



BUILDING ▲ TRUST

Proposed Budget & Contribution Schedule For:
BLOCK 9 SECTION 50 MACQUARIE ACT
'Parc.'

Prepared by Vantage Strata Pty Ltd:
 Corner of Giles St & Jardine St
 KINGSTON ACT 2604

ADMINISTRATION FUND		
CATEGORY	Amount	
	Year 1	Year 2
<u>EXPENSES</u>		
BANK FEES & CHARGES	\$ 300.00	\$ 310.50
BAS PREP/LODGMNT	\$ 400.00	\$ 414.00
BUILDING MANAGEMENT	\$ 30,328.00	\$ 31,389.48
CLEANING - BASEMENT	\$ -	\$ 3,000.00
CLEANING - GENERAL	\$ 45,000.00	\$ 46,575.00
CLEANING - WINDOWS	\$ -	\$ 7,500.00
ELECTRICITY - COMMON AREAS	\$ 19,000.00	\$ 19,665.00
FEES & PERMITS	\$ 250.00	
FIRE MONITORING	\$ -	\$ 2,000.00
FIRE PROTECTION	\$ 1,000.00	\$ 3,000.00
INSURANCE - BUILDING & PL	\$ 25,000.00	\$ 26,250.00
MAINTENANCE - ELECTRICAL	\$ 1,000.00	\$ 1,035.00
MAINTENANCE - GENERAL BUILDING	\$ 1,500.00	\$ 1,575.00
MAINTENANCE - GROUNDS & MOWING	\$ 6,600.00	\$ 6,930.00
MAINTENANCE - LIFT	\$ 1,000.00	\$ 13,500.00
MAINTENANCE - PLUMBING	\$ 1,500.00	\$ 1,575.00
MAINTENANCE - PUMPS/PLANT	\$ 1,000.00	\$ 2,500.00
MISCELLANEOUS (Sundries)	\$ 250.00	\$ 250.00
SECURITY - KEYS & SWIPES	\$ 250.00	\$ -
SINKING FUND FORECAST REPORT	\$ 1,350.00	\$ -
STRATA MANAGEMENT	\$ 29,100.00	\$ 31,050.00
TELEPHONE LINES - LIFTS, FIP, HOT WATER	\$ 2,400.00	\$ 2,520.00
WASTE MANAGEMENT & ENCLOSURE CLEANING	\$ 1,000.00	\$ 1,050.00
WATER CONSUMPTION	\$ 19,500.00	\$ 20,475.00
CONTINGENCY / SINKING FUND CONTRIBUTION	\$ 10,000	\$ 15,000
GST 10%	\$ 19,773	\$ 23,756
Totals	\$ 217,501	\$ 261,320



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Unit	UES	Budget Year 1	Budget Year 2
1	83	\$1,805.26	\$2,168.96
2	86	\$1,870.51	\$2,247.36
3	56	\$1,218.00	\$1,463.39
4	96	\$2,088.01	\$2,508.68
5	104	\$2,262.01	\$2,717.73
6	83	\$1,805.26	\$2,168.96
7	84	\$1,827.01	\$2,195.09
8	87	\$1,892.26	\$2,273.49
9	55	\$1,196.25	\$1,437.26
10	96	\$2,088.01	\$2,508.68
11	106	\$2,305.51	\$2,770.00
12	84	\$1,827.01	\$2,195.09
13	86	\$1,870.51	\$2,247.36
14	89	\$1,935.76	\$2,325.75
15	57	\$1,239.75	\$1,489.53
16	98	\$2,131.51	\$2,560.94
17	107	\$2,327.26	\$2,796.13
18	86	\$1,870.51	\$2,247.36
19	89	\$1,935.76	\$2,325.75
20	120	\$2,610.01	\$3,135.84
21	110	\$2,392.51	\$2,874.52
22	89	\$1,935.76	\$2,325.75
23	78	\$1,696.51	\$2,038.30
24	98	\$2,131.51	\$2,560.94
25	83	\$1,805.26	\$2,168.96
26	103	\$2,240.26	\$2,691.60
27	92	\$2,001.01	\$2,404.15
28	77	\$1,674.76	\$2,012.17
29	100	\$2,175.01	\$2,613.20

30	84	\$1,827.01	\$2,195.09
31	104	\$2,262.01	\$2,717.73
32	93	\$2,022.76	\$2,430.28
33	78	\$1,696.51	\$2,038.30
34	101	\$2,196.76	\$2,639.34
35	86	\$1,870.51	\$2,247.36
36	106	\$2,305.51	\$2,770.00
37	95	\$2,066.26	\$2,482.54
38	89	\$1,935.76	\$2,325.75
39	107	\$2,327.26	\$2,796.13
40	98	\$2,131.51	\$2,560.94
41	78	\$1,696.51	\$2,038.30
42	63	\$1,370.26	\$1,646.32
43	81	\$1,761.76	\$2,116.70
44	81	\$1,761.76	\$2,116.70
45	83	\$1,805.26	\$2,168.96
46	109	\$2,370.76	\$2,848.39
47	120	\$2,610.01	\$3,135.84
48	89	\$1,935.76	\$2,325.75
49	97	\$2,109.76	\$2,534.81
50	78	\$1,696.51	\$2,038.30
51	63	\$1,370.26	\$1,646.32
52	83	\$1,805.26	\$2,168.96
53	83	\$1,805.26	\$2,168.96
54	84	\$1,827.01	\$2,195.09
55	110	\$2,392.51	\$2,874.52
56	121	\$2,631.76	\$3,161.98
57	90	\$1,957.51	\$2,351.88
58	93	\$2,022.76	\$2,430.28
59	80	\$1,740.01	\$2,090.56
60	64	\$1,392.01	\$1,672.45
61	86	\$1,870.51	\$2,247.36
62	84	\$1,827.01	\$2,195.09
63	86	\$1,870.51	\$2,247.36
64	112	\$2,436.01	\$2,926.79
65	123	\$2,675.26	\$3,214.24
66	92	\$2,001.01	\$2,404.15
67	95	\$2,066.26	\$2,482.54
68	83	\$1,805.26	\$2,168.96
69	87	\$1,892.26	\$2,273.49
70	89	\$1,935.76	\$2,325.75
71	115	\$2,501.26	\$3,005.18
72	126	\$2,740.51	\$3,292.64
73	95	\$2,066.26	\$2,482.54
74	97	\$2,109.76	\$2,534.81
75	94	\$2,044.51	\$2,456.41
76	92	\$2,001.01	\$2,404.15
77	92	\$2,001.01	\$2,404.15

78	92	\$2,001.01	\$2,404.15
79	92	\$2,001.01	\$2,404.15
80	92	\$2,001.01	\$2,404.15
81	94	\$2,044.51	\$2,456.41
82	103	\$2,240.26	\$2,691.60
83	103	\$2,240.26	\$2,691.60
84	104	\$2,262.01	\$2,717.73
85	103	\$2,240.26	\$2,691.60
86	103	\$2,240.26	\$2,691.60
87	103	\$2,240.26	\$2,691.60
88	103	\$2,240.26	\$2,691.60
89	103	\$2,240.26	\$2,691.60
90	103	\$2,240.26	\$2,691.60
91	103	\$2,240.26	\$2,691.60
92	103	\$2,240.26	\$2,691.60
93	103	\$2,240.26	\$2,691.60
94	103	\$2,240.26	\$2,691.60
95	103	\$2,240.26	\$2,691.60
96	123	\$2,675.26	\$3,214.24
97	123	\$2,675.26	\$3,214.24
98	920	\$20,010.07	\$24,041.47
98	10000	\$217,500.80	\$261,320.38

Administration Fund		
Y1	Y2	Aggregate Entitlements
\$ 217,500.80	\$ 261,320.38	10000

Note: Pursuant to Section 260 (2) (c) of the Civil Law (Property) Act 2006;
The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include;
The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.
Unit 98 noted in the schedule above comprises all of the ground floor retail area. This area may be required to be further subdivided prior to registration of the units plan and entitlements may be impacted and distributed accordingly.

SUPPORTING NOTES:

Bank Fees & Charges, Bas Prep/Lodgment, and Strata Management	-	Fixed expenses relating to the administration and management of the Owners Corporation as per Vantage Strata draft management agreement as provided with disclosure documents
Building Management	-	Allowance for on site building / facilities management combining supervisory and some janitorial services. Building manager scope includes organisation of essential trades and preventative maintenance services, reporting of issues requiring attention, quality control of regular service providers (cleaners etc.). Based on 12 hours per week. Also includes cost of \$2,328.00pa for specialist building/facilities management software "building link" for asset registration and maintenance and resident communication portal
Cleaning - Basement	-	Allowance for annual cleaning of the basement (commencing in year 2) using pressurised water and manual scrubbers. Assumes adequate drainage from the basement without the need for machine water suction. Estimate based on costs for similar buildings
Cleaning - General	-	Allowance for regular cleaning of the common areas including basements. Based on estimate by Canberra Room Service in June 2016. Based on three visits per week at 6 man hours each visit charged at \$50.00 per hour.
Cleaning - Windows	-	Allowance for annual cleaning of the external windows and façade commencing in year 2. Estimate based on similar sized buildings
Electricity - Common Areas	-	Allowance for the cost of communal power for common area lighting and mechanical/plant (lifts etc.) estimated based on costs for similar buildings
Fees & Permits	-	Allowance for registration of Owners Corporation "Rules" (previously referred to as articles), lodgment of the certificate of title for safe keeping with the registrar general, and other ad hoc fees of a similar nature that might be incurred
Fire Monitoring	-	Allowance for the back to base monitoring of the Fire Indicator Panel
Fire Protection	-	Allowance for the inspection and servicing of fire equipment throughout the building. Budget based on costs of similar sized development. Assumes 12 months of costs are covered as part of the installation of the equipment as negotiated by the developer/builders with small allowance for works not covered by DLP. Budget estimate for year 2 based on similar buildings with a minor allowance in year 1 for items not covered by warranty
Insurance (Building & PL)	-	Allowance for the provision of compulsory building insurance for all structures including apartments and common assets. Based on a sum insured value of \$31,500,000.00 as advised by MPG in June 2016 with public liability policy of \$20M. Based on budget quote provided by All Insure in June 2016
Maintenance - Electrical, General Building & Plumbing	-	Allowance for unforeseen maintenance of common areas including building, lighting/electrical & plumbing infrastructure.
Maintenance Grounds & Mowing	-	Allowance for regular grounds maintenance of common grounds including mowing. Based on budget estimate provided by InStyle in June 2016
Maintenance Lift	-	Allowance for maintenance and servicing of lift mechanics for 3 lifts as well as the cost of emergency call outs resulting from failures and breakdowns. Assumes 12 months of costs are covered as part of the installation of the equipment as negotiated by the developer/builders. Based on \$4,500.00 + GST per lift for preventive scheduled maintenance and servicing per year thereafter in accordance with average lift maintenance contracts
Maintenance Pumps/Plant	-	Allowance for servicing & preventative maintenance of pumps and plant of common areas. Due to initial 12 months DLP allowance \$1,000.00 in year 1 only
Miscellaneous	-	Allowance for minor expenses of a general nature
Security - Keys & Swipes	-	Allowance for cutting / programming of additional keys and swipes for supply to contractors etc
Sinking Fund Forecast	-	Known expense based on rate card of QIA Strata Reports to prepare compulsory Sinking Fund forecast in the first year only
Telephone	-	Allowance for cost of phone lines to common areas for one main Fire Indicator Panel in building A or B and 3 Lifts. Budget is based on average cost of \$50.00 per line per month
Waste Management & Enclosure Cleaning	-	Allowance for removal of illegally dumped rubbish and 6 monthly clean out of the garbage enclosure to eliminate odors. Residents are required to take rubbish down to the common waste room. Commercial tenants are required to make their own provision for collection of rubbish and other waste management
Water	-	Allowance for the consumption of water for common property and apartments. Assumes an average apartment consumption cost of \$200.00 p/a
Contingency/Sinking Fund Contribution	-	Allowance for shortfalls in estimates or unforeseen expenses not budgeted for above.