# SINKING FUND FORECAST

**(Excluding Marina replacement)**

## PORTMEIRION VILLAGE

at 3 MARINA CRESCENT, RUNAWAY BAY

Plan Reference BFP 6858

## Job No. 356 / 71239

Prepared by L&P Quantity Surveyor

Tom Tang MConsPrac(QS)

**Report Date:** **31 July 2025**


## Leary & Partners Pty Ltd

ABN 010 134 148

Quantity Surveyors

Asset Management Consultants

Taxation Depreciation Consultants

Registered Tax Agent 53798007

# SUMMARY OF CONTRIBUTIONS

## PORTMEIRION VILLAGE BFP 6858

## 15 Year Forecast

Supplied information: - the first forecast year is to commence on 01 Jul 2025

- the anticipated fund balance at this date is $622,283.20

- a GST credit is available for expenses paid from this fund

Assumed calculation parameters: - average annual increase in costs over forecast period of 4.00%

- average interest rate over forecast period of 2.50%

- tax rate on interest earned of 30.00%

Report Status: - Full Report (last inspection 16 July 2025)

- Total Forecast Expenditure during first 10 years is $3,192,528

Total recommended first year con

| For the 12 month period | Total Recommended Contributions * | Estimated Expenditure | Interest Earnt (less tax) | Estimated Fund Balance |
|---|---|---|---|---|
| 2025-26 | $357,282 | $99,410 | $13,147 | $893,302 |
| 2026-27 | $371,574 | $192,932 | $17,196 | $1,089,140 |
| 2027-28 | $386,437 | $739,518 | $15,970 | $752,029 |
| 2028-29 | $401,894 | $205,107 | $14,882 | $963,698 |
| 2029-30 | $417,970 | $119,969 | $19,472 | $1,281,171 |
| 2030-31 | $434,689 | $142,077 | $24,981 | $1,598,764 |
| 2031-32 | $452,076 | $153,810 | $30,588 | $1,927,618 |
| 2032-33 | $470,159 | $77,360 | $37,170 | $2,357,587 |
| 2033-34 | $488,966 | $136,701 | $44,340 | $2,754,192 |
| 2034-35 | $508,524 | $1,325,644 | $41,049 | $1,978,121 |
| 2035-36 | $528,865 | $154,640 | $37,892 | $2,390,238 |
| 2036-37 | $550,020 | $2,244,565 | $27,002 | $722,695 |
| 2037-38 | $572,021 | $720,154 | $11,351 | $585,913 |
| 2038-39 | $594,901 | $112,918 | $14,471 | $1,082,367 |
| 2039-40 | $618,697 | $753,849 | $17,759 | $964,974 |

* This column shows the contributions we recommend be collected each year to fund the Estimated Expenditure. If GST is payable on the levies, or discounts are offered for early payment, these amounts need to be added to our Total Recommended Contributions when calculating the levy amount. The contributions for future years should be reviewed on an annual basis to ensure they take into account changing circumstances.

| ESTIMATED EXPENDITURE | | | | | FR | RC | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Item** | **Description** | **Unit** | **Qty** | **Rate** | **Yr** | **Yrs** | 30.06.26 | 30.06.27 | 30.06.28 | 30.06.29 | 30.06.30 | 30.06.31 | 30.06.32 | 30.06.33 | 30.06.34 | 30.06.35 |
| | | | | | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| | **Building** | | | | | | | | | | | | | | | |
| #1 | Paint building facade | m2 | 6,031 | 64 | 3 | 10 | | | 425,131 | | | | | | | |
| #2 | Paint timber doors and frames | No. | 83 | 179 | 2 | 10 | | 15,749 | | | | | | | | |
| #3 | Replace aluminium windows | m2 | 1,959 | 737 | 12 | One off | | | | | | | | | | |
| #4 | Replace balustrade to units | m | 324 | 627 | 15 | One off | | | | | | | | | | |
| #5 | Replace door hardware (approx. 2.5%) | No. | 3 | 609 | 1 | 1 | 1,860 | 1,934 | 2,011 | 2,091 | 2,175 | 2,262 | 2,352 | 2,446 | 2,544 | 2,646 |
| #6 | Replace fire hose reel and nozzle (approx. 50%) | No. | 2 | 881 | 3 | 10 | | | 1,940 | | | | | | | |
| #7 | Replace MATV system components | Item | | 6,434 | 6 | 13 | | | | | | 7,969 | | | | |
| #8 | Replace single garage door | No. | 1 | 1,450 | 5 | 14 | | | | | 1,728 | | | | | |
| #9 | Replace timber doors (approx. 10%) | No. | 9 | 1,187 | 4 | 8 | | | | 12,230 | | | | | | |
| #10 | Replace window hardware & reseal window (approx. 10%) | No. | 25 | 200 | 1 | 2 | 5,095 | | 5,511 | | 5,961 | | 6,447 | | 6,973 | |
| #11 | Washdown building facade | Item | | 18,093 | 7 | 10 | | | | | | | 23,307 | | | |
| | **Carpark** | | | | | | | | | | | | | | | |
| #12 | Replace batteries to generator/pumps | No. | 1 | 660 | 1 | 2 | 672 | | 727 | | 786 | | 850 | | 919 | |
| #13 | Replace carpark main entry door | No. | 1 | 9,350 | 5 | 14 | | | | | 11,136 | | | | | |
| #14 | Replace carpark main entry door motor | No. | 1 | 2,475 | 5 | 10 | | | | | 2,948 | | | | | |
| #15 | Replace electrical main switchboard | Item | | 72,600 | 4 | One off | | | | 83,139 | | | | | | |
| #16 | Replace emergency light fittings (approx. 25%) | No. | 3 | 403 | 3 | 5 | | | 1,332 | | | | | 1,621 | | |
| #17 | Replace fire booster pump | No. | 1 | 20,000 | 3 | 25 | | | 22,023 | | | | | | | |
| #18 | Replace fire jacking pump - medium | No. | 1 | 2,750 | 10 | 12 | | | | | | | | | | 3,984 |
| #19 | Replace fire jacking pump - small | No. | 1 | 1,250 | 3 | 12 | | | 1,377 | | | | | | | |
| #20 | Replace fluorescent light fittings (approx. 5%) | No. | 4 | 372 | 1 | 1 | 1,514 | 1,575 | 1,638 | 1,704 | 1,772 | 1,843 | 1,917 | 1,994 | 2,074 | 2,157 |
| #21 | Replace metal ventilation louvres (approx. 30%) | m2 | 74 | 680 | 7 | 12 | | | | | | | 64,774 | | | |
| #22 | Replace sewerage pump | No. | 2 | 4,950 | 9 | 9 | | | | | | | | | 13,793 | |
| #23 | Replace wall mounted light fittings to steps (approx. 30%) | No. | 1 | 191 | 5 | 7 | | | | | 228 | | | | | |
| | **Club house** | | | | | | | | | | | | | | | |
| #24 | Replace furniture - allowance | Item | | 11,100 | 6 | 12 | | | | | | 13,749 | | | | |
| #25 | Replace room air conditioning unit | No. | 1 | 2,640 | 3 | 10 | | | 2,906 | | | | | | | |
| | **External** | | | | | | | | | | | | | | | |
| #26 | Paint external rendered blockwall & timber lattice | m2 | 1,237 | 26 | 2 | 10 | | 33,711 | | | | | | | | |
| #27 | Paint light poles | m | 72 | 17 | 2 | 10 | | 1,309 | | | | | | | | |
| #28 | Paint pergolas | m2 | 150 | 56 | 2 | 10 | | 8,965 | | | | | | | | |
| #29 | Paint road line markings | Item | | 450 | 1 | 5 | 458 | | | | | 557 | | | | |
| #30 | Refurbish BBQ kitchenette | Item | | 5,500 | 2 | 20 | | 5,824 | | | | | | | | |

| ESTIMATED EXPENDITURE | | | | | FR | RC | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Item** | **Description** | **Unit** | **Qty** | **Rate** | **Yr** | **Yrs** | 30.06.26 | 30.06.27 | 30.06.28 | 30.06.29 | 30.06.30 | 30.06.31 | 30.06.32 | 30.06.33 | 30.06.34 | 30.06.35 |
| | | | | | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| #31 | Replace aluminium fence | m | 68 | 191 | 5 | 15 | | | | | 15,482 | | | | | |
| #32 | Replace aluminium gates | No. | 5 | 754 | 5 | 12 | | | | | 4,491 | | | | | |
| #33 | Replace BBQ (approx. 30%) | No. | 1 | 2,750 | 2 | 5 | | 2,911 | | | | | 3,542 | | | |
| #34 | Replace bollard lights (approx. 30%) | No. | 10 | 353 | 3 | 7 | | | 3,885 | | | | | | | 5,112 |
| #35 | Replace brick paving (approx. 5%) | m2 | 58 | 158 | 2 | 3 | | 9,702 | | | 10,913 | | | 12,276 | | |
| #36 | Replace brushwood fence | m | 5 | 373 | 4 | 20 | | | | 2,138 | | | | | | |
| #37 | Replace CCTV system (inc. cameras, dvrs, & monitor) | Item | | 26,950 | 3 | 10 | | | 29,676 | | | | | | | |
| #38 | Replace common plumbing & associate works (allowance) | Item | | 8,000 | 1 | 1 | 8,144 | 8,470 | 8,809 | 9,161 | 9,527 | 9,908 | 10,304 | 10,716 | 11,145 | 11,591 |
| #39 | Replace concrete kerb (approx. 5%) | m | 3 | 68 | 3 | 4 | | | 223 | | | | 261 | | | |
| #40 | Replace concrete paving (minor) | m2 | 19 | 224 | 1 | 12 | 4,329 | | | | | | | | | |
| #41 | Replace driveway entry gate motor | No. | 2 | 2,614 | 3 | 10 | | | 5,756 | | | | | | | |
| #42 | Replace driveway entry gates | No. | 2 | 5,000 | 5 | 15 | | | | | 11,910 | | | | | |
| #43 | Replace external signs | Item | | 4,351 | 6 | 7 | | | | | | 5,389 | | | | |
| #44 | Replace fluorescent light fittings (approx. 10%) | No. | 1 | 372 | 2 | 2 | | 393 | | 425 | | 460 | | 498 | | 539 |
| #45 | Replace irrigation system (part only) | Item | | 3,300 | 4 | 5 | | | | 3,779 | | | | | 4,598 | |
| #46 | Replace letterboxes | Item | | 8,060 | 5 | 20 | | | | | 9,599 | | | | | |
| #47 | Replace membrane to podium slab (approx. 5%) | m2 | 95 | 505 | 1 | 5 | 48,802 | | | | | 59,375 | | | | |
| #48 | Replace membrane to ponds | m2 | 42 | 90 | 3 | 10 | | | 4,144 | | | | | | | |
| #49 | Replace outdoor furniture - allowance | Item | | 6,000 | 2 | 5 | | 6,353 | | | | | 7,729 | | | |
| #50 | Replace pole mounted lights (approx. 30%) | No. | 2 | 712 | 3 | 7 | | | 1,568 | | | | | | | 2,063 |
| #51 | Replace pond pump & filtration | No. | 1 | 971 | 3 | 8 | | | 1,069 | | | | | | | |
| #52 | Replace PVC umbrella | Item | | 5,274 | 4 | 20 | | | | 6,040 | | | | | | |
| #53 | Replace rendered external blockwall to south-west corner (allowance) | Item | | 17,600 | 2 | One off | | 18,635 | | | | | | | | |
| #54 | Replace square metal drain grates | Item | | 1,411 | 9 | 20 | | | | | | | | | 1,965 | |
| #55 | Replace stair handrails (approx. 30%) | m | 9 | 343 | 6 | 12 | | | | | | 3,829 | | | | |
| #56 | Replace timber decking to pond (approx. 50%) | m2 | 6 | 560 | 3 | 8 | | | 3,701 | | | | | | | |
| #57 | Replace timberwork to pergolas | m2 | 46 | 458 | 2 | 20 | | 22,284 | | | | | | | | |
| | **Pool** | | | | | | | | | | | | | | | |
| #58 | Maintain tiling to pool surround (approx. 25%) | m2 | 23 | 351 | 4 | 10 | | | | 9,257 | | | | | | |
| #59 | Regrout joints between tiles to pool surround (approx. 20%) | m2 | 19 | 94 | 2 | 5 | | 1,895 | | | | | 2,306 | | | |
| #60 | Replace automatic chlorinators (approx. 30%) | No. | 1 | 2,550 | 1 | 4 | 2,596 | | | | 3,037 | | | | 3,553 | |
| #61 | Replace electric heater | No. | 1 | 7,467 | 4 | 8 | | | | 8,551 | | | | | | |
| #62 | Replace external tiles (approx. 10%) | m2 | 10 | 255 | 4 | 5 | | | | 2,923 | | | | | 3,556 | |

| ESTIMATED EXPENDITURE | | | | | FR | RC | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Item** | **Description** | **Unit** | **Qty** | **Rate** | **Yr** | **Yrs** | 30.06.26 | 30.06.27 | 30.06.28 | 30.06.29 | 30.06.30 | 30.06.31 | 30.06.32 | 30.06.33 | 30.06.34 | 30.06.35 |
| | | | | | | | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 |
| #63 | Replace pebblecrete finish to pool surface | m2 | 154 | 150 | 4 | 14 | | | | 26,453 | | | | | | |
| #64 | Replace pool / spa filter (approx. 30%) | No. | 1 | 3,080 | 3 | 7 | | | 3,392 | | | | | | | 4,464 |
| #65 | Replace pool / spa pump (approx. 30%) | No. | 1 | 1,430 | 1 | 3 | 1,456 | | | 1,638 | | | 1,843 | | | 2,073 |
| #66 | Replace shade sail to the pool area | m2 | 38 | 180 | 8 | 8 | | | | | | | | 9,163 | | |
| #67 | Replace spa blower | No. | 1 | 1,867 | 2 | 4 | | 1,977 | | | | 2,313 | | | | 2,706 |
| #68 | Replace tiled pool / spa surface | m2 | 36 | 399 | 4 | 14 | | | | 16,442 | | | | | | |
| | **Roof** | | | | | | | | | | | | | | | |
| #69 | Replace downpipes (approx. 30%) | m | 114 | 135 | 15 | 12 | | | | | | | | | | |
| #70 | Replace gutters & downpipes (allowance) | Item | | 224,455 | 3 | One off | | | 247,154 | | | | | | | |
| #71 | Replace gutters (approx. 30%) | m | 254 | 205 | 15 | 12 | | | | | | | | | | |
| #72 | Replace metal roof sheeting (allowance) | m2 | 2,600 | 364 | 10 | One off | | | | | | | | | | 1,370,707 |
| #73 | Replace roof mounted exhuast fan (2 No.) | No. | 2 | 2,354 | 1 | 1 | 4,793 | 4,985 | 5,184 | 5,391 | 5,607 | 5,831 | 6,064 | 6,307 | 6,559 | 6,821 |
| #74 | Replace television aerial | No. | 4 | 1,160 | 6 | 15 | | | | | | 5,748 | | | | |
| | **Stair Canopies** | | | | | | | | | | | | | | | |
| #75 | Maintain floor tiles (allowance) | m2 | 22 | 227 | 1 | 1 | 5,090 | 5,294 | 5,506 | 5,726 | 5,955 | 6,193 | 6,441 | 6,699 | 6,967 | 7,246 |
| #76 | Replace balustrade to stair | m | 180 | 627 | 15 | One off | | | | | | | | | | |
| #77 | Replace ceiling mounted light fittings (approx. 10%) | No. | 3 | 202 | 2 | 2 | | 641 | | 693 | | 750 | | 811 | | 877 |
| | **Tennis court** | | | | | | | | | | | | | | | |
| #78 | Replace enclosure to tennis court (inc. gate) | m | 100 | 350 | 15 | 15 | | | | | | | | | | |
| #79 | Replace tennis court lamp (approx. 50%) | No. | 2 | 1,000 | 9 | 5 | | | | | | | | | 2,787 | |
| #80 | Replace tennis court net & posts | Item | | 2,055 | 3 | 6 | | | 2,262 | | | | | | 2,862 | |
| #81 | Replace tennis court surface - Supergrasse | No. | 1 | 33,366 | 9 | 15 | | | | | | | | | 46,488 | |
| | **Toilets** | | | | | | | | | | | | | | | |
| #82 | Refurbish bathrooms | Item | | 32,000 | 2 | 20 | | 33,881 | | | | | | | | |
| #83 | Replace ceiling mounted light fittings (approx. 10%) | No. | 1 | 202 | 2 | 2 | | 213 | | 230 | | 249 | | 269 | | 291 |
| | **Miscellaneous** | | | | | | | | | | | | | | | |
| #84 | Tax credit claim for GST component | | | | | | -9,941 | -19,293 | -73,952 | -20,511 | -11,997 | -14,208 | -15,381 | -7,736 | -13,670 | -132,564 |
| #85 | Anticipated miscellaneous expenses | | | | | | 24,542 | 25,524 | 26,545 | 27,607 | 28,711 | 29,860 | 31,054 | 32,296 | 33,588 | 34,931 |
| | **Total** | | | | | | **99,410** | **192,932** | **739,518** | **205,107** | **119,969** | **142,077** | **153,810** | **77,360** | **136,701** | **1,325,644** |

| ESTIMATED EXPENDITURE | | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|
| Item | Description | 30.06.36 | 30.06.37 | 30.06.38 | 30.06.39 | 30.06.40 |
| | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
| | **Building** | | | | | |
| #1 | Paint building facade | | | 629,298 | | |
| #2 | Paint timber doors and frames | | 23,312 | | | |
| #3 | Replace aluminium windows | | 2,262,764 | | | |
| #4 | Replace balustrade to units | | | | | 358,220 |
| #5 | Replace door hardware (approx. 2.5%) | 2,752 | 2,862 | 2,976 | 3,095 | 3,219 |
| #6 | Replace fire hose reel and nozzle (approx. 50%) | | | 2,872 | | |
| #7 | Replace MATV system components | | | | | |
| #8 | Replace single garage door | | | | | |
| #9 | Replace timber doors (approx. 10%) | | 16,738 | | | |
| #10 | Replace window hardware & reseal window (approx. 10%) | 7,542 | | | | |
| #11 | Washdown building facade | | | | | |
| | **Carpark** | | | | | |
| #12 | Replace batteries to generator/pumps | 994 | | 1,075 | | 1,163 |
| #13 | Replace carpark main entry door | | | | | |
| #14 | Replace carpark main entry door motor | | | | | 4,364 |
| #15 | Replace electrical main switchboard | | | | | |
| #16 | Replace emergency light fittings (approx. 25%) | | | 1,972 | | |
| #17 | Replace fire booster pump | | | | | |
| #18 | Replace fire jacking pump - medium | | | | | |
| #19 | Replace fire jacking pump - small | | | | | 2,205 |
| #20 | Replace fluorescent light fittings (approx. 5%) | 2,243 | 2,333 | 2,426 | 2,523 | 2,624 |
| #21 | Replace metal ventilation louvres (approx. 30%) | | | | | |
| #22 | Replace sewerage pump | | | | | |
| #23 | Replace wall mounted light fittings to steps (approx. 30%) | | 300 | | | |
| | **Club house** | | | | | |
| #24 | Replace furniture - allowance | | | | | |
| #25 | Replace room air conditioning unit | | | 4,302 | | |
| | **External** | | | | | |
| #26 | Paint external rendered blockwall & timber lattice | | 49,901 | | | |
| #27 | Paint light poles | | 1,938 | | | |
| #28 | Paint pergolas | | 13,270 | | | |
| #29 | Paint road line markings | 678 | | | | |
| #30 | Refurbish BBQ kitchenette | | | | | |

| ESTIMATED EXPENDITURE | | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|
| **Item** | **Description** | 30.06.36 | 30.06.37 | 30.06.38 | 30.06.39 | 30.06.40 |
| | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
| #31 | Replace aluminium fence | | | | | |
| #32 | Replace aluminium gates | | | | | |
| #33 | Replace BBQ (approx. 30%) | | 4,309 | | | |
| #34 | Replace bollard lights (approx. 30%) | | | | | |
| #35 | Replace brick paving (approx. 5%) | 13,809 | | | 15,533 | |
| #36 | Replace brushwood fence | | | | | |
| #37 | Replace CCTV system (inc. cameras, dvrs, & monitor) | | | 43,928 | | |
| #38 | Replace common plumbing & associate works (allowance) | 12,055 | 12,537 | 13,038 | 13,560 | 14,102 |
| #39 | Replace concrete kerb (approx. 5%) | 305 | | | | 357 |
| #40 | Replace concrete paving (minor) | | | 6,931 | | |
| #41 | Replace driveway entry gate motor | | | 8,520 | | |
| #42 | Replace driveway entry gates | | | | | |
| #43 | Replace external signs | | | 7,092 | | |
| #44 | Replace fluorescent light fittings (approx. 10%) | | 583 | | 631 | |
| #45 | Replace irrigation system (part only) | | | | 5,594 | |
| #46 | Replace letterboxes | | | | | |
| #47 | Replace membrane to podium slab (approx. 5%) | 72,239 | | | | |
| #48 | Replace membrane to ponds | | | 6,134 | | |
| #49 | Replace outdoor furniture - allowance | | 9,404 | | | |
| #50 | Replace pole mounted lights (approx. 30%) | | | | | |
| #51 | Replace pond pump & filtration | 1,463 | | | | |
| #52 | Replace PVC umbrella | | | | | |
| #53 | Replace rendered external blockwall to south-west corner (allowance) | | | | | |
| #54 | Replace square metal drain grates | | | | | |
| #55 | Replace stair handrails (approx. 30%) | | | | | |
| #56 | Replace timber decking to pond (approx. 50%) | 5,065 | | | | |
| #57 | Replace timberwork to pergolas | | | | | |
| | **Pool** | | | | | |
| #58 | Maintain tiling to pool surround (approx. 25%) | | | | 13,703 | |
| #59 | Regrout joints between tiles to pool surround (approx. 20%) | | 2,806 | | | |
| #60 | Replace automatic chlorinators (approx. 30%) | | | 4,157 | | |
| #61 | Replace electric heater | | 11,703 | | | |
| #62 | Replace external tiles (approx. 10%) | | | | 4,326 | |

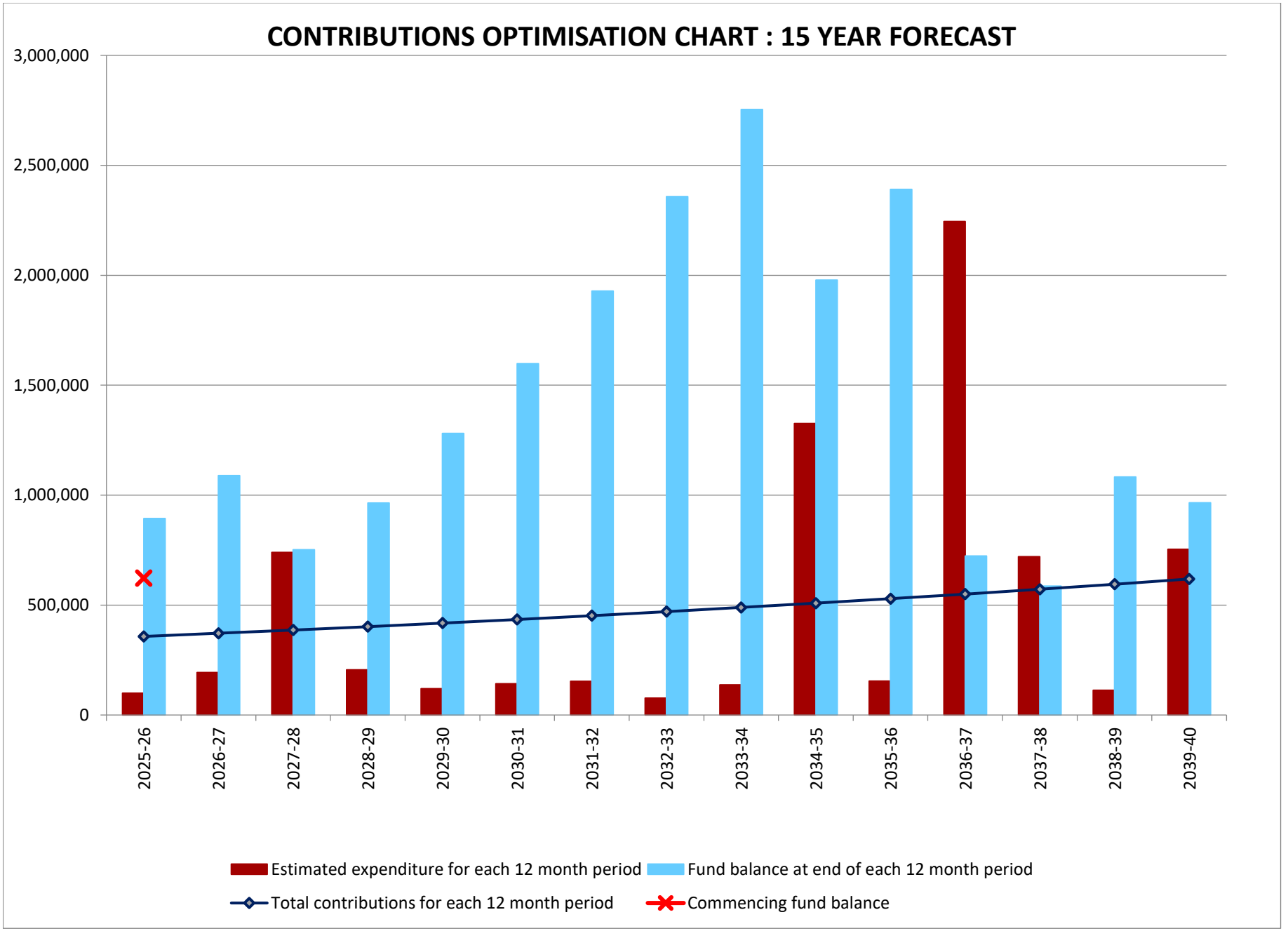
| ESTIMATED EXPENDITURE | | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending | 12 mths ending |
|---|---|---|---|---|---|---|
| **Item** | **Description** | 30.06.36 | 30.06.37 | 30.06.38 | 30.06.39 | 30.06.40 |
| | | Year 11 | Year 12 | Year 13 | Year 14 | Year 15 |
| #63 | Replace pebblecrete finish to pool surface | | | | | |
| #64 | Replace pool / spa filter (approx. 30%) | | | | | |
| #65 | Replace pool / spa pump (approx. 30%) | | | 2,332 | | |
| #66 | Replace shade sail to the pool area | | | | | |
| #67 | Replace spa blower | | | | 3,166 | |
| #68 | Replace tiled pool / spa surface | | | | | |
| | **Roof** | | | | | |
| #69 | Replace downpipes (approx. 30%) | | | | | 27,048 |
| #70 | Replace gutters & downpipes (allowance) | | | | | |
| #71 | Replace gutters (approx. 30%) | | | | | 91,984 |
| #72 | Replace metal roof sheeting (allowance) | | | | | |
| #73 | Replace roof mounted exhuast fan (2 No.) | 7,094 | 7,378 | 7,673 | 7,980 | 8,299 |
| #74 | Replace television aerial | | | | | |
| | **Stair Canopies** | | | | | |
| #75 | Maintain floor tiles (allowance) | 7,536 | 7,837 | 8,150 | 8,476 | 8,815 |
| #76 | Replace balustrade to stair | | | | | 199,011 |
| #77 | Replace ceiling mounted light fittings (approx. 10%) | | 949 | | 1,026 | |
| | **Tennis court** | | | | | |
| #78 | Replace enclosure to tennis court (inc. gate) | | | | | 61,703 |
| #79 | Replace tennis court lamp (approx. 50%) | | | | 3,391 | |
| #80 | Replace tennis court net & posts | | | | | 3,621 |
| #81 | Replace tennis court surface - Supergrasse | | | | | |
| | **Toilets** | | | | | |
| #82 | Refurbish bathrooms | | | | | |
| #83 | Replace ceiling mounted light fittings (approx. 10%) | | 315 | | 341 | |
| | **Miscellaneous** | | | | | |
| #84 | Tax credit claim for GST component | -15,464 | -224,456 | -72,015 | -11,292 | -75,385 |
| #85 | Anticipated miscellaneous expenses | 36,329 | 37,782 | 39,293 | 40,865 | 42,499 |
| | **Total** | **154,640** | **2,244,565** | **720,154** | **112,918** | **753,849** |

# RECOMMENDED LOT CONTRIBUTIONS FOR FIRST 10 YEARS OF FORECAST

| Lot No. | Entitl. | 2025-26 | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| L1 | 80 | 6,496.04 | 6,755.89 | 7,026.13 | 7,307.16 | 7,599.45 | 7,903.44 | 8,219.56 | 8,548.35 | 8,890.29 | 9,245.89 |
| L2 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L3 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L4 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L5 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L6 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L7 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L8 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L9 | 61 | 4,953.23 | 5,151.37 | 5,357.42 | 5,571.71 | 5,794.58 | 6,026.37 | 6,267.42 | 6,518.11 | 6,778.85 | 7,049.99 |
| L10 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L11 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L12 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L13 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L14 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L15 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L16 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L17 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L18 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L19 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L20 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L21 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L22 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L23 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L24 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L25 | 64 | 5,196.83 | 5,404.71 | 5,620.90 | 5,845.73 | 6,079.56 | 6,322.75 | 6,575.65 | 6,838.68 | 7,112.23 | 7,396.71 |
| L26 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L27 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L28 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L29 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L30 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L31 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L32 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L33 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L34 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |
| L35 | 76 | 6,171.23 | 6,418.10 | 6,674.82 | 6,941.81 | 7,219.48 | 7,508.26 | 7,808.59 | 8,120.93 | 8,445.78 | 8,783.60 |

| Lot No. | Entitl. | 2025-26 | *2026-27* | *2027-28* | *2028-29* | *2029-30* | *2030-31* | *2031-32* | *2032-33* | *2033-34* | *2034-35* |
|---|---|---|---|---|---|---|---|---|---|---|---|
| L36 | 76 | 6,171.23 | *6,418.10* | *6,674.82* | *6,941.81* | *7,219.48* | *7,508.26* | *7,808.59* | *8,120.93* | *8,445.78* | *8,783.60* |
| L37 | 76 | 6,171.23 | *6,418.10* | *6,674.82* | *6,941.81* | *7,219.48* | *7,508.26* | *7,808.59* | *8,120.93* | *8,445.78* | *8,783.60* |
| L38 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L39 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L40 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L41 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L42 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L43 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L44 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L45 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L46 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L47 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L48 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L49 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L50 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L51 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L52 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L53 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L54 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L55 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L56 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L57 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L58 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L59 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L60 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| L61 | 79 | 6,414.84 | *6,671.44* | *6,938.30* | *7,215.82* | *7,504.46* | *7,804.64* | *8,116.82* | *8,441.49* | *8,779.16* | *9,130.32* |
| Totals | 4400 | $357,282.00 | *$371,574.00* | *$386,437.00* | *$401,894.00* | *$417,970.00* | *$434,689.00* | *$452,076.00* | *$470,159.00* | *$488,966.00* | *$508,524.00* |

*If GST is payable on the levies or discounts are offered for early payment, these amounts need to be added to our Total Recommended Contributions when calculating the levies.
*If acquisitions, upgrades, etc. are not included in this report, the cost of these items needs to be added to our Total Recommended Contributions when calculating the levies.
*The contributions for future years should be reviewed on an annual basis to ensure that they take into account changing circumstances.


CONTRIBUTIONS OPTIMISATION CHART : 15 YEAR FORECAST
3,000,000
2,500,000
2,000,000
1,500,000
1,000,000
500,000
0
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
Estimated expenditure for each 12 month period
Fund balance at end of each 12 month period
Total contributions for each 12 month period
Commencing fund balance

# SITE PHOTOGRAPHS

# PREAMBLE CLAUSES

**1.00 PURPOSE OF SINKING FUND FORECAST**

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

**2.00 LEGISLATION**

This survey has been prepared with reference to the Body Corporate and Community Management Act 1997. It does not take into account the impact of future changes to this legislation or to other relevant legislation (eg. The Work Place Health and Safety Legislation).

**3.00 THE GOODS AND SERVICES TAX**

All cost estimates contained in Section 2 of this report include an allowance for GST.
If the body corporate is a registered entity for GST puposes, allowance has been made for the fact that the body corporate will be entitled to claim GST tax credits.

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

**4.00 BASIS OF FORECAST**

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

The cost allowances in this report are our best estimate of the likely future costs, based on the information available to us at this date. These cost estimates may be impacted by factors that cannot be reasonably foreseen at this time. Common examples of such factors include unusual market conditions at the time of the works, associated remedial works being required, special access or scaffolding being required or the body corporate choosing to vary the repaired or replaced infrastructure. Further, when competitive quotes are sought, there is normally a variation between the quoted prices.

For these reasons we recommend that the body corporate obtain competitive quotes for major work items (including the external painting) at least twelve months in advance of the forecast work date.

**5.00 STRUCTURAL DEFECTS, ASBESTOS, FLAMMABLE MATERIALS AND REFURBISHMENTS**

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage.

This report does not include an asbestos or a flammable material detection survey. If such materials are present, no allowance has been made for the cost of their removal, or for the installation of systems required to safely manage their continued presence. Identifying the presence of such materials and the steps required if they are present is a specialist service. We will include an allowance for these costs only if the owners corporation has provided us with the budgeted costs.

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

**6.00 ADMINISTRATIVE BUDGET ITEMS NOT INCLUDED**

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

**7.00 CONTRIBUTION SCHEDULE**

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

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

The contributions shown in italics in Section 3 are draft figures only which should be reviewed on an annual basis to take into consideration actual expenses incurred, the actual sinking fund balance and additions or changes to the building.

**8.00 OPENING SINKING FUND BALANCE**

The opening sinking fund balance used in the forecast is the last known balance shown in the body corporate records.

**9.00 ANTICIPATED MISCELLANEOUS EXPENSES**

There is a range of non-recurrent capital expenses which it is reasonable to believe will occur during the forecast period but which it is not practical to show individually as line items in the Expected Requirements table. Typically these are smaller value works and/or works that have irregular timing frequencies (for example, repair call-outs on major equipment not covered by comprehensive maintenance contracts). We have included an averaged annual allowance for these in each year.

The anticipated miscellaneous expenses allowance is not intended to cover possible future expenses (such as structural defects or concrete cancer) when there is not sufficient factual basis for us to reasonably assess them as being required during the forecast period. Nor is the allowance intended to cover the increased cost of other works due to unanticipated factors such as changes to the scope of works.

**10.00 FORECAST PERIOD**

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

**11.00 EXPLANATION OF ABBREVIATIONS**

The sinking fund forecast uses the following abbreviations :

FR: First Replacement
RC: Replacement Cycle

**12.00 PLAN AND FORECAST PERIOD**

**12.01** The term 'plan', shown on the first page of this report, refers to the period for which levies have been calculated.

**12.02** The term 'forecast', shown on the first page of this report, refers to the period of time over which maintenance and repair costs are assessed.

**12.03** This report includes only work items that are expected to occur during the report forecast period. Items of work expected to occur at a date further into the future will be added at a later date as part of the ongoing forecast update process.

**13.00 INSPECTION INFORMATION**

Please note the following information relating to this forecast.

**13.01** Our report is based on data collected on site at the date of inspection.

**13.02** The survey has been prepared with reference to the plan .
Supplementary architectural drawings were not provided during the survey preparation.

**13.03** The recommendations in this report are based on a visual inspection of the development undertaken from the ground level and accessible building areas. No physically destructive or intrusive testing was carried out.

**13.04** Our inspection of roofs is limited to a visual inspection of the roof areas we can sight from the ground or general pedestrian areas. Unless you provide additional information, our roofing allowances are based on typical roof lifecycle costs. We recommend that you undertake a roofing audit at periodic intervals and provide us with the resulting replacement recommendations (where applicable).

**13.05** The allowance for painting does not include for special hoarding or other special safety provision that may be a requirement of the local council.

**13.06** If your building has a lift it has been assumed that the lift plant and equipment is covered by a comprehensive service agreement. Please inform our office if this is not the case.

**13.07** The item included in the forecast for the replacement of underground pipework is a contingency allowance only. The location of the pipework and its condition were unable to be determined.

**13.08** Assuming materials and workmanship were of a reasonable standard during construction, some infrastructure items should only require partial ongoing replacement or repair during the forecast period. For these items, an estimated percentage of the total quantity/cost has been used to allow for the partial replacement or repair of these items. (This allowance may change in future forecasts to reflect a greater maintenance requirement during those future periods.)

For some other items we may have allowed to repair/replace a percentage of an item or items on a progressive basis (for example, light fittings) if it is reasonable to assume that all of the item or items will not be repaired or replaced at the same time.

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

**14.00** Please note that no allowance has been made for the marina, as we have been advised that it is covered under a separate sinking fund. Kindly inform our office if this is not the case.

**15.00** Our understanding is that the Body Corporate has assumed responsibility for all external windows and doors to the façade. We have included an allowance for the replacement of all external windows and doors.