs	2039	1	26,300	26,300	-	-	-	-	-	-	-	-	-	-	-	-	39,800	39,800	
69.	Built up felt trafficable felt roofing	Replacement	Good	12yrs	11yrs	2036	1	105,000	105,000	-	-	-	-	-	-	-	-	-	145,300	-	-	-	145,300	
70.	Rainwater good - gutters, grilles, outlets	Cyclical renewal	Good	15yrs	14yrs	2039	1	18,600	18,600	-	-	-	-	-	-	-	-	-	-	-	-	28,100	28,100	
71.	Allowance to install cable trays for protection to exposed cables	Allowance	Good	12yrs	0yrs	2025	2	22,100	44,200	22,100	-	-	-	-	-	-	-	-	-	31,500	-	-	53,600	
72.	Roof lighting	Renew fittings	-	20yrs	4yrs	2029	1	11,900	11,900	-	-	-	13,400	-	-	-	-	-	-	-	-	-	13,400	
73.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	5yrs	2030	2	1,030	10,300	-	-	-	-	1,200	-	-	-	-	1,390	-	-	-	2,590	
	Sub-total	Roof						700,630	216,300	22,100	-	-	-	13,400	1,200	-	-	-	1,390	145,300	31,500	-	67,900	282,790
<b>Car Park</b>																								
Finishes, fittings and equipment																								
74.	Floor tiling to lift lobbies	Replace	Good	26yrs	10yrs	2035	1	24,300	24,300	-	-	-	-	-	-	-	-	32,700	-	-	-	-	32,700	
75.	Concrete floor sealer to CP levels and entry and ramps	Re-apply	Good	15yrs	2yrs	2027	1	36,900	36,900	-	-	39,100	-	-	-	-	-	-	-	-	-	-	39,100	
76.	Line marking	Re-apply - completed 2021	Good	10yrs	5yrs	2030	1	46,200	46,200	-	-	-	-	53,600	-	-	-	-	-	-	-	-	53,600	
77.	Metal work - bollards, internal steel mesh screen to slab edge, storage cages, handrails to steps	Cyclical upgrade, replacements and renewals	Good	10yrs	5yrs	2030	1	6,900	6,900	-	-	-	-	8,000	-	-	-	-	-	-	-	-	8,000	
78.	Car wheel stops	Replace	Good	20yrs	15yrs	2040	0	44,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
79.	Tactile markers to steps	Allow to replace	Good	15yrs	14yrs	2039	1	10,200	10,200	-	-	-	-	-	-	-	-	-	-	-	-	15,400	15,400	
80.	Walls - lift lobbies	Re-paint - completed 2022	Good	10yrs	7yrs	2032	1	4,400	4,400	-	-	-	-	-	5,400	-	-	-	-	-	-	-	5,400	
81.	Solid doors	Re-paint - completed 2022	Good	10yrs	7yrs	2032	1	1,200	1,200	-	-	-	-	-	1,480	-	-	-	-	-	-	-	1,480	
82.	Solid doors	Renew hardware	Good	22yrs	6yrs	2031	1	2,300	2,300	-	-	-	-	2,750	-	-	-	-	-	-	-	-	2,750	
83.	Lift reveals	Refurbish / renew	Good	25yrs	9yrs	2034	1	31,500	31,500	-	-	-	-	-	-	-	41,110	-	-	-	-	-	41,110	

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total		
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%			
Services																									
Electrical																									
84.	General lighting including control	Renew fittings	-	21yrs	5yrs	2030	1	67,200	67,200	-	-	-	-	-	77,900	-	-	-	-	-	-	-	77,900		
85.	dBs, GPOs and Power reticulation (wiring), cable tray	Long term upgrade item	-	35yrs	19yrs	2044	0	138,500	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
86.	EV Charging Infrastructure	Replace	-	10yrs	5yrs	2030	1	52,500	52,500	-	-	-	-	-	60,900	-	-	-	-	-	-	-	60,900		
87.	EV Charging Infrastructure	Medium term upgrade	-	5yrs	2yrs	2027	3	10,500	31,500	-	-	11,100	-	-	-	-	12,900	-	-	-	15,000	-	39,000		
88.	Emergency and Exit Lighting	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
89.	Comms. Access Control, Security	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
Mechanical																									
90.	Air-conditioning and ventilation equipment	Long Term installation upgrade, ductwork, pipework, dampers, grilles, MSSB, etc	-	35yrs	19yrs	2044	0	33,600	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
91.	Air-conditioning and ventilation equipment	Fan replacements - ramp entry EXF-1, level 5 apt DKEF's-2.1 - 2.8 & TEF-2	-	22yrs	6yrs	2031	1	36,800	36,800	-	-	-	-	43,900	-	-	-	-	-	-	-	-	43,900		
92.	Air-conditioning and ventilation equipment	BMS related upgrades e.g. VSDs	-	18yrs	2yrs	2027	1	12,600	12,600	-	-	13,400	-	-	-	-	-	-	-	-	-	-	13,400		
Hydraulics																									
93.	Domestic water booster pumps and control panel	Replace	-	24yrs	8yrs	2033	1	12,600	12,600	-	-	-	-	-	-	-	16,000	-	-	-	-	-	16,000		
Fire Protection																									
94.	Fire detection and alarm system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
95.	Sprinklers	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
96.	Hydrants / hose reels	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
97.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	4,140	12,410	-	-	4,400	-	-	-	5,100	-	-	-	-	5,910	-	15,410		
Sub-total		Car Park						577,040	389,510	-	-	68,000	-	-	200,400	46,650	24,880	16,000	41,110	32,700	-	20,910	-	15,400	466,050

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%	
Ground Floor Lobby & Concierge																							
Finishes, fittings and equipment																							
98.	Tile flooring	Replace	Good	36yrs	20yrs	2045	0	58,600	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
99.	Tile flooring	Allow for minor repairs and non-slip seal	Good	12yrs	0yrs	2025	2	8,800	17,600	8,800	-	-	-	-	-	-	-	-	-	12,500	-	-	21,300
100.	Inset carpet to lobby	Replace	Good	16yrs	0yrs	2025	1	7,000	7,000	7,000	-	-	-	-	-	-	-	-	-	-	-	-	7,000
101.	Carpet to comms room (concierge)	Replace	Good	18yrs	2yrs	2027	1	1,700	1,700	-	-	1,800	-	-	-	-	-	-	-	-	-	-	1,800
102.	Painting to walls, doors and ceilings, fluted lift lobby wall panels	Re-paint - completed 2022	Good	10yrs	7yrs	2032	1	29,600	29,600	-	-	-	-	-	36,400	-	-	-	-	-	-	-	36,400
103.	Feature wall to GF lobby (by seating area)	Replace	Good	10yrs	0yrs	2025	2	105,000	210,000	105,000	-	-	-	-	-	-	-	141,100	-	-	-	-	246,100
104.	F F & E allowance to lobby furniture	Cyclical Replacement	Good	10yrs	9yrs	2034	1	21,000	21,000	-	-	-	-	-	-	-	27,400	-	-	-	-	-	27,400
105.	F F & E allowance to concierge	Replace	Good	10yrs	9yrs	2034	1	15,800	15,800	-	-	-	-	-	-	-	20,600	-	-	-	-	-	20,600
106.	Joinery to concierge	Replace	Good	30yrs	14yrs	2039	1	21,000	21,000	-	-	-	-	-	-	-	-	-	-	-	-	31,800	31,800
107.	Doors	Allow for hardware renewal	Good	20yrs	4yrs	2029	1	900	900	-	-	-	1,000	-	-	-	-	-	-	-	-	-	1,000
108.	Statutory and building signage	Re-paint	Good	4yrs	0yrs	2025	4	1,000	4,000	1,000	-	-	1,100	-	-	1,300	-	-	-	-	1,400	-	4,800
109.	Lift reveals and door over panel	Refurbish / renew	Good	28yrs	12yrs	2037	1	9,500	9,500	-	-	-	-	-	-	-	-	-	-	-	13,500	-	13,500
110.	Mailboxes	Replace	Good	35yrs	19yrs	2044	0	34,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
111.	Rubbish chute sorter	Upgrade/renew equipment	Good	25yrs	9yrs	2034	1	26,300	26,300	-	-	-	-	-	-	-	34,300	-	-	-	-	-	34,300
112.	Miscellaneous equipment and fittings to concierge	Cyclical renewal	Good	8yrs	7yrs	2032	1	1,200	1,200	-	-	-	-	-	1,500	-	-	-	-	-	-	-	1,500

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total		
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%			
Services																									
Electrical																									
113.	Lighting including control	Renew fittings	-	20yrs	4yrs	2029	1	13,100	13,100	-	-	-	-	14,700	-	-	-	-	-	-	-	-	14,700		
114.	Allowance for feature lighting installations	Renew fittings	-	20yrs	0yrs	2025	1	9,600	9,600	9,600	-	-	-	-	-	-	-	-	-	-	-	-	9,600		
115.	Allowance for feature lighting installations	Renew fittings	-	20yrs	0yrs	2025	1	13,100	13,100	13,100	-	-	-	-	-	-	-	-	-	-	-	-	13,100		
116.	dBs, GPOs and Power reticulation (wiring)	Long term upgrade allowance	-	36yrs	20yrs	2045	0	12,400	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
117.	dBs, GPOs and Power reticulation (wiring)	Intermediate upgrade allowance	-	18yrs	2yrs	2027	1	9,900	9,900	-	-	10,500	-	-	-	-	-	-	-	-	-	-	10,500		
118.	Communication equipment and backbone installations - MATV /NBN	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
119.	Access Control	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
120.	Security / CCTV system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
121.	Emergency and Exit Lighting	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
Mechanical																									
122.	Air-conditioning and ventilation infrastructure	Long Term installation upgrade ductwork, pipework, dampers, grilles, valves, etc	-	35yrs	19yrs	2044	0	33,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
123.	Air-conditioning and ventilation infrastructure	Intermediate installation upgrade - AC Unit and condenser upgrade / renewal	-	20yrs	4yrs	2029	1	33,700	33,700	-	-	-	-	37,900	-	-	-	-	-	-	-	-	37,900		
124.	Air-conditioning and ventilation infrastructure	BMS related upgrades e.g. VSDs	-	20yrs	4yrs	2029	1	7,000	7,000	-	-	-	-	7,900	-	-	-	-	-	-	-	-	7,900		
Fire Protection																									
125.	Fire detection and alarm system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
126.	Sprinklers	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
127.	Hydrants / hose reels	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
128.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	2,260	22,600	-	-	2,400	-	-	-	-	2,780	-	-	-	-	3,230	8,410		
Sub-total		Ground Floor Lobby & Concierge						476,160	474,600	144,500	-	14,700	-	62,600	-	-	40,680	1,300	82,300	141,100	-	30,630	-	31,800	549,610

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total
							Develpmt Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs	
							Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Level 6 Gym, Pool and Terrace																							
Roof and Facade																							
129.	Standing seam metal deck roofing and cladding	Re-furbish / partial renewal	Good	35yrs	19yrs	2044	0	41,600	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
130.	Glazed roof light strip	Refurbish, renew seals, frame finish	Good	29yrs	13yrs	2038	1	7,400	7,400	-	-	-	-	-	-	-	-	-	-	-	-	10,900	10,900
131.	Glazed facade	Refurbish, renew seals, frame finish	Good	29yrs	13yrs	2038	1	21,300	21,300	-	-	-	-	-	-	-	-	-	-	-	-	31,300	31,300
132.	E.O. above for glazed entry doors	Refurbish, allow for hardware renewal	Good	20yrs	4yrs	2029	1	2,500	2,500	-	-	-	2,800	-	-	-	-	-	-	-	-	-	2,800
133.	Rainwater good - gutters, grilles, outlets	Cyclical renewal	Good	12yrs	8yrs	2033	1	5,300	5,300	-	-	-	-	-	-	6,700	-	-	-	-	-	-	6,700
Finishes, fittings and equipment																							
134.	Vinyl floor to gym	Replace	Good	19yrs	3yrs	2028	1	15,100	15,100	-	-	-	16,500	-	-	-	-	-	-	-	-	-	16,500
135.	Floor and wall tiling to amenities	Replace	Good	26yrs	10yrs	2035	1	40,200	40,200	-	-	-	-	-	-	-	-	54,000	-	-	-	-	54,000
136.	Paint to walls and ceilings	Repaint completed 2022	Good	10yrs	7yrs	2032	1	24,000	24,000	-	-	-	-	-	29,500	-	-	-	-	-	-	-	29,500
137.	Stone cladding to pool area	Replace	Good	35yrs	19yrs	2044	0	51,100	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
138.	Pool tile lining	Replace, renew membrane	Good	26yrs	10yrs	2035	1	63,000	63,000	-	-	-	-	-	-	-	-	84,700	-	-	-	-	84,700
139.	Decking to steps and pool entry / surround	Re-finish	Good	16yrs	0yrs	2025	1	12,100	12,100	12,100	-	-	-	-	-	-	-	-	-	-	-	-	12,100
140.	Decking to steps and pool entry / surround	Long term replacement	Good	32yrs	16yrs	2041	0	24,200	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
141.	Tactile markers to steps	Allow to replace	Good	16yrs	0yrs	2025	1	2,000	2,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-	2,000
142.	Internal glazed entry door and airlock	Refurbish, allow for hardware renewal	Good	20yrs	4yrs	2029	1	1,600	1,600	-	-	-	1,800	-	-	-	-	-	-	-	-	-	1,800
143.	Internal solid doors to amenities and storage cupboards	Allow for hardware renewal (painting incl. e/w)	Good	20yrs	4yrs	2029	1	1,500	1,500	-	-	-	1,700	-	-	-	-	-	-	-	-	-	1,700
144.	Toilet cubicle doors / screens	Replace	Good	26yrs	10yrs	2035	1	4,700	4,700	-	-	-	-	-	-	-	-	6,300	-	-	-	-	6,300
145.	Wall mirrors	Allow to replace	Good	28yrs	12yrs	2037	1	6,300	6,300	-	-	-	-	-	-	-	-	-	-	9,000	-	-	9,000
146.	Gym equipment	Cyclical renewal - 50%	Good	6yrs	1yrs	2026	3	34,100	102,300	-	35,100	-	-	-	41,900	-	-	-	-	-	50,100	-	127,100
147.	Gym equipment	Cyclical renewal - 50%	Good	6yrs	4yrs	2029	2	34,100	68,200	-	-	-	38,400	-	-	-	-	45,800	-	-	-	-	84,200
147.	Miscellaneous equipment, amenity fittings, furniture, balustrades and signage	Cyclical renewal	Good	6yrs	1yrs	2026	3	2,300	6,900	-	2,400	-	-	-	2,800	-	-	-	-	-	3,400	-	8,600

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%	
Services to Level 6																							
Electrical																							
148.	General lighting	Renew fittings	-	20yrs	4yrs	2029	1	15,200	15,200	-	-	-	-	17,100	-	-	-	-	-	-	-	-	17,100
149.	dBs, GPOs and Power reticulation (wiring), cable trays	Long term upgrade allowance	-	35yrs	19yrs	2044	0	24,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
150.	dBs, GPOs and Power reticulation (wiring), cable trays	Intermediate upgrade allowance	-	18yrs	2yrs	2027	1	8,400	8,400	-	-	8,900	-	-	-	-	-	-	-	-	-	-	8,900
151.	Emergency and Exit Lighting	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
152.	Communication equipment and backbone installations - MATV /NBN	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
153.	Access Control	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
154.	Security / CCTV system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
155.	Emergency and Exit Lighting	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
Mechanical																							
156.	Air-conditioning and ventilation equipment	Long Term installation upgrade, ductwork, pipework, dampers grilles etc	-	36yrs	20yrs	2045	0	45,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
157.	Air-conditioning and ventilation equipment	Allow for replacement of fans and Gym AC Unit	-	22yrs	6yrs	2031	1	34,300	34,300	-	-	-	-	-	41,000	-	-	-	-	-	-	-	41,000
158.	Air-conditioning and ventilation equipment	BMS related upgrades e.g. VSDs	-	17yrs	1yrs	2026	1	17,100	17,100	-	17,600	-	-	-	-	-	-	-	-	-	-	-	17,600
Fire Protection																							
159.	Fire detection and alarm system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
160.	Sprinklers	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								
161.	Hydrants / hose reels	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-								

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total		
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%			
Hydraulics																									
162.	Sanitary fittings to amenities	Replace	Good	26yrs	10yrs	2035	1	15,600	15,600	-	-	-	-	-	-	-	-	-	-	-	-	-	21,000		
163.	DHW unit for amenities (pool plant room)	Replace	Good	18yrs	2yrs	2027	1	1,600	1,600	-	-	1,700	-	-	-	-	-	-	-	-	-	-	-	1,700	
164.	Plumbing	Infrastructure upgrade	Good	35yrs	19yrs	2044	0	18,900	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
165.	Pool plant	Medium term upgrade, equipment renewal allowance	Good	16yrs	0yrs	2025	1	7,900	7,900	7,900	-	-	-	-	-	-	-	-	-	-	-	-	-	7,900	
166.	Pool plant	Long term upgrade, equipment renewal allowance	Good	32yrs	16yrs	2041	0	42,000	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Vertical transportation																									
167.	Disabled lift / hoist to pool area	Replace	Good	30yrs	14yrs	2039	1	63,000	63,000	-	-	-	-	-	-	-	-	-	-	-	-	-	95,300	95,300	
External Works																									
168.	Decking to steps and terrace	Re-finish	Good	15yrs	14yrs	2039	1	7,200	7,200	-	-	-	-	-	-	-	-	-	-	-	-	-	10,900	10,900	
169.	Decking to steps and terrace	Long term replacement incl. membrane	Good	30yrs	1yrs	2026	1	14,500	14,500	-	14,900	-	-	-	-	-	-	-	-	-	-	-	-	14,900	
170.	Tactile markers to steps	Allow to replace	Good	16yrs	0yrs	2025	1	2,000	2,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	
171.	Stone paving	Long term replacement incl. membrane	Good	40yrs	24yrs	2049	0	39,100	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
172.	Planting / roof garden	Long term replacement incl. membrane	Good	30yrs	1yrs	2026	1	21,400	21,400	-	22,000	-	-	-	-	-	-	-	-	-	-	-	-	22,000	
173.	Miscellaneous upgrades / refurbishments -		3.0%	5yrs	1yrs	2026	3	1,780	17,780	-	1,840	-	-	-	2,130	-	-	-	-	-	2,470	-	-	6,440	
Sub-total		Level 6 Gym, Pool and Terrace						774,780	610,380	24,000	93,840	10,600	16,500	61,800	-	43,130	74,200	6,700	-	211,800	2,470	9,000	95,700	106,200	755,940

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total	
Developmt Age Escalation								16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%		
Upper Residential Corridors																								
Finishes, fittings and equipment																								
174.	Opaque glazed screen to bedroom /study room to corridors	Refurbish frame and seals	Good	30yrs	14yrs	2039	1	20,400	20,400	-	-	-	-	-	-	-	-	-	-	-	-	-	30,900	30,900
175.	Bamboo flooring to corridors and lobbies	Replace	Good	10yrs	2yrs	2027	2	210,000	420,000	-	-	222,800	-	-	-	-	-	-	-	-	299,400	-	-	522,200
176.	Bamboo flooring to corridors and lobbies	Replace	Good	10yrs	3yrs	2028	2	210,000	420,000	-	-	-	229,500	-	-	-	-	-	-	-	-	308,400	-	537,900
177.	Bamboo flooring to corridors and lobbies	Replace	Good	10yrs	4yrs	2029	2	210,000	420,000	-	-	-	236,400	-	-	-	-	-	-	-	-	-	317,600	554,000
178.	Bamboo flooring to corridors and lobbies	Replace	Good	10yrs	5yrs	2030	1	210,000	210,000	-	-	-	-	243,400	-	-	-	-	-	-	-	-	-	243,400
179.	Painting to walls, doors, ceilings, internal steel frame to glazing, feature vertical rails, fluted lift lobby wall panels	Re-paint - completed 2022	Good	15yrs	14yrs	2039	1	240,300	240,300	-	-	-	-	-	-	-	-	-	-	-	-	-	363,500	363,500
180.	Planting to village floors	Re-plant and renew membrane, refurbish climbing wires	Good	7yrs	0yrs	2025	1	42,000	42,000	-	-	-	-	-	-	-	-	-	-	-	126,900	-	-	126,900
170.a	Planting to village floors	Annual maintenance contract - excl. as discussed with OC Com			n/a	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-								
181.	F F & E allowance to village floors	Cyclical renewal	Good	10yrs	4yrs	2029	2	10,500	21,000	-	-	-	11,800	-	-	-	-	-	-	-	-	-	15,900	27,700
182.	F F & E allowance to village floors	Cyclical renewal	Good	10yrs	5yrs	2030	1	10,500	10,500	-	-	-	-	12,200	-	-	-	-	-	-	-	-	-	12,200
183.	F F & E allowance to village floors	Cyclical renewal	Good	10yrs	7yrs	2032	1	10,500	10,500	-	-	-	-	-	12,900	-	-	-	-	-	-	-	-	12,900
183.	F F & E allowance to village floors	Cyclical renewal	Good	10yrs	9yrs	2034	1	10,500	10,500	-	-	-	-	-	-	-	13,700	-	-	-	-	-	-	13,700
182.	Apartment doors - metal screen	Allow for hardware renewal	Good	20yrs	10yrs	2035	1	38,100	38,100	-	-	-	-	-	-	-	-	51,200	-	-	-	-	-	51,200
183.	Apartment doors	Allow for hardware renewal	Good	14yrs	10yrs	2035	1	38,100	38,100	-	-	-	-	-	-	-	-	51,200	-	-	-	-	-	51,200
184.	Glazed balustrade	Minor intermediate works allowance	Good	20yrs	4yrs	2029	1	39,400	39,400	-	-	-	44,300	-	-	-	-	-	-	-	-	-	-	44,300
185.	Glazed balustrade	Long term renewal	Good	36yrs	20yrs	2045	0	367,500	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
186.	Lift reveals and door over panel	Refurbish / renew	Good	30yrs	14yrs	2039	1	189,000	189,000	-	-	-	-	-	-	-	-	-	-	-	-	-	285,900	285,900
187.	Rubbish chute	Replace chute doors	Good	21yrs	5yrs	2030	1	102,400	102,400	-	-	-	-	118,700	-	-	-	-	-	-	-	-	-	118,700
188.	Apartment entry intercom system equipment / backbone	Upgrade cabling / equipment	Good	25yrs	9yrs	2034	1	106,300	106,300	-	-	-	-	-	-	-	138,700	-	-	-	-	-	-	138,700

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total		
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%			
Services to Corridors																									
Electrical																									
189.	Lighting including control	Renew fittings	-	20yrs	4yrs	2029	1	53,100	53,100	-	-	-	-	59,800	-	-	-	-	-	-	-	-	59,800		
190.	dBs, GPOs and Power reticulation (wiring)	Long term upgrade allowance	-	45yrs	22yrs	2047	0	145,700	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
191.	dBs, GPOs and Power reticulation (wiring)	Intermediate upgrade allowance	-	35yrs	19yrs	2044	0	58,300	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
192.	Communication equipment and backbone installations	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
193.	Communication equipment and backbone installations	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
194.	Security system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
195.	Security system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
196.	Emergency and Exit Lighting	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
Mechanical																									
197.	Air-conditioning and ventilation infrastructure	Long Term installation upgrade ductwork, pipework, dampers, grilles, valves, etc	-	40yrs	21yrs	2046	0	510,300	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
198.	Air-conditioning and ventilation infrastructure	Intermediate installation upgrade ductwork, pipework, dampers, grilles, valves, etc	-	30yrs	14yrs	2039	1	128,400	128,400	-	-	-	-	-	-	-	-	-	-	-	-	194,200	194,200		
199.	Air-conditioning and ventilation infrastructure	BMS related upgrades e.g. VSDs	-	25yrs	9yrs	2034	1	25,800	25,800	-	-	-	-	-	-	-	33,700	-	-	-	-	-	33,700		
200.	Ventilation and air - conditioning equipment within Lots	excl. Lot Owner responsibility	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
Fire Protection																									
201.	Fire detection and alarm system	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
202.	Sprinklers	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
203.	Hydrants / hose reels	Refer CPI	-	n/a	-	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	-										
204.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	6,360	127,290	-	-	6,750	-	-	-	7,830	-	-	-	-	9,070	-	23,650		
Sub-total		Upper Residential Corridors						2,993,460	2,673,090	-	-	229,550	229,500	352,300	374,300	-	20,730	-	186,100	102,400	-	435,370	308,400	1,208,000	3,446,650

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total
							Develpmt Age	16 yrs	17 yrs	18 yrs	19 yrs	20 yrs	21 yrs	22 yrs	23 yrs	24 yrs	25 yrs	26 yrs	27 yrs	28 yrs	29 yrs	30 yrs	
							Escalation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Building Services																							
Mechanical - Infrastructure and controls																							
205.	Air-conditioning and ventilation equipment	Long Term installation upgrade, MSSBs, ductwork, pipework, dampers, grilles, valves, roof cowls etc	-	35yrs	19yrs	2044	0	157,500	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-
206.	Air-conditioning and ventilation equipment	Intermediate installation upgrade, MSSBs, ductwork, pipework, dampers, grilles, valves, roof cowls etc	-	22yrs	6yrs	2031	1	78,800	78,800	-	-	-	-	94,100	-	-	-	-	-	-	-	-	94,100
207.	Air-conditioning and ventilation equipment	BMS related upgrades e.g. VSDs	-	20yrs	4yrs	2029	1	39,400	39,400	-	-	-	44,300	-	-	-	-	-	-	-	-	-	44,300
Mechanical - Roof plant																							
208.	Stair pressurisation fans - 2 No. (SPF - 1 & 2)	Replace	-	26yrs	10yrs	2035	1	21,000	21,000	-	-	-	-	-	-	-	-	28,200	-	-	-	-	28,200
209.	Toilet exhaust fan - (TEF-1)	Replace	-	25yrs	9yrs	2034	1	5,300	5,300	-	-	-	-	-	-	-	6,900	-	-	-	-	-	6,900
210.	Apartment kitchen exhaust fans , 8no. (DKEF-1.1 - 8)	Replace	-	24yrs	8yrs	2033	1	33,600	33,600	-	-	-	-	-	-	42,600	-	-	-	-	-	-	42,600
211.	Heating hot water boilers, 4 No. (B-1-4)	Replace	-	25yrs	9yrs	2034	1	210,000	210,000	-	-	-	-	-	-	-	274,000	-	-	-	-	-	274,000
212.	Heating hot water pumps, 4 No. (HHW-1&2 and PHHW-3&4)	Replace	-	25yrs	9yrs	2034	1	84,000	84,000	-	-	-	-	-	-	-	109,600	-	-	-	-	-	109,600
213.	Primary and secondary condenser water pumps, 4 No. (PCW-1&2 and SCW-3&4)	Replace	-	26yrs	10yrs	2035	1	84,000	84,000	-	-	-	-	-	-	-	-	112,900	-	-	-	-	112,900
214.	Cooling Towers CT-1 & 3	Intermediate upgrade - pumps, dosing system	-	17yrs	0yrs	2025	1	26,300	26,300	26,300	-	-	-	-	-	-	-	-	-	-	-	-	26,300
215.	Cooling Towers CT-1 & 3	Long term upgrade - major refurbishment	-	27yrs	11yrs	2036	1	131,300	131,300	-	-	-	-	-	-	-	-	-	181,700	-	-	-	181,700
216.	Cogen and compressor plant CG-1 & CS-1	Replace	-	26yrs	10yrs	2035	1	63,000	63,000	-	-	-	-	-	-	-	-	84,700	-	-	-	-	84,700

12. MAINTENANCE PLAN EXPENDITURE DETAILS

Common Property - 2	Assumptions / Action Required	Life Cycle Years	Remaining Life	Next Action	No. of cycle 15 years	Base Cost 2025	Unescalated 15 Year Total	2025 Year 1 2025/26	2026 Year 2 2026/27	2027 Year 3 2027/28	2028 Year 4 2028/29	2029 Year 5 2029/30	2030 Year 6 2030/31	2031 Year 7 2031/32	2032 Year 8 2032/33	2033 Year 9 2033/34	2034 Year 10 2034/35	2035 Year 11 2035/36	2036 Year 12 2036/37	2037 Year 13 2037/38	2038 Year 14 2038/39	2039 Year 15 2039/40	Escalated 15 Year Total		
							Develpmt Age Escalation	16 yrs 3.0%	17 yrs 3.0%	18 yrs 3.0%	19 yrs 3.0%	20 yrs 3.0%	21 yrs 3.0%	22 yrs 3.0%	23 yrs 3.0%	24 yrs 3.0%	25 yrs 3.0%	26 yrs 3.0%	27 yrs 3.0%	28 yrs 3.0%	29 yrs 3.0%	30 yrs 3.0%			
Hydraulics																									
217.	Domestic water and gas service	Infrastructure - long term upgrades	-	36yrs	20yrs	2045	0	340,200	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
218.	Domestic water and gas service	Infrastructure - intermediate upgrades	-	20yrs	4yrs	2029	1	42,500	42,500	-	-	-	-	47,800	-	-	-	-	-	-	-	-	47,800		
219.	Domestic Hot water service - heaters and pumps and associated equipment	Cyclical equipment renewal and upgrade	-	6yrs	2yrs	2027	3	10,500	31,500	-	-	11,100	-	-	-	13,300	-	-	-	-	-	15,900	40,300		
220.	Pressure Reduction Valves to hot and cold water meters - Floors 29-24	Replacement	-	4yrs	1yrs	2026	4	8,500	34,000	-	8,800	-	-	9,900	-	-	11,100	-	-	-	12,500	-	42,300		
219.	Pressure Reduction Valves to hot and cold water meters - Floors 23-18	Replacement	-	4yrs	2yrs	2027	4	8,500	34,000	-	-	9,000	-	10,100	-	-	-	11,400	-	-	-	12,900	43,400		
220.	Pressure Reduction Valves to hot and cold water meters - Floors 17-12	Replacement	-	4yrs	3yrs	2028	3	8,500	25,500	-	-	-	9,300	-	10,500	-	-	-	-	11,800	-	-	31,600		
221.	Pressure Reduction Valves to hot and cold water meters - Floors 11-6	Replacement	-	4yrs	4yrs	2029	3	8,500	25,500	-	-	-	9,600	-	-	10,800	-	-	-	-	12,100	-	32,500		
221.	Pressure Reduction Valves to hot and cold water meters	Maintenance	-	1yrs	0yrs	2025	15	1,600	24,000	1,600	1,600	1,700	1,700	1,800	1,900	1,900	2,000	2,000	2,100	2,200	2,200	2,300	2,300	2,400	29,700
Fire Protection																									
220.	Fire detection and alarm system	Refer CPI	-	n/a	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-										
221.	Sprinklers	Refer CPI	-	n/a	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-										
222.	Hydrants / hose reels	Refer CPI	-	n/a	-	0	-	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-										
Vertical Transportation																									
223.	Passenger lifts	Major equipment upgrade	Good	20yrs	3yrs	2028	1	700,000	700,000	-	-	-	764,900	-	-	-	-	-	-	-	-	-	764,900		
	Passenger lifts	Major equipment upgrade	Good	20yrs	4yrs	2029	1	700,000	700,000	-	-	-	-	787,900	-	-	-	-	-	-	-	-	787,900		
	Passenger lifts	Major equipment upgrade	Good	20yrs	5yrs	2030	1	700,000	700,000	-	-	-	-	811,500	-	-	-	-	-	-	-	-	811,500		
224.	Passenger lifts	Lift car upgrade	Good	20yrs	20yrs	2045	0	94,500	n/a	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
225.	Miscellaneous upgrades / refurbishments -		5.0%	5yrs	2yrs	2027	3	51,560	154,690	-	-	54,710	-	-	-	63,420	-	-	-	-	73,520	-	191,650		
Sub-total Building Services								3,609,060	3,248,390	27,900	10,400	76,510	775,900	891,400	823,300	106,100	75,920	68,700	403,700	239,400	195,700	87,920	14,800	31,200	3,828,850
Common Property - 2		Forecast Annual Expenditure						7,612,270	218,500	104,240	399,360	1,021,900	1,381,500	1,399,200	195,880	236,410	92,700	713,210	728,790	343,470	615,330	418,900	1,460,500	9,329,890	
		Cumulative Expenditure						218,500	322,740	722,100	1,744,000	3,125,500	4,524,700	4,720,580	4,956,990	5,049,690	5,762,900	6,491,690	6,835,160	7,450,490	7,869,390	9,329,890			

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL	
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot 1	133		133	1,137	1,171	1,206	1,242	1,280	1,318	1,358	1,398	1,440	1,483	1,528	1,574	1,621	1,670	1,720	\$21,146
PS612409C	Lot 2	46		46	393	405	417	430	443	456	470	484	498	513	528	544	561	577	595	\$7,314
PS612409C	Lot 3	41		41	350	361	372	383	394	406	418	431	444	457	471	485	500	515	530	\$6,519
PS612409C	Lot 4	48		48	410	423	435	448	462	476	490	505	520	535	551	568	585	603	621	\$7,632
PS612409C	Lot 5	48		48	410	423	435	448	462	476	490	505	520	535	551	568	585	603	621	\$7,632
PS612409C	Lot 601	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 602	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 603	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 604	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 605	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 606	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 607	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 608	72	72		2,985	3,074	3,166	3,261	3,359	3,460	3,564	3,671	3,781	3,894	4,011	4,131	4,255	4,383	4,515	\$55,511
PS612409C	Lot 609	75	75		3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,824	3,938	4,057	4,178	4,304	4,433	4,566	4,703	\$57,824
PS612409C	Lot 701	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 702	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 703	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 704	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 705	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 706	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 707	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 801	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 802	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 803	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 804	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 805	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 806	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 807	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 808	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 809	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 901	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 902	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 903	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 904	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 905	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 906	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 907	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot 908	72	72		2,985	3,074	3,166	3,261	3,359	3,460	3,564	3,671	3,781	3,894	4,011	4,131	4,255	4,383	4,515	\$55,511
PS612409C	Lot 909	75	75		3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,824	3,938	4,057	4,178	4,304	4,433	4,566	4,703	\$57,824
PS612409C	Lot 1001	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1002	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1003	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1004	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1005	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1006	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 1007	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1101	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1102	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1103	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1104	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1105	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1106	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 1107	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1108	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 1109	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 1201	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1202	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1203	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1204	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1205	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1206	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 1207	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1208	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 1209	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 1301	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1302	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1303	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1304	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1305	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1306	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 1307	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1308	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 1309	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 1401	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198

### 13. LOT LIABILITY ANALYSIS

Lot Liabilities	Lot#	OC 1	OC 2	OC 3	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot 1402	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1403	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1404	79	79		3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273	4,401	4,533	4,669	4,809	4,953	\$60,908
PS612409C	Lot 1405	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1406	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 1407	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 1501	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1502	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1503	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1504	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1505	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1506	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 1507	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1508	72	72		2,985	3,074	3,166	3,261	3,359	3,460	3,564	3,671	3,781	3,894	4,011	4,131	4,255	4,383	4,515	\$55,511
PS612409C	Lot 1509	75	75		3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,824	3,938	4,057	4,178	4,304	4,433	4,566	4,703	\$57,824
PS612409C	Lot 1601	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1602	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1603	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1604	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 1605	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1701	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1702	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1703	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1704	79	79		3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273	4,401	4,533	4,669	4,809	4,953	\$60,908
PS612409C	Lot 1705	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1706	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 1707	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 1800	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 1801	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1802	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 1803	79	79		3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273	4,401	4,533	4,669	4,809	4,953	\$60,908
PS612409C	Lot 1805	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 1806	72	72		2,985	3,074	3,166	3,261	3,359	3,460	3,564	3,671	3,781	3,894	4,011	4,131	4,255	4,383	4,515	\$55,511
PS612409C	Lot 1807	75	75		3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,824	3,938	4,057	4,178	4,304	4,433	4,566	4,703	\$57,824
PS612409C	Lot 1901	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 1902	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 1903	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot 1904	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 1905	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 2001	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2002	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2003	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 2005	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 2006	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 2007	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 2101	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2102	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2103	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2104	79	79		3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273	4,401	4,533	4,669	4,809	4,953	\$60,908
PS612409C	Lot 2105	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 2106	72	72		2,985	3,074	3,166	3,261	3,359	3,460	3,564	3,671	3,781	3,894	4,011	4,131	4,255	4,383	4,515	\$55,511
PS612409C	Lot 2107	75	75		3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,824	3,938	4,057	4,178	4,304	4,433	4,566	4,703	\$57,824
PS612409C	Lot 2201	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2202	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2203	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 2205	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 2301	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2302	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2303	125	125		5,182	5,337	5,497	5,662	5,832	6,007	6,187	6,373	6,564	6,761	6,964	7,173	7,388	7,609	7,838	\$96,374
PS612409C	Lot 2305	58	58		2,404	2,476	2,551	2,627	2,706	2,787	2,871	2,957	3,046	3,137	3,231	3,328	3,428	3,531	3,637	\$44,717
PS612409C	Lot 2306	36	36		1,492	1,537	1,583	1,631	1,680	1,730	1,782	1,835	1,890	1,947	2,006	2,066	2,128	2,192	2,257	\$27,756
PS612409C	Lot 2307	37	37		1,534	1,580	1,627	1,676	1,726	1,778	1,831	1,886	1,943	2,001	2,061	2,123	2,187	2,252	2,320	\$28,527
PS612409C	Lot 2401	138	138		5,721	5,892	6,069	6,251	6,439	6,632	6,831	7,036	7,247	7,464	7,688	7,919	8,156	8,401	8,653	\$106,397
PS612409C	Lot 2402	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 2403	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 2405	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot 2501	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2502	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2503	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2504	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 2505	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot 2601	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2602	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2603	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198

### 13. LOT LIABILITY ANALYSIS

Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL		
			Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15			
	Lot#	OC 1	OC 2	OC 3	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot 2604	79	79		3,275	3,373	3,474	3,578	3,686	3,796	3,910	4,028	4,148	4,273	4,401	4,533	4,669	4,809	4,953	\$60,908
PS612409C	Lot 2605	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot 2701	92	92		3,814	3,928	4,046	4,167	4,292	4,421	4,554	4,690	4,831	4,976	5,125	5,279	5,437	5,601	5,769	\$70,931
PS612409C	Lot 2702	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2703	69	69		2,860	2,946	3,034	3,126	3,219	3,316	3,415	3,518	3,623	3,732	3,844	3,959	4,078	4,200	4,326	\$53,198
PS612409C	Lot 2704	56	56		2,321	2,391	2,463	2,537	2,613	2,691	2,772	2,855	2,941	3,029	3,120	3,213	3,310	3,409	3,511	\$43,176
PS612409C	Lot 2705	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot 2801	138	138		5,721	5,892	6,069	6,251	6,439	6,632	6,831	7,036	7,247	7,464	7,688	7,919	8,156	8,401	8,653	\$106,397
PS612409C	Lot 2802	46	46		1,907	1,964	2,023	2,084	2,146	2,211	2,277	2,345	2,416	2,488	2,563	2,640	2,719	2,800	2,884	\$35,466
PS612409C	Lot 2803	102	102		4,228	4,355	4,486	4,620	4,759	4,902	5,049	5,200	5,356	5,517	5,682	5,853	6,028	6,209	6,396	\$78,641
PS612409C	Lot 2805	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot 2901	138	138		5,721	5,892	6,069	6,251	6,439	6,632	6,831	7,036	7,247	7,464	7,688	7,919	8,156	8,401	8,653	\$106,397
PS612409C	Lot 2902	148	148		6,135	6,319	6,509	6,704	6,905	7,112	7,326	7,545	7,772	8,005	8,245	8,492	8,747	9,010	9,280	\$114,107
PS612409C	Lot 2903	131	131		5,430	5,593	5,761	5,934	6,112	6,295	6,484	6,679	6,879	7,085	7,298	7,517	7,742	7,975	8,214	\$101,000
PS612409C	Lot C1	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C2	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C3	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C4	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C5	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C6	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C7	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C8	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C9	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C10	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C11	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C12	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C13	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C14	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C15	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C16	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C17	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C18	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C19	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C20	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C21	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C22	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C23	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL	
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot C24	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C25	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C26	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C27	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C28	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C29	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C30	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C31	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C32	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C33	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C34	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C35	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C36	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C37	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C38	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C39	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C40	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C41	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C42	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C43	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C44	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C45	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C46	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C47	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C48	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C49	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C50	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C51	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C52	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C53	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C54	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C55	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C56	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C57	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C58	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C59	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C60	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL	
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	\$
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	
PS612409C	Lot C61	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C62	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C63	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C64	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C65	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C66	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C67	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C68	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C69	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C70	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C71	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C72	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C73	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C74	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C75	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C76	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C77	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C78	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C79	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C80	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C81	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C82	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C83	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C84	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C85	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C86	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C87	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C88	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C89	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C90	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C91	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C92	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C93	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C94	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C95	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C96	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C97	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL	
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot C98	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C99	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C100	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C101	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C102	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C103	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C104	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C105	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C106	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C107	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C108	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C109	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C110	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C111	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C112	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C113	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C114	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C115	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C116	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C117	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C118	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C119	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C120	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C121	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C122	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C123	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C124	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C125	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C126	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C127	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C128	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C129	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C130	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C131	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C132	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C133	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C134	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL	
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot C135	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C136	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C137	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C138	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C139	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C140	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C141	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C142	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C143	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C144	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C145	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C146	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C147	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C148	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C149	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C150	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C151	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C152	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C153	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C154	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C155	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C156	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C157	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C158	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C159	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C160	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C161	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C162	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C163	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C164	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C165	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C166	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C167	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C168	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C169	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C170	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C171	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397

### 13. LOT LIABILITY ANALYSIS

	Lot#	OC 1	OC 2	OC 3	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot C172	8	8		\$/pa	\$														
PS612409C	Lot C173	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C174	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C175	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C176	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C177	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C178	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C179	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C180	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C181	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C182	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C183	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C184	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C185	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C186	7	7		290	299	308	317	327	336	346	357	368	379	390	402	414	426	439	\$5,397
PS612409C	Lot C187	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C188	12	12		497	512	528	544	560	577	594	612	630	649	669	689	709	731	752	\$9,252
PS612409C	Lot C189	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C190	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C191	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C192	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C193	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C194	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C195	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C196	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C197	8	8		332	342	352	362	373	384	396	408	420	433	446	459	473	487	502	\$6,168
PS612409C	Lot C198	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C199	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C200	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C201	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C202	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C203	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C204	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C205	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C206	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C207	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C208	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084

### 13. LOT LIABILITY ANALYSIS

	Lot Liabilities				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	TOTAL
	Lot#	OC 1	OC 2	OC 3	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
					2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	\$
PS612409C	Lot C209	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C210	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C211	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C212	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C213	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C214	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C215	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot C216	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot ST1	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST2	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST3	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST4	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST5	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST6	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST7	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST8	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST9	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST10	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST11	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST12	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST13	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST14	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST15	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST16	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST17	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST18	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST19	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST20	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST21	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST22	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST23	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST24	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST25	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125	\$1,542
PS612409C	Lot ST26	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313
PS612409C	Lot ST27	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot ST28	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251	\$3,084
PS612409C	Lot ST29	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188	\$2,313

### 13. LOT LIABILITY ANALYSIS

Lot Liabilities	2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		TOTAL
	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		Year 11		Year 12		Year 13		Year 14		Year 15		
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40															\$	
Lot#	OC 1	OC 2	OC 3	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$/pa	\$		
PS612409C	Lot ST30	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST31	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST32	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251											\$3,084	
PS612409C	Lot ST33	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST34	4	4		166	171	176	181	187	192	198	204	210	216	223	230	236	244	251											\$3,084	
PS612409C	Lot ST35	2	2		83	85	88	91	93	96	99	102	105	108	111	115	118	122	125											\$1,542	
PS612409C	Lot ST36	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST37	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST38	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST39	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
PS612409C	Lot ST40	3	3		124	128	132	136	140	144	148	153	158	162	167	172	177	183	188											\$2,313	
<b>Total</b>		<b>11612</b>	<b>11296</b>	<b>316</b>	<b>\$470,961</b>	<b>\$485,089</b>	<b>\$499,642</b>	<b>\$514,631</b>	<b>\$530,070</b>	<b>\$545,972</b>	<b>\$562,352</b>	<b>\$579,222</b>	<b>\$596,599</b>	<b>\$614,497</b>	<b>\$632,932</b>	<b>\$651,920</b>	<b>\$671,477</b>	<b>\$691,622</b>	<b>\$712,370</b>												





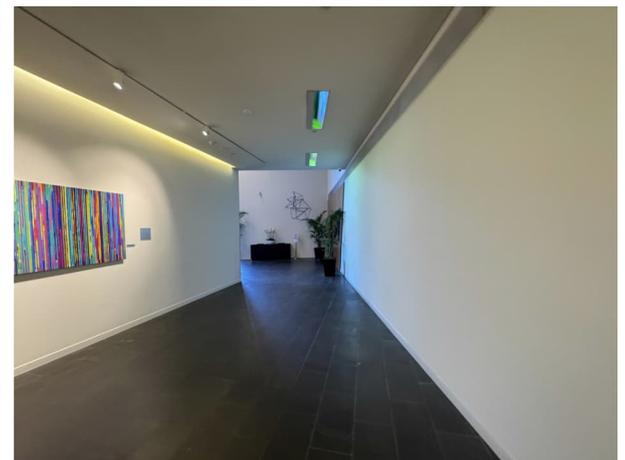
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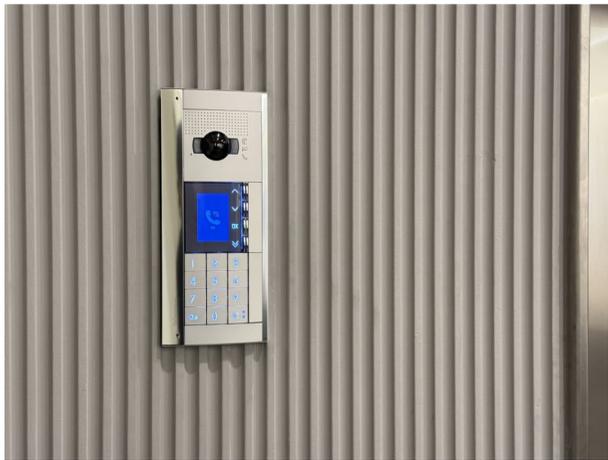
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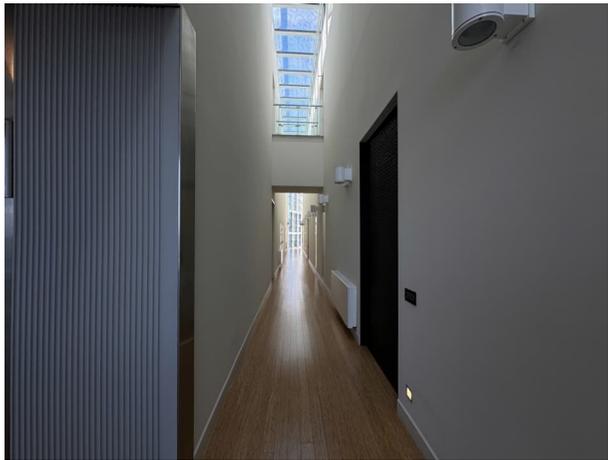
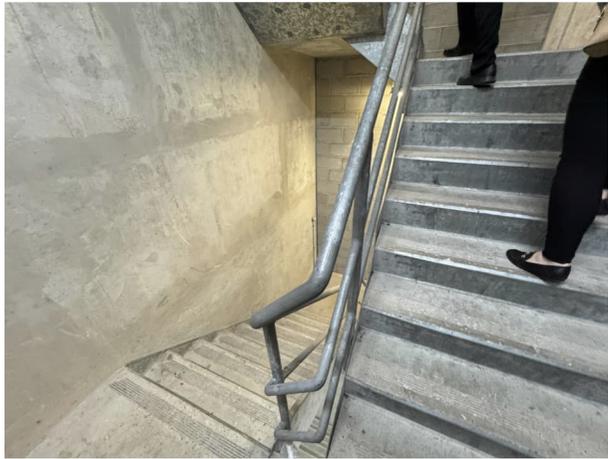
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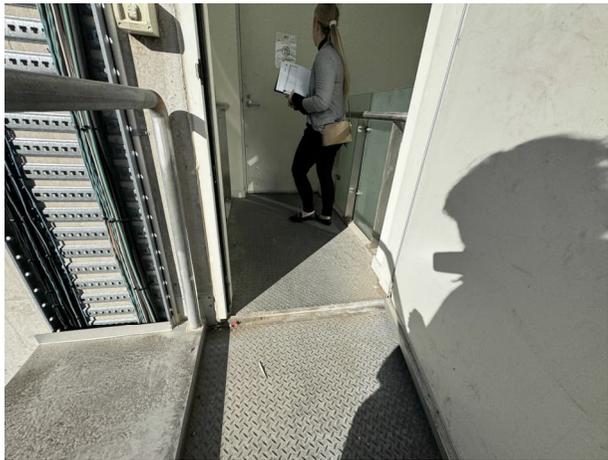
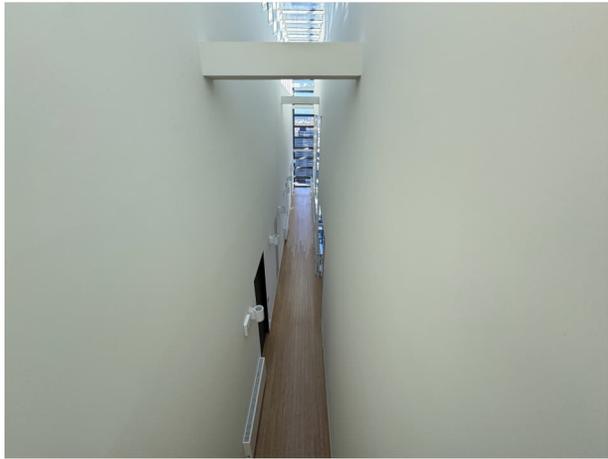
Long term maintenance.

Date Completed	Description	Contractor	Total Cost inc GST
2022	Rebuilding internal paint	Programmed	\$217,400
10/10/23	Wooden doors and steel frame	Programmed	\$2,365
10/11/23	Front door and screen restoration	Poly Sp	\$4,200
10/10/23	Security system - head and equipment. PC upgrade for CCTV	Brace Security	\$30,882.67
			\$2,528.00
10/10 (on order)	Search request to lobby		\$
9/15/23	F.F. & E. allowance to lobby furniture	Coft	\$
8/4/23	Office alarm monitoring	Brace	\$2,764.90
13/05/2024	Roof top plant room Plant re-assembly	Programmed/ Supps	\$150,850.00
Upcoming	Description	Contractor	
	Decking to steps and pool entry / landscape	Programmed - quoting	
	Fire detection and alarm system	Edgese free - Quoting	
	Control panel	Programmed	
	Ratronic frames	Quoting	
	Access control upgrade	Info networking stage	

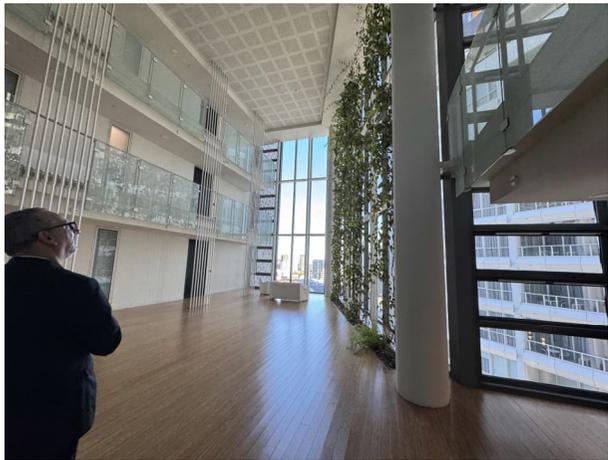
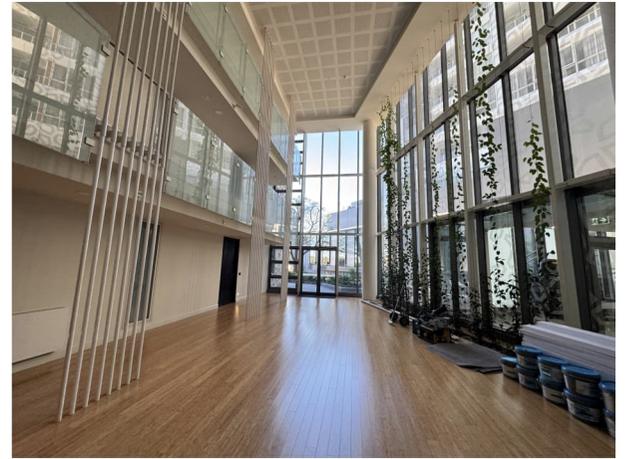


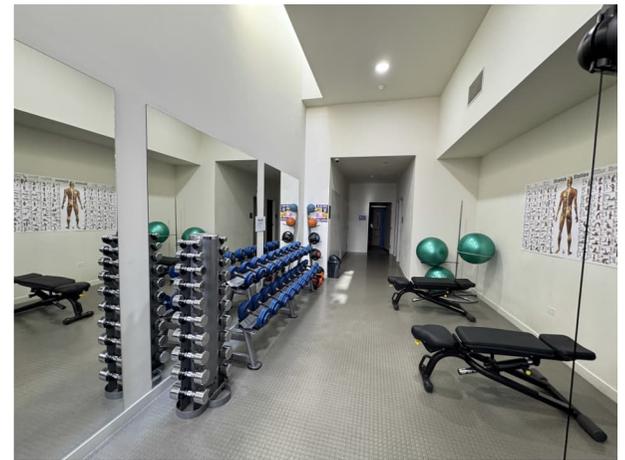
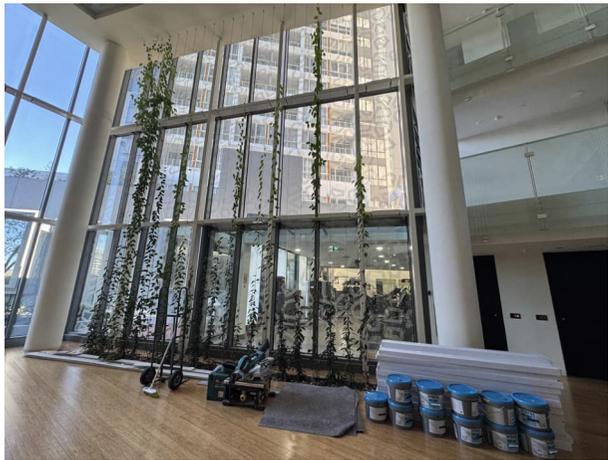




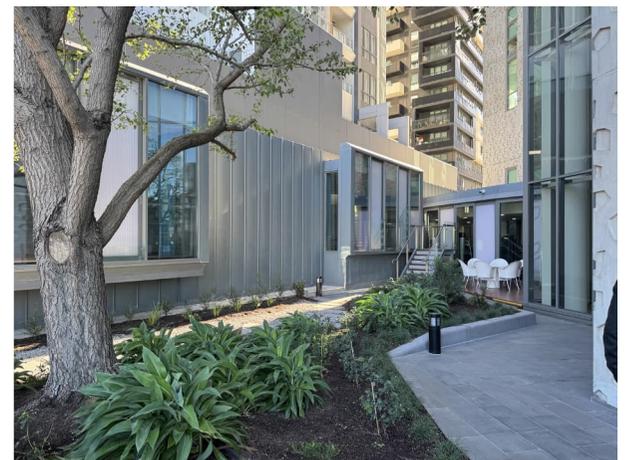
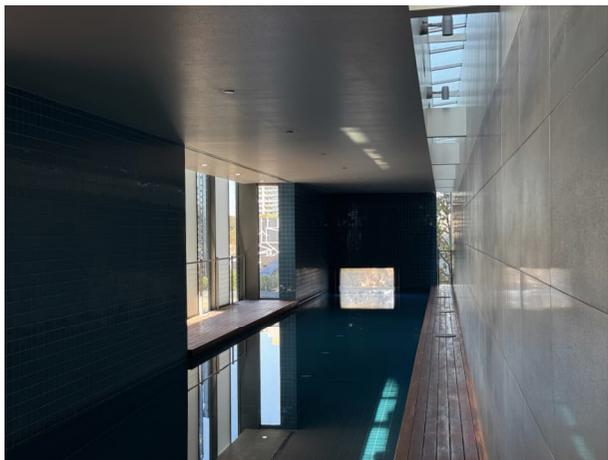
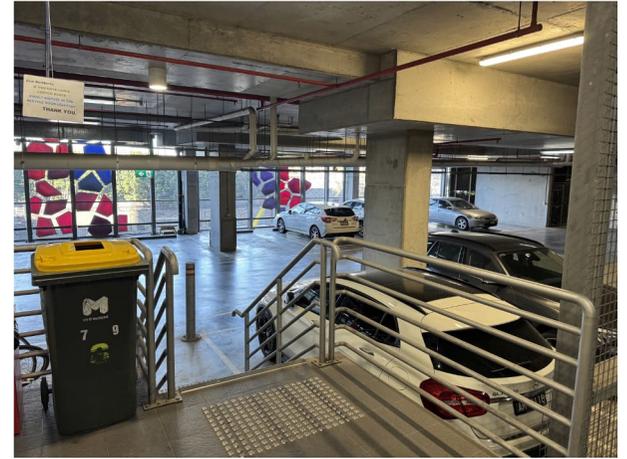


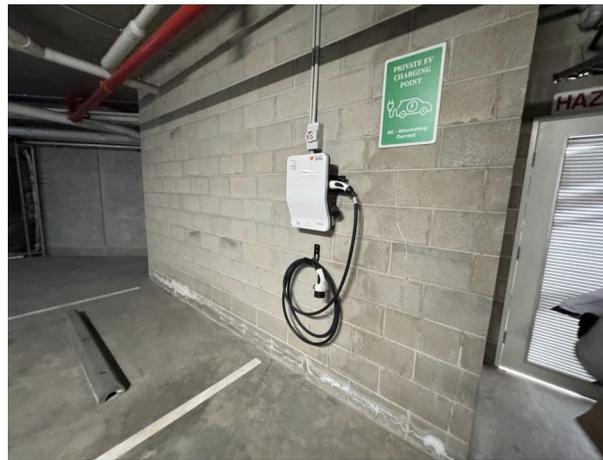
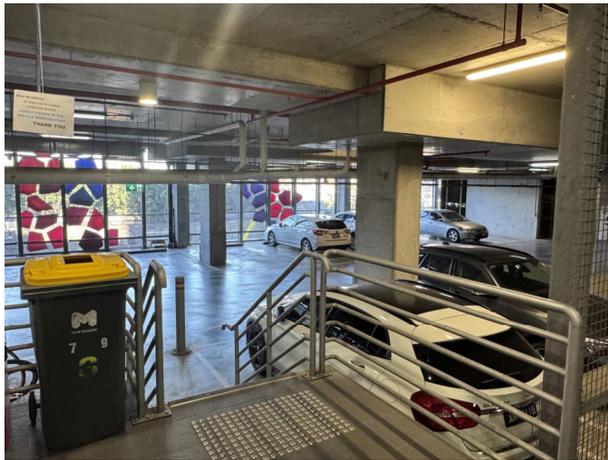
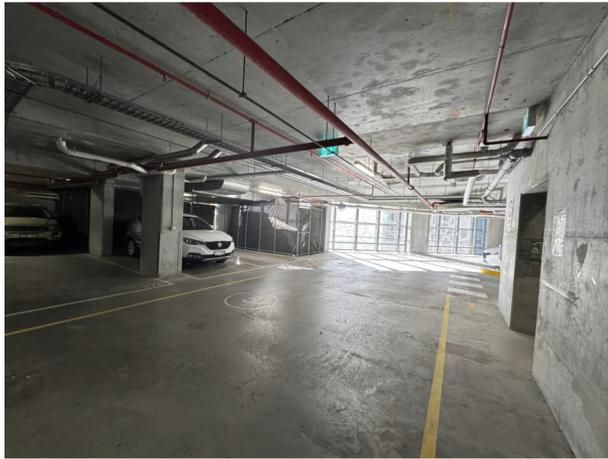
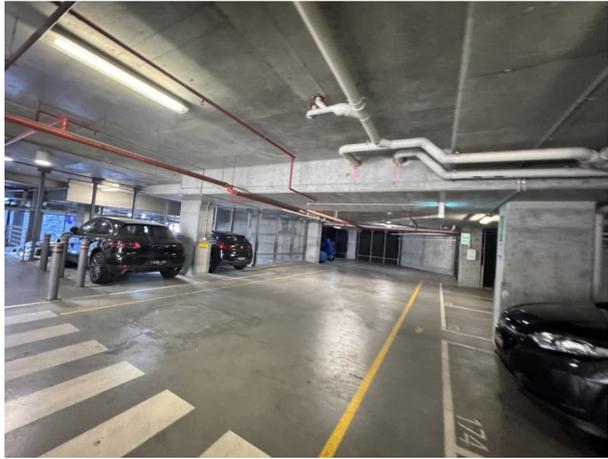


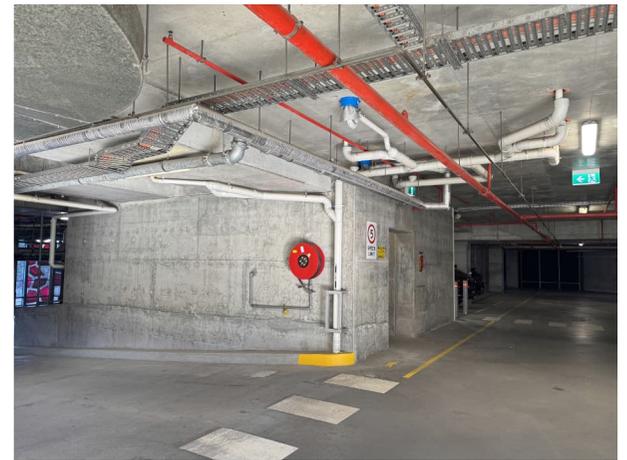
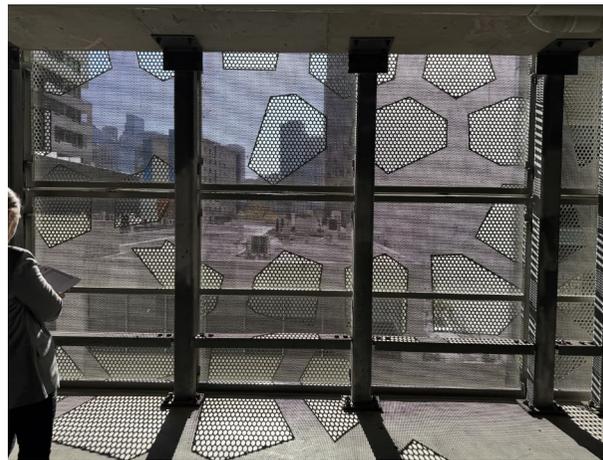
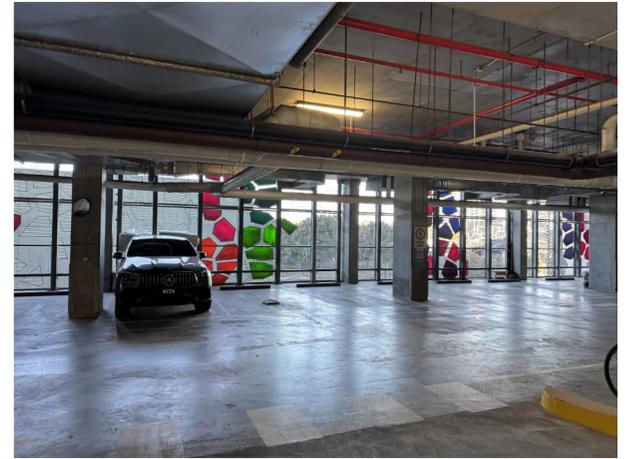


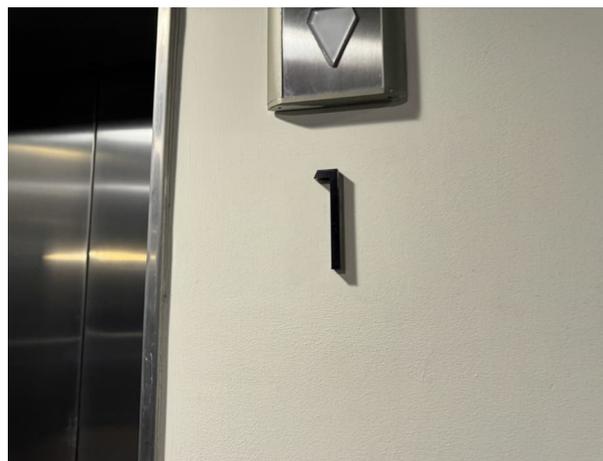
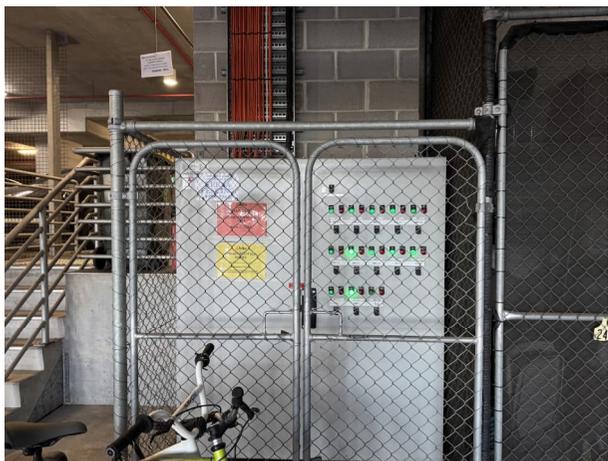
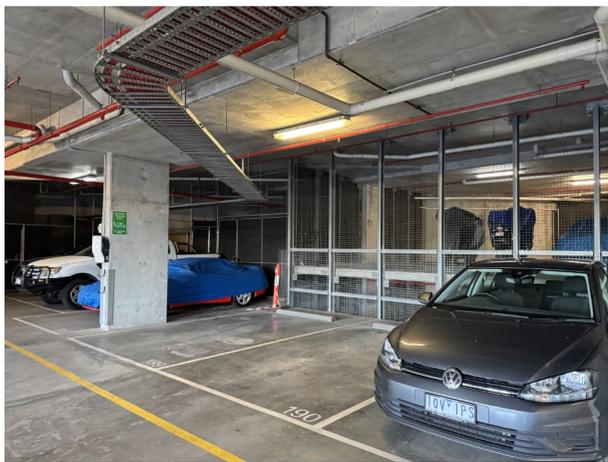
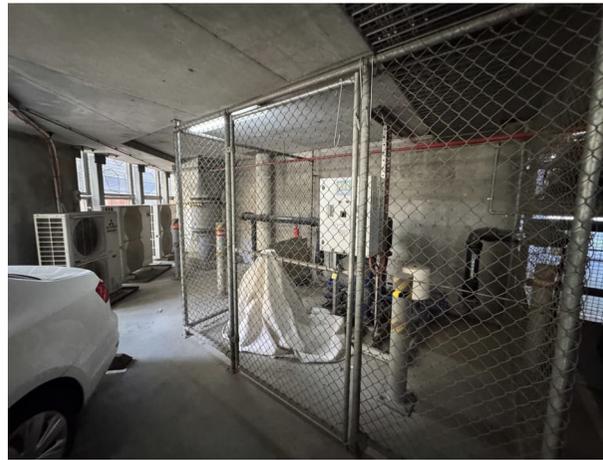


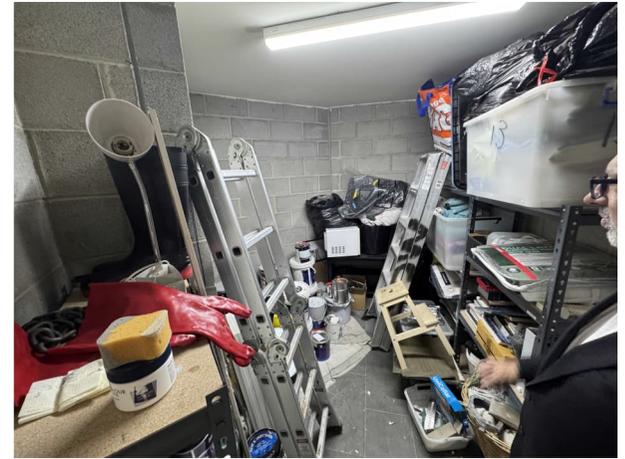
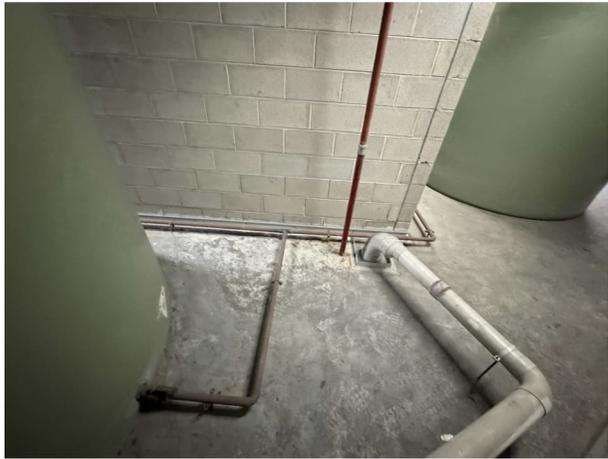


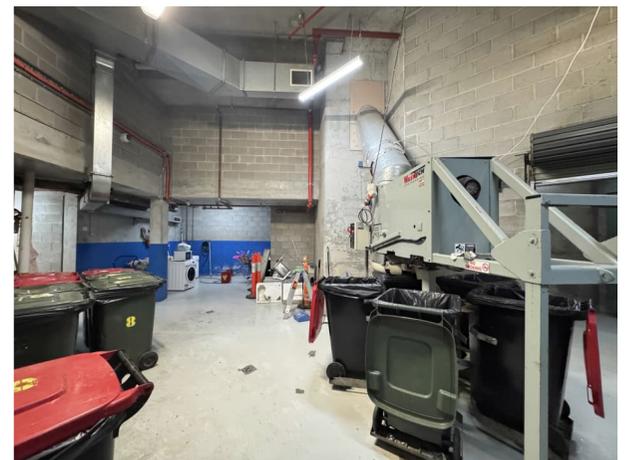
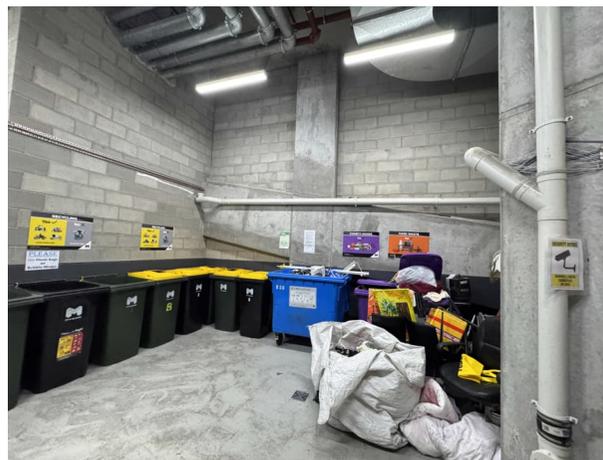
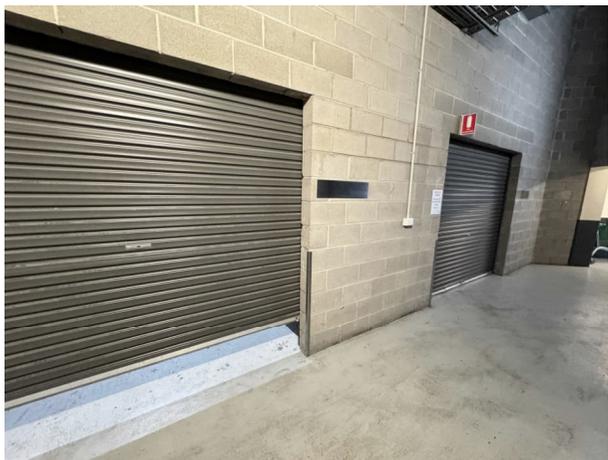
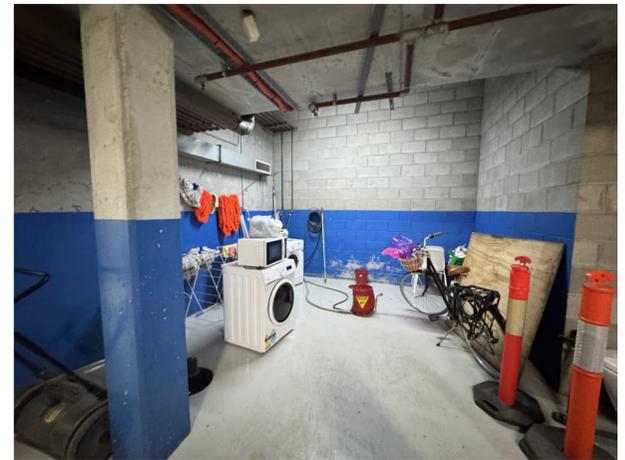
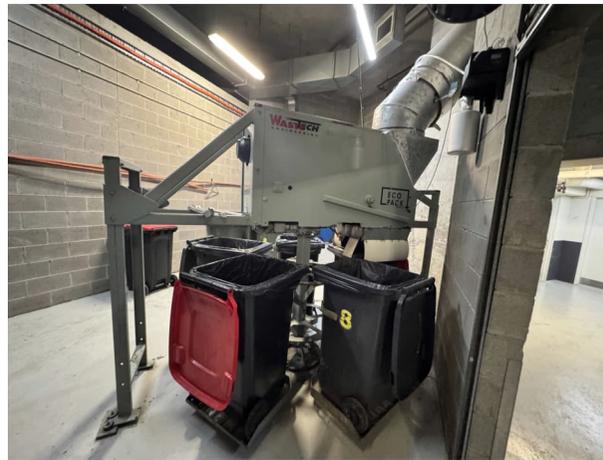
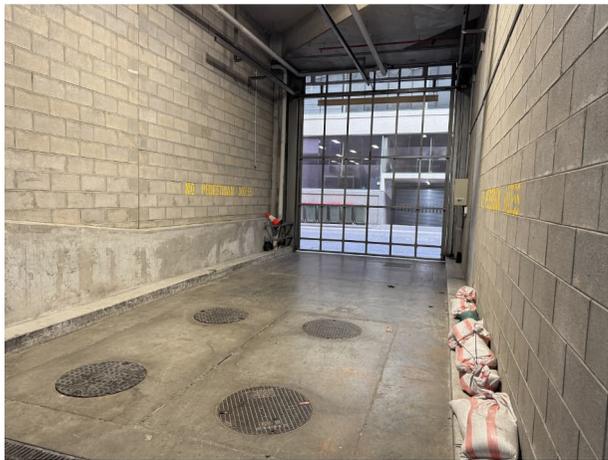
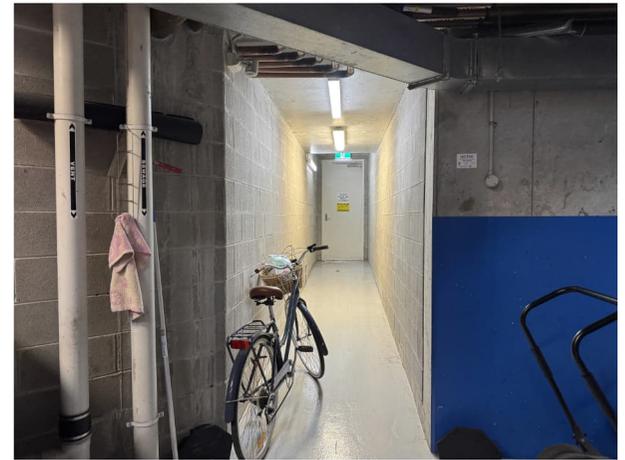
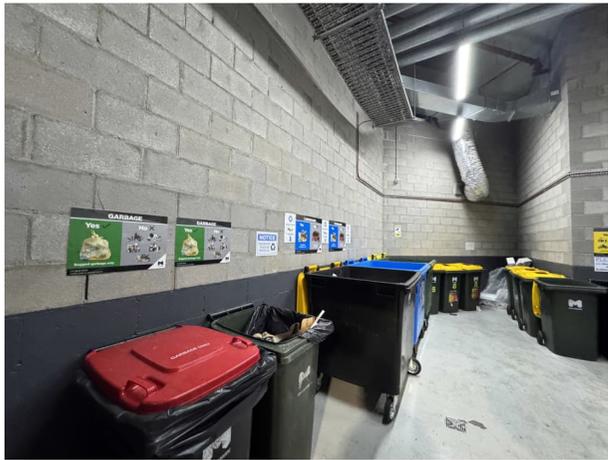


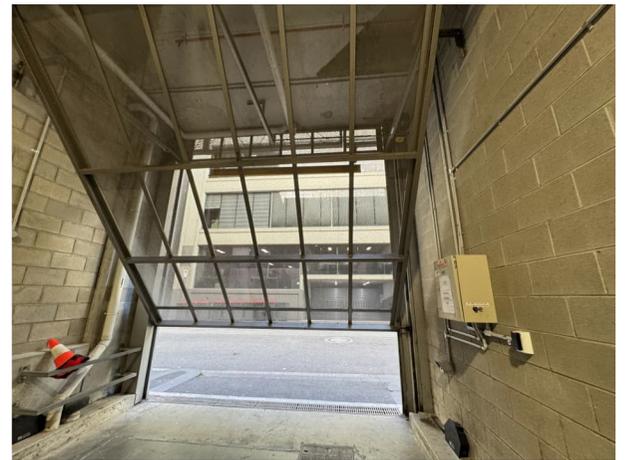


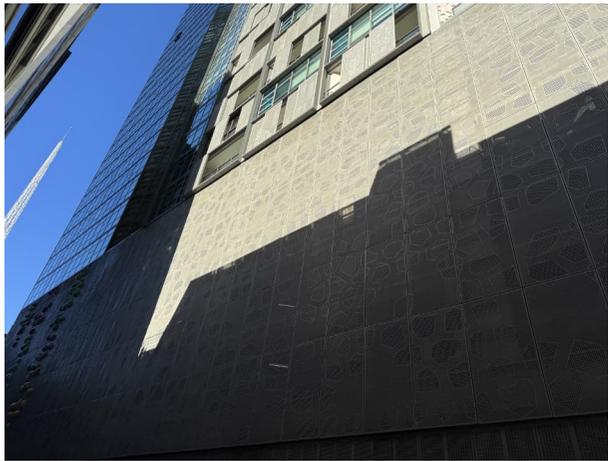
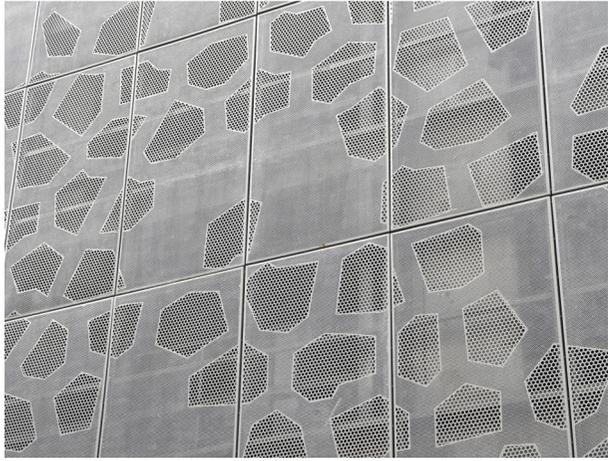












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