

Administration Fund Expenses		(All costs inclusive of GST)		Comments:
Admin--Accounting	\$1,705.00	\$1,705.00		Lodgement of quarterly BAS and annual Tax Return
Admin--Bank Charges	\$100.00	\$100.00		Allowance for bank fees
Admin--Management Fees	\$144,000.00	\$149,040.00		Includes Strata & Facilities Management
Admin--Contingencies	\$2,000.00	\$2,000.00		Allowance for meeting room hire & miscellaneous
Insurance--Premiums	\$75,000.00	\$77,250.00		Building & Worker's Compensation insurance policies.
Maint Bldg--Cleaning	\$90,000.00	\$92,700.00		Allowance for cleaning on normal business days and public holidays
Maint Bldg--Car-park Cleaning	\$3,500.00	\$3,500.00		Allowance for annual carpark cleaning
Maint Bldg - Carpark Ventilation	\$1,400.00	\$1,400.00		Maintenance of carpark ventilation & sensor system
Maint Bldg--Doors/Gates/Repairs	\$2,000.00	\$4,000.00		Reactive maintenance for carpark roller door
Maint Bldg--Doors/Gates/Service Contract	\$2,000.00	\$2,300.00		Maintenance of carpark roller door
Maint Bldg--Electrical Lamps & Tubes	\$2,500.00	\$3,000.00		Supply of replacement light fittings. Building Manager to install.
Maint Bldg - Fire evacuation plan	\$4,500.00	\$0.00		Initial emergency evacuation plan
Maint Bldg--Fire Protection	\$4,500.00	\$9,000.00		Contract fire system maintenance
Maint Bldg--Fire Protection Exit Lights	\$3,000.00	\$5,000.00		Replacement of failed fire system assets
Maint Bldg - Garbage chute	\$5,000.00	\$5,150.00		Garbage chute cleaning & maintenance
Maint Bldg--General Repairs	\$2,000.00	\$5,000.00		
Maint Bldg - Gutters	\$3,500.00	\$2,000.00		Maintenance of roof drainage systems
Maint Bldg--Hardware/Consumables	\$5,000.00	\$2,000.00		Building Manager equipment and consumables.
Maint Bldg--Insurance Repairs	\$2,500.00	\$2,500.00		Allowance for insurance excesses
Maint Bldg--Lift Maintenance Contract	\$4,000.00	\$26,000.00		Preventative maintenance contract
Maint Bldg--Lift Repairs	\$2,000.00	\$7,000.00		Reactive maintenance of lifts
Maint Bldg - Pest Control	\$5,000.00	\$15,000.00		Facade and common area pest control
Maint Bldg--Plumbing & Drainage	\$15,000.00	\$15,500.00		Allowance for hot water plant maintenance and general plumbing maintenance
Maint Bldg--Professional Reports	\$20,000.00	\$3,500.00		Sinking Fund Plan, Asset Register, initial Defect Report and Insurance Valuation
Maint Bldg--Pumps	\$0.00	\$2,500.00		Second year pump maintenance contracts
Maint Bldg--Security	\$3,000.00	\$0.00		Purchase of access control system to program security devices
Maint Bldg - Windows & Glass	\$13,000.00	\$15,000.00		Annual clean of inaccessible glass inc. Annual Height Safety System certification following installation
Maint Grounds--Lawns & Gardening	\$8,000.00	\$8,240.00		Garden maintenance & incidentals
Staff - Building Manager	\$90,000.00	\$93,150.00		Full time onsite Building Manager
Utility--Electricity	\$50,000.00	\$51,500.00		Common electricity usage
Utility--Telephone/Internet	\$6,000.00	\$6,500.00		Lift and fire panel phone lines
Utility--Water & Sewerage	\$85,000.00	\$87,500.00		Water usage (assume common water meter only)
Utility--Waste Management	\$5,000.00	\$3,000.00		Allowance for large volume of dumped rubbish in first year, occasional items in second year
Admin - 2.5% inflation allowance	\$16,505.00	\$17,550.00		
<b>TOTAL</b>	<b>\$676,710.00</b>	<b>\$719,585.00</b>		

Unit	Lot	Yr 1 Levies	Yr 2 Levies
A.G01	1	\$2,243.38	\$2,385.51
A.G02	2	\$2,076.32	\$2,207.87
A.G03	3	\$2,362.71	\$2,512.40
A.G04	4	\$2,458.17	\$2,613.91
A.G05	5	\$2,720.69	\$2,893.07
A.G06	6	\$2,720.69	\$2,893.07
A.G07	7	\$2,720.69	\$2,893.07
A.G08	8	\$1,861.53	\$1,979.47
A.G09	9	\$1,861.53	\$1,979.47
A.G10	10	\$1,861.53	\$1,979.47
A.G11	11	\$2,338.84	\$2,487.02
A.G12	12	\$1,742.20	\$1,852.58
A.G13	13	\$1,742.20	\$1,852.58
A.G14	14	\$1,742.20	\$1,852.58
A.G15	15	\$1,742.20	\$1,852.58
A.G16	16	\$1,694.47	\$1,801.82
A.G17	17	\$2,195.65	\$2,334.76
A.101	18	\$2,267.24	\$2,410.89
A.102	19	\$2,100.18	\$2,233.25
A.103	20	\$2,386.57	\$2,537.78
A.104	21	\$2,911.62	\$3,096.09
A.105	22	\$2,744.56	\$2,918.45
A.106	23	\$2,744.56	\$2,918.45
A.107	24	\$2,744.56	\$2,918.45
A.108	25	\$1,885.39	\$2,004.85
A.109	26	\$1,885.39	\$2,004.85
A.110	27	\$1,885.39	\$2,004.85
A.111	28	\$2,410.44	\$2,563.16
A.112	29	\$2,672.96	\$2,842.31
A.113	30	\$2,672.96	\$2,842.31
A.114	31	\$1,766.06	\$1,877.96
A.115	32	\$1,766.06	\$1,877.96
A.116	33	\$2,219.51	\$2,360.14
A.201	34	\$2,291.11	\$2,436.27
A.202	35	\$2,124.05	\$2,258.62
A.203	36	\$2,410.44	\$2,563.16
A.204	37	\$2,935.48	\$3,121.47
A.205	38	\$2,768.42	\$2,943.82
A.206	39	\$2,768.42	\$2,943.82
A.207	40	\$2,768.42	\$2,943.82
A.208	41	\$1,909.26	\$2,030.22
A.209	42	\$1,909.26	\$2,030.22
A.210	43	\$1,909.26	\$2,030.22
A.211	44	\$2,840.02	\$3,019.96
A.212	45	\$2,434.30	\$2,588.54
A.213	46	\$2,696.83	\$2,867.69
A.214	47	\$2,696.83	\$2,867.69
A.215	48	\$1,789.93	\$1,903.34
A.216	49	\$1,789.93	\$1,903.34

Year 1	Year 2
\$676,710.00	\$719,585.00

A.217	50	\$2,243.38	\$2,385.51
A.301	51	\$2,314.97	\$2,461.65
A.302	52	\$2,171.78	\$2,309.38
A.303	53	\$2,458.17	\$2,613.91
A.304	54	\$2,983.21	\$3,172.23
A.305	55	\$2,816.15	\$2,994.58
A.306	56	\$2,816.15	\$2,994.58
A.307	57	\$2,816.15	\$2,994.58
A.308	58	\$1,933.12	\$2,055.60
A.309	59	\$1,933.12	\$2,055.60
A.310	60	\$1,933.12	\$2,055.60
A.311	61	\$2,863.89	\$3,045.34
A.312	62	\$2,458.17	\$2,613.91
A.313	63	\$2,720.69	\$2,893.07
A.314	64	\$2,720.69	\$2,893.07
A.315	65	\$1,813.79	\$1,928.71
A.316	66	\$1,813.79	\$1,928.71
A.317	67	\$2,267.24	\$2,410.89
A.401	68	\$2,338.84	\$2,487.02
A.402	69	\$2,195.65	\$2,334.76
A.403	70	\$2,482.03	\$2,639.29
A.404	71	\$3,007.08	\$3,197.60
A.405	72	\$2,840.02	\$3,019.96
A.406	73	\$2,840.02	\$3,019.96
A.407	74	\$2,840.02	\$3,019.96
A.408	75	\$1,956.99	\$2,080.98
A.409	76	\$1,956.99	\$2,080.98
A.410	77	\$1,956.99	\$2,080.98
A.411	78	\$2,887.75	\$3,070.71
A.412	79	\$2,482.03	\$2,639.29
A.413	80	\$2,744.56	\$2,918.45
A.414	81	\$2,744.56	\$2,918.45
A.415	82	\$1,837.66	\$1,954.09
A.416	83	\$1,837.66	\$1,954.09
A.417	84	\$2,291.11	\$2,436.27
A.501	85	\$2,362.71	\$2,512.40
A.502	86	\$2,219.51	\$2,360.14
A.503	87	\$2,505.90	\$2,664.67
A.504	88	\$3,030.95	\$3,222.98
A.505	89	\$2,863.89	\$3,045.34
A.506	90	\$2,696.83	\$2,867.69
A.507	91	\$2,243.38	\$2,385.51
A.508	92	\$2,314.97	\$2,461.65
A.601	93	\$2,386.57	\$2,537.78
A.602	94	\$2,243.38	\$2,385.51
A.603	95	\$2,529.77	\$2,690.05
A.604	96	\$3,054.81	\$3,248.36
A.605	97	\$2,744.56	\$2,918.45
A.606	98	\$2,911.62	\$3,096.09
A.607	99	\$2,291.11	\$2,436.27

A.608	100	\$2,291.11	\$2,436.27
A.701	101	\$2,410.44	\$2,563.16
A.702	102	\$2,267.24	\$2,410.89
A.703	103	\$2,553.63	\$2,715.42
A.704	104	\$3,078.68	\$3,273.74
A.705	105	\$2,768.42	\$2,943.82
A.706	106	\$2,935.48	\$3,121.47
A.707	107	\$2,314.97	\$2,461.65
A.708	108	\$2,314.97	\$2,461.65
B.G01	109	\$1,766.06	\$1,877.96
B.G02	110	\$1,742.20	\$1,852.58
B.G03	111	\$1,742.20	\$1,852.58
B.G04	112	\$1,766.06	\$1,877.96
B.G05	113	\$1,766.06	\$1,877.96
B.G06	114	\$1,766.06	\$1,877.96
B.G07	115	\$1,694.47	\$1,801.82
B.G08	116	\$1,861.53	\$1,979.47
B.G09	117	\$1,766.06	\$1,877.96
B.G10	118	\$1,861.53	\$1,979.47
B.G11	119	\$2,171.78	\$2,309.38
B.101	120	\$2,267.24	\$2,410.89
B.102	121	\$2,100.18	\$2,233.25
B.103	122	\$2,386.57	\$2,537.78
B.104	123	\$2,625.23	\$2,791.56
B.105	124	\$2,076.32	\$2,207.87
B.106	125	\$1,766.06	\$1,877.96
B.107	126	\$1,766.06	\$1,877.96
B.108	127	\$1,789.93	\$1,903.34
B.109	128	\$1,789.93	\$1,903.34
B.110	129	\$1,789.93	\$1,903.34
B.111	130	\$1,718.33	\$1,827.20
B.112	131	\$1,885.39	\$2,004.85
B.113	132	\$1,789.93	\$1,903.34
B.114	133	\$1,885.39	\$2,004.85
B.115	134	\$2,195.65	\$2,334.76
B.201	135	\$2,291.11	\$2,436.27
B.202	136	\$2,124.05	\$2,258.62
B.203	137	\$2,410.44	\$2,563.16
B.204	138	\$2,649.09	\$2,816.94
B.205	139	\$2,100.18	\$2,233.25
B.206	140	\$1,789.93	\$1,903.34
B.207	141	\$1,789.93	\$1,903.34
B.208	142	\$1,813.79	\$1,928.71
B.209	143	\$1,813.79	\$1,928.71
B.210	144	\$1,431.47	\$1,522.16
B.211	145	\$2,314.97	\$2,461.65
B.212	146	\$1,742.20	\$1,852.58
B.213	147	\$1,909.26	\$2,030.22
B.214	148	\$1,813.79	\$1,928.71
B.215	149	\$1,909.26	\$2,030.22

B.216	150	\$2,219.51	\$2,360.14
B.301	151	\$2,314.97	\$2,461.65
B.302	152	\$2,171.78	\$2,309.38
B.303	153	\$2,458.17	\$2,613.91
B.304	154	\$2,696.83	\$2,867.69
B.305	155	\$2,124.05	\$2,258.62
B.306	156	\$1,813.79	\$1,928.71
B.307	157	\$1,813.79	\$1,928.71
B.308	158	\$1,837.66	\$1,954.09
B.309	159	\$1,837.66	\$1,954.09
B.310	160	\$1,455.33	\$1,547.54
B.311	161	\$2,338.84	\$2,487.02
B.312	162	\$1,766.06	\$1,877.96
B.313	163	\$1,933.12	\$2,055.60
B.314	164	\$1,837.66	\$1,954.09
B.315	165	\$1,933.12	\$2,055.60
B.316	166	\$2,243.38	\$2,385.51
B.401	167	\$2,338.84	\$2,487.02
B.402	168	\$2,195.65	\$2,334.76
B.403	169	\$2,482.03	\$2,639.29
B.404	170	\$2,720.69	\$2,893.07
B.405	171	\$2,147.91	\$2,284.00
B.406	172	\$1,837.66	\$1,954.09
B.407	173	\$1,837.66	\$1,954.09
B.408	174	\$1,861.53	\$1,979.47
B.409	175	\$1,861.53	\$1,979.47
B.410	176	\$1,479.20	\$1,572.92
B.411	177	\$2,362.71	\$2,512.40
B.412	178	\$1,789.93	\$1,903.34
B.413	179	\$1,956.99	\$2,080.98
B.414	180	\$1,861.53	\$1,979.47
B.415	181	\$1,956.99	\$2,080.98
B.416	182	\$2,267.24	\$2,410.89
B.501	183	\$2,362.71	\$2,512.40
B.502	184	\$2,219.51	\$2,360.14
B.503	185	\$2,505.90	\$2,664.67
B.504	186	\$2,744.56	\$2,918.45
B.505	187	\$2,171.78	\$2,309.38
B.506	188	\$2,601.36	\$2,766.18
B.507	189	\$2,243.38	\$2,385.51
B.508	190	\$2,291.11	\$2,436.27
B.601	191	\$2,386.57	\$2,537.78
B.602	192	\$2,243.38	\$2,385.51
B.603	193	\$2,529.77	\$2,690.05
B.604	194	\$2,768.42	\$2,943.82
B.605	195	\$2,052.45	\$2,182.49
B.606	196	\$2,863.89	\$3,045.34
B.607	197	\$2,291.11	\$2,436.27
B.608	198	\$2,291.11	\$2,436.27
B.701	199	\$2,410.44	\$2,563.16

B.702	200	\$2,267.24	\$2,410.89
B.703	201	\$2,553.63	\$2,715.42
B.704	202	\$2,792.29	\$2,969.20
B.705	203	\$2,076.32	\$2,207.87
B.706	204	\$2,887.75	\$3,070.71
B.707	205	\$2,314.97	\$2,461.65
B.708	206	\$2,314.97	\$2,461.65
C.G01	207	\$2,338.84	\$2,487.02
C.G02	208	\$2,338.84	\$2,487.02
C.G03	209	\$2,147.91	\$2,284.00
C.G04	210	\$2,147.91	\$2,284.00
C.G05	211	\$2,004.72	\$2,131.74
C.G06	212	\$1,646.73	\$1,751.07
C.G07	213	\$2,219.51	\$2,360.14
C.G08	214	\$2,291.11	\$2,436.27
C.G09	215	\$1,909.26	\$2,030.22
C.G10	216	\$1,909.26	\$2,030.22
C.G11	217	\$2,744.56	\$2,918.45
C.G12	218	\$1,670.60	\$1,776.45
C.G13	219	\$2,267.24	\$2,410.89
C.G14	220	\$2,314.97	\$2,461.65
C.G15	221	\$1,646.73	\$1,751.07
C.G16	222	\$1,885.39	\$2,004.85
C.G17	223	\$3,555.99	\$3,781.29
C.101	224	\$1,933.12	\$2,055.60
C.102	225	\$2,362.71	\$2,512.40
C.103	226	\$2,362.71	\$2,512.40
C.104	227	\$2,171.78	\$2,309.38
C.105	228	\$2,028.59	\$2,157.11
C.106	229	\$2,338.84	\$2,487.02
C.107	230	\$2,052.45	\$2,182.49
C.108	231	\$2,243.38	\$2,385.51
C.109	232	\$2,314.97	\$2,461.65
C.110	233	\$1,933.12	\$2,055.60
C.111	234	\$1,933.12	\$2,055.60
C.112	235	\$2,768.42	\$2,943.82
C.113	236	\$2,076.32	\$2,207.87
C.114	237	\$2,291.11	\$2,436.27
C.115	238	\$2,338.84	\$2,487.02
C.116	239	\$1,670.60	\$1,776.45
C.117	240	\$1,909.26	\$2,030.22
C.118	241	\$3,603.72	\$3,832.05
C.201	242	\$1,956.99	\$2,080.98
C.202	243	\$2,386.57	\$2,537.78
C.203	244	\$2,386.57	\$2,537.78
C.204	245	\$2,195.65	\$2,334.76
C.205	246	\$2,052.45	\$2,182.49
C.206	247	\$2,362.71	\$2,512.40
C.207	248	\$2,076.32	\$2,207.87
C.208	249	\$2,267.24	\$2,410.89

C.209	250	\$2,338.84	\$2,487.02
C.210	251	\$1,956.99	\$2,080.98
C.211	252	\$1,956.99	\$2,080.98
C.212	253	\$2,792.29	\$2,969.20
C.213	254	\$2,100.18	\$2,233.25
C.214	255	\$2,314.97	\$2,461.65
C.215	256	\$2,362.71	\$2,512.40
C.216	257	\$1,694.47	\$1,801.82
C.217	258	\$1,933.12	\$2,055.60
C.218	259	\$3,603.72	\$3,832.05
C.301	260	\$1,980.85	\$2,106.36
C.302	261	\$2,410.44	\$2,563.16
C.303	262	\$2,410.44	\$2,563.16
C.304	263	\$2,219.51	\$2,360.14
C.305	264	\$2,076.32	\$2,207.87
C.306	265	\$2,386.57	\$2,537.78
C.307	266	\$2,100.18	\$2,233.25
C.308	267	\$2,291.11	\$2,436.27
C.309	268	\$2,362.71	\$2,512.40
C.310	269	\$1,980.85	\$2,106.36
C.311	270	\$1,980.85	\$2,106.36
C.312	271	\$2,816.15	\$2,994.58
C.313	272	\$2,124.05	\$2,258.62
C.314	273	\$2,338.84	\$2,487.02
C.315	274	\$2,386.57	\$2,537.78
C.316	275	\$1,718.33	\$1,827.20
C.317	276	\$1,956.99	\$2,080.98
C.318	277	\$3,603.72	\$3,832.05
C.401	278	\$2,004.72	\$2,131.74
C.402	279	\$2,434.30	\$2,588.54
C.403	280	\$2,434.30	\$2,588.54
C.404	281	\$2,243.38	\$2,385.51
C.405	282	\$2,100.18	\$2,233.25
C.406	283	\$2,410.44	\$2,563.16
C.407	284	\$2,124.05	\$2,258.62
C.408	285	\$2,314.97	\$2,461.65
C.409	286	\$2,386.57	\$2,537.78
C.410	287	\$2,004.72	\$2,131.74
C.411	288	\$2,004.72	\$2,131.74
C.412	289	\$2,840.02	\$3,019.96
C.413	290	\$2,147.91	\$2,284.00
C.414	291	\$2,362.71	\$2,512.40
C.415	292	\$2,410.44	\$2,563.16
C.416	293	\$1,742.20	\$1,852.58
C.417	294	\$1,980.85	\$2,106.36
C.418	295	\$3,603.72	\$3,832.05
C15	296	\$3,449.55	\$3,668.11
C16	297	\$2,276.07	\$2,420.28
C17	298	\$3,347.17	\$3,559.24
C18	299	\$2,268.20	\$2,411.91

C19	300	\$2,142.19	\$2,277.91
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\$676,710.00 \$719,585.00