



Proposed Budget & Contribution Schedule For:
DICKSON INTERCHANGE DEVELOPMENT - RESIDENTIAL
CANBERRA A.C.T.

Prepared by Vantage Strata Pty Ltd:
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ADMINISTRATION FUND		
CATEGORY	Amount	
	Year 1	Year 2
<u>EXPENSES</u>		
BANK FEES & CHARGES	\$ 300.00	\$ 310.50
BAS PREP/LODGMET	\$ 400.00	\$ 414.00
BUILDING DEFECTS REPORT	\$ 5,000.00	\$ -
BUILDING LINK SOFTWARE	\$ 2,500.00	\$ 2,587.50
CLEANING - GENERAL	\$ 65,000.00	\$ 67,275.00
ELECTRICITY - COMMON AREAS	\$ 22,000.00	\$ 22,770.00
FEES & PERMITS	\$ 250.00	\$ 250.00
FIRE MONITORING	\$ -	\$ 2,000.00
FIRE PROTECTION (Common Hallways)	\$ 2,000.00	\$ 8,000.00
MAINTENANCE - ELECTRICAL, BULBS, EMERGENCY LIGHTS, RCD TESTING, THERMAL SCANNING, SWITCHBOARDS	\$ 1,500.00	\$ 6,500.00
MAINTENANCE - GENERAL BUILDING	\$ 2,000.00	\$ 2,070.00
MAINTENANCE - LIFT	\$ 1,000.00	\$ 10,000.00
MAINTENANCE - GENERAL PLUMBING	\$ 1,500.00	\$ 1,552.50
MAINTENANCE - PUMPS, VALVES, BOILERS, BACKFLOW PREVENTION	\$ 2,000.00	\$ 6,000.00
MANAGEMENT FEES	\$ 38,250.00	\$ 39,588.75
MISCELLANEOUS (Sundries)	\$ 250.00	\$ 250.00
ACCESS CONTROL ADMIN	\$ 2,500.00	\$ 2,500.00
SINKING FUND FORECAST REPORT	\$ 2,000.00	\$ -
TAX LODGMET	\$ 200.00	\$ 207.00
TELEPHONE LINES - LIFTS, FIP, HOT WATER	\$ 2,100.00	\$ 2,173.50
WASTE MANAGEMENT & BIN / ENCLOSURE CLEANING	\$ 17,500.00	\$ 18,112.50
WATER CONSUMPTION	\$ 32,000.00	\$ 33,120.00
CONTRIBUTION TO STRATUM BUDGET	\$ 56,817.86	\$ 56,198.28
CONTINGENCY / SINKING FUND CONTRIBUTION	\$ 15,000	\$ 20,000
GST 10%	\$ 27,207	\$ 30,188
Totals	\$ 299,275	\$ 332,067

SF No.	Shared Facility	Residential Stratum Share	Childcare Stratum	Office Stratum Share	Year 1 Budget Allocation	Residential Stratum Contribution	Childcare Stratum Contribution	Office Stratum Contribution	Year 2 Budget Allocation	Residential Stratum Contribution	Childcare Stratum Contribution	Office Stratum Contribution
TBA	Car Park Fans	36%	6%	58%	\$ 4,000.00	\$ 1,440.00	\$ 240.00	\$ 2,320.00	\$ 4,140.00	\$ 1,490.40	248.4	2401.2
TBA	Carpark Accessway Costs	36%	6%	58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBA	Carpark Management	36%	6%	58%	\$ 21,500.00	\$ 7,740.00	\$ 1,290.00	\$ 12,470.00	\$ 22,252.50	\$ 8,010.90	\$ 1,335.15	\$ 12,906.45
TBA	Cleaning - Carpark Access Ways	86%	14%	0%	\$ 6,250.00	\$ 5,375.00	\$ 875.00	\$ -	\$ 6,468.75	\$ 5,563.13	\$ 905.63	\$ -
TBA	Electrical Consumption - Basement	36%	6%	58%	\$ 12,500.00	\$ 4,500.00	\$ 750.00	\$ 7,250.00	\$ 12,937.50	\$ 4,657.50	\$ 776.25	\$ 7,503.75
TBA	Electrical Infrastructure - Basement	36%	6%	58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBA	Fire Stairs - Mixed Use Building	86%	14%	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBA	Facilities & Building Management Services	36%	6%	58%	\$ 30,000.00	\$ 10,800.00	\$ 1,800.00	\$ 17,400.00	\$ 31,050.00	\$ 11,178.00	\$ 1,863.00	\$ 18,009.00
TBA	Fire Control Monitoring - Basement	36%	6%	58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBA	Fire Control System - Basement	36%	6%	58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TBA	Insurance	86%	14%	0%	\$ 20,000.00	\$ 17,142.86	\$ 2,857.14	\$ -	\$ 20,700.00	\$ 17,742.86	\$ 2,957.14	\$ -
TBA	Insurance Valuation	36%	6%	58%	\$ 3,500.00	\$ 1,260.00	\$ 210.00	\$ 2,030.00	\$ -	\$ -	\$ -	\$ -
TBA	Maintenance Lift	0%	0%	100%	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
TBA	Path & Entry Management - Call center assistance	36%	6%	58%	\$ 10,000.00	\$ 3,600.00	\$ 600.00	\$ 5,800.00	\$ 10,350.00	\$ 3,726.00	\$ 621.00	\$ 6,003.00
TBA	Strata Management Services	36%	6%	58%	\$ 7,500.00	\$ 2,700.00	\$ 450.00	\$ 4,350.00	\$ 7,762.50	\$ 2,794.50	\$ 465.75	\$ 4,502.25
TBA	Building Consultants & Reports	36%	6%	58%	\$ 3,500.00	\$ 1,260.00	\$ 210.00	\$ 2,030.00	\$ -	\$ -	\$ -	\$ -
TBA	Waste Room - Commercial	50%	50%	0%	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ -	\$ 2,070.00	\$ 1,035.00	\$ 1,035.00	\$ -
TBA	Substation	36%	6%	58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	For GST & Contingency refer to Combined Schedule				\$ 121,250.00	\$ 56,817.86	\$ 10,282.14	\$ 54,150.00	\$ 122,731.25	\$ 56,198.28	\$ 10,207.32	\$ 56,325.65



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Unit	Reference	Unit Ent.	Contribution Year 1	Contribution Year 2
1	201	59	\$1,765.72	\$1,959.20
2	202	128	\$3,830.72	\$4,250.46
3	203	108	\$3,232.17	\$3,586.33
4	204	86	\$2,573.76	\$2,855.78
5	205	96	\$2,873.04	\$3,187.85
6	206	64	\$1,915.36	\$2,125.23
7	207	84	\$2,513.91	\$2,789.37
8	208	58	\$1,735.79	\$1,925.99
9	209	58	\$1,735.79	\$1,925.99
10	210	84	\$2,513.91	\$2,789.37
11	211	69	\$2,065.00	\$2,291.27
12	212	96	\$2,873.04	\$3,187.85
13	213	62	\$1,855.50	\$2,058.92
14	214	102	\$3,052.60	\$3,387.09
15	215	54	\$1,616.08	\$1,793.16
16	216	96	\$2,873.04	\$3,187.85
17	217	63	\$1,885.43	\$2,092.03
18	301	65	\$1,945.29	\$2,158.44
19	302	130	\$3,890.57	\$4,316.88
20	303	109	\$3,262.09	\$3,619.54
21	304	97	\$2,902.96	\$3,221.05
22	305	97	\$2,902.96	\$3,221.05
23	306	71	\$2,124.85	\$2,357.68
24	307	85	\$2,543.83	\$2,822.57
25	308	64	\$1,915.36	\$2,125.23
26	309	64	\$1,915.36	\$2,125.23
27	310	85	\$2,543.83	\$2,822.57
28	311	71	\$2,124.85	\$2,357.68
29	312	97	\$2,902.96	\$3,221.05
30	313	67	\$2,005.14	\$2,224.85
31	314	103	\$3,082.53	\$3,420.30
32	315	55	\$1,646.01	\$1,826.37
33	316	97	\$2,902.96	\$3,221.05
34	317	70	\$2,094.92	\$2,324.47
35	401	66	\$1,975.21	\$2,191.65
36	402	132	\$3,950.43	\$4,383.29
37	403	116	\$3,471.59	\$3,851.98
38	404	99	\$2,962.82	\$3,287.47
39	405	99	\$2,962.82	\$3,287.47
40	406	72	\$2,154.78	\$2,390.89
41	407	86	\$2,573.76	\$2,855.78
42	408	65	\$1,945.29	\$2,158.44
43	409	65	\$1,945.29	\$2,158.44
44	410	86	\$2,573.76	\$2,855.78
45	411	72	\$2,154.78	\$2,390.89
46	412	99	\$2,962.82	\$3,287.47
47	413	68	\$2,035.07	\$2,258.06
48	414	110	\$3,292.02	\$3,652.74
49	415	56	\$1,675.94	\$1,859.58
50	416	99	\$2,962.82	\$3,287.47
51	417	71	\$2,124.85	\$2,357.68
52	501	68	\$2,035.07	\$2,258.06
53	502	134	\$4,010.28	\$4,449.70
54	503	118	\$3,531.44	\$3,918.40
55	504	105	\$3,142.38	\$3,486.71
56	505	101	\$3,022.67	\$3,353.88
57	506	73	\$2,184.70	\$2,424.09
58	507	87	\$2,603.69	\$2,888.99
59	508	66	\$1,975.21	\$2,191.65
60	509	66	\$1,975.21	\$2,191.65
61	510	87	\$2,603.69	\$2,888.99
62	511	73	\$2,184.70	\$2,424.09
63	512	101	\$3,022.67	\$3,353.88
64	513	69	\$2,065.00	\$2,291.27
65	514	112	\$3,351.88	\$3,719.16
66	515	57	\$1,705.87	\$1,892.78
67	516	105	\$3,142.38	\$3,486.71
68	517	72	\$2,154.78	\$2,390.89
69	601	69	\$2,065.00	\$2,291.27
70	602	138	\$4,129.99	\$4,582.53
71	603	120	\$3,591.30	\$3,984.81
72	604	107	\$3,202.24	\$3,553.12
73	605	103	\$3,082.53	\$3,420.30
74	606	74	\$2,214.63	\$2,457.30
75	607	89	\$2,663.54	\$2,955.40
76	608	69	\$2,065.00	\$2,291.27
77	609	69	\$2,065.00	\$2,291.27
78	610	89	\$2,663.54	\$2,955.40
79	611	74	\$2,214.63	\$2,457.30
80	612	103	\$3,082.53	\$3,420.30
81	613	70	\$2,094.92	\$2,324.47
82	614	114	\$3,411.73	\$3,785.57
83	615	58	\$1,735.79	\$1,925.99
84	616	107	\$3,202.24	\$3,553.12
85	617	73	\$2,184.70	\$2,424.09
86	701	71	\$2,124.85	\$2,357.68
87	702	142	\$4,249.70	\$4,715.36
88	703	121	\$3,621.22	\$4,018.02
89	704	109	\$3,262.09	\$3,619.54
90	705	104	\$3,112.46	\$3,453.50
91	706	76	\$2,274.49	\$2,523.71
92	707	91	\$2,723.40	\$3,021.81
93	708	70	\$2,094.92	\$2,324.47
94	709	70	\$2,094.92	\$2,324.47
95	710	91	\$2,723.40	\$3,021.81
96	711	76	\$2,274.49	\$2,523.71
97	712	106	\$3,172.31	\$3,519.92
98	713	72	\$2,154.78	\$2,390.89
99	714	116	\$3,471.59	\$3,851.98
100	715	60	\$1,795.65	\$1,992.40
101	716	109	\$3,262.09	\$3,619.54
102	717	75	\$2,244.56	\$2,490.51
103	FB	151	\$4,519.05	\$5,014.22
104	FB	485	\$14,514.82	\$16,105.27
105	FB	190	\$5,686.22	\$6,309.28
106	Retail	131	\$3,920.50	\$4,350.08
107	Retail	64	\$1,915.36	\$2,125.23
108	Retail	39	\$1,167.17	\$1,295.06
109	Retail	51	\$1,526.30	\$1,693.54
110	Retail	55	\$1,646.01	\$1,826.37
110		10000	\$299,274.64	\$332,067.49

Administration Fund		
Y1	Y2	Aggregate Entitlements
\$ 299,274.64	\$ 332,067.49	10000

Note:	The above schedule is based upon estimates of Lot Entitlements which rely on the draft Entitlements provided at the time of preparing the budget. A licensed valuer will be required to update the actual schedule of entitlements prior to registration.
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SUPPORTING NOTES

Bank Fees & Charges, Bas Prep, Tax Lodgment, and Management Fees	
Building Defects Report	
Building Link Software	
Cleaning - Basement/Parking Areas	
Cleaning - General	
Cleaning - Windows	
Electricity - Common Areas	
Fees & Permits	
Maintenance - Electrical, Bulbs, Emergency Lights, RCD Testing, Thermal Scanning, Switchboards	
Maintenance - General Building & General Plumbing	
Maintenance - Grounds & Garden Contract	
Maintenance - Pumps, Valves, Boilers, Backflow Prevention	
Maintenance Lift	
Miscellaneous	
Security - Keys & Swipes	
Sinking Fund Forecast Report	
Telephone (Lifts, FIP, Hot Water)	
Waste Management & Bin / Enclosure Cleaning	
Water	
Shared Facilities Contribution - Stratum	
Car Park Fans	
Carpark Accessway Costs	
Carpark Management	
Cleaning - Carpark Access Ways	
Electrical Consumption - Basement	
Electrical Infrastructure - Basement	
Fire Stairs - Mixed Use Building	
Facilities & Building Management Services	
Fire Control Monitoring - Basement	
Fire Control System - Basement	
Insurance	
Insurance Valuation	
Path & Entry Management - Call center assistance	
Strata Management Services	
Building Consultants & Reports	
Waste Room - Commercial	
Substation	