



Proposed Budget & Contribution Schedule For:

**SECTION 100 CANBERRA CITY ACT
THE BARRACKS | ONE CITY HILL**

Prepared by Vantage Strata Pty Ltd:

PO Box 206, Civic Square ACT

info@vantagestrata.com.au

PH: 1800 878 728

ADMINISTRATION FUND

CATEGORY	Amount	
	Year 1	Year 2
<u>EXPENSES</u>		
BANK FEES & CHARGES	\$ 330.00	\$ 341.55
BAS PREP/LODGMET	\$ 440.00	\$ 455.40
BUILDING MANAGER	\$ 123,500.00	\$ 128,440.00
BUILDING LINK SOFTWARE	\$ 7,536.00	\$ 7,799.76
BUILDING DEFECTS REPORT	\$ 10,000.00	\$ -
CLEANING - BASEMENT	\$ 12,500.00	\$ 12,937.50
CLEANING - GENERAL	\$ 191,100.00	\$ 197,788.50
CLEANING - WINDOWS	\$ 25,000.00	\$ 25,875.00
ELECTRICITY - COMMON AREAS	\$ 62,800.00	\$ 64,998.00
FEES & PERMITS	\$ 500.00	\$ 250.00
FIRE MONITORING	\$ -	\$ 2,000.00
FIRE PROTECTION	\$ 5,000.00	\$ 15,000.00
GAS CONSUMPTION - POOL HEATING	\$ 5,000.00	\$ 5,175.00
INSURANCE - BUILDING & PL	\$ 81,574.79	\$ 85,653.53
INSURANCE - VALUATION	\$ 3,000.00	\$ -
MAINTENANCE - ELECTRICAL, BULBS, EMERGENCY LIGHTS, RCD TESTING, THERMAL SCANNING, SWITCHBOARDS	\$ 10,000.00	\$ 10,350.00
MAINTENANCE - GENERAL BUILDING	\$ 5,000.00	\$ 5,250.00
MAINTENANCE - GROUNDS & MOWING	\$ 20,000.00	\$ 21,000.00
MAINTENANCE - GYM	\$ 2,000.00	\$ 2,100.00
MAINTENANCE - HVAC	\$ -	\$ 7,200.00
MAINTENANCE - LIFT	\$ 4,500.00	\$ 45,000.00
MAINTENANCE - GENERAL PLUMBING	\$ 5,000.00	\$ 5,250.00
MAINTENANCE - POOL	\$ 7,500.00	\$ 7,875.00
MAINTENANCE - PUMPS, VALVES, BOILERS, BACKFLOW PREVENTION	\$ 3,500.00	\$ 9,000.00
MANAGEMENT FEES	\$ 102,050.00	\$ 113,040.00
MISCELLANEOUS (SUNDRIES)	\$ 500.00	\$ 250.00
SECURITY - KEYS & SWIPES	\$ 500.00	\$ 500.00
SINKING FUND FORECAST REPORT	\$ 5,000.00	\$ -
TAX LODGMET	\$ 220.00	\$ 227.70

TELEPHONE LINES - LIFTS, FIP, HOT WATER	\$ 4,620.00	\$ 4,851.00
WASTE MANAGEMENT - RECYCLING	\$ 35,000.00	\$ 36,750.00
WASTE MANAGEMENT - GENERAL WASTE	\$ 13,650.00	\$ 14,332.50
WASTE MANAGEMENT - PURCHASE OF BIN LIFTER	\$ 10,000.00	\$ -
WASTE MAMAGEMENT - PURCHASE OF RECYCLING BINS	\$ 4,480.00	\$ -
WATER CONSUMPTION	\$ 62,800.00	\$ 65,940.00
CONTRIBUTION TO COMMUNITY TITLE	\$ 10,000.00	\$ 10,500.00
CONTINGENCY / SINKING FUND CONTRIBUTION	\$ 50,000	\$ 75,000
GST 10%	\$ 88,460	\$ 98,113
Totals	\$ 973,061	\$ 1,079,243



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Unit	UES	Budget Year 1	Budget Year 2
1	45	\$4,378.77	\$4,856.60
2	45	\$4,378.77	\$4,856.60
3	45	\$4,378.77	\$4,856.60
4	45	\$4,378.77	\$4,856.60
5	45	\$4,378.77	\$4,856.60
6	49	\$4,768.00	\$5,288.29
7	34	\$3,308.41	\$3,669.43
8	34	\$3,308.41	\$3,669.43
9	32	\$3,113.79	\$3,453.58
10	18	\$1,751.51	\$1,942.64
11	18	\$1,751.51	\$1,942.64
12	26	\$2,529.96	\$2,806.03
13	27	\$2,627.26	\$2,913.96
14	35	\$3,405.71	\$3,777.35
15	34	\$3,308.41	\$3,669.43
16	33	\$3,211.10	\$3,561.50
17	37	\$3,600.33	\$3,993.20
18	18	\$1,751.51	\$1,942.64
19	26	\$2,529.96	\$2,806.03
20	23	\$2,238.04	\$2,482.26
21	25	\$2,432.65	\$2,698.11
22	18	\$1,751.51	\$1,942.64
23	27	\$2,627.26	\$2,913.96
24	27	\$2,627.26	\$2,913.96
25	48	\$4,670.69	\$5,180.37
26	48	\$4,670.69	\$5,180.37
27	48	\$4,670.69	\$5,180.37
28	48	\$4,670.69	\$5,180.37
29	35	\$3,405.71	\$3,777.35
30	35	\$3,405.71	\$3,777.35
31	34	\$3,308.41	\$3,669.43
32	38	\$3,697.63	\$4,101.13
33	18	\$1,751.51	\$1,942.64
34	27	\$2,627.26	\$2,913.96
35	23	\$2,238.04	\$2,482.26
36	25	\$2,432.65	\$2,698.11
37	18	\$1,751.51	\$1,942.64
38	27	\$2,627.26	\$2,913.96
39	27	\$2,627.26	\$2,913.96
40	48	\$4,670.69	\$5,180.37
41	48	\$4,670.69	\$5,180.37

42	48	\$4,670.69	\$5,180.37
43	51	\$4,962.61	\$5,504.14
44	36	\$3,503.02	\$3,885.28
45	36	\$3,503.02	\$3,885.28
46	34	\$3,308.41	\$3,669.43
47	39	\$3,794.94	\$4,209.05
48	18	\$1,751.51	\$1,942.64
49	27	\$2,627.26	\$2,913.96
50	24	\$2,335.35	\$2,590.18
51	26	\$2,529.96	\$2,806.03
52	19	\$1,848.82	\$2,050.56
53	28	\$2,724.57	\$3,021.88
54	28	\$2,724.57	\$3,021.88
55	50	\$4,865.30	\$5,396.22
56	50	\$4,865.30	\$5,396.22
57	50	\$4,865.30	\$5,396.22
58	52	\$5,059.92	\$5,612.07
59	37	\$3,600.33	\$3,993.20
60	36	\$3,503.02	\$3,885.28
61	35	\$3,405.71	\$3,777.35
62	40	\$3,892.24	\$4,316.97
63	19	\$1,848.82	\$2,050.56
64	27	\$2,627.26	\$2,913.96
65	24	\$2,335.35	\$2,590.18
66	26	\$2,529.96	\$2,806.03
67	19	\$1,848.82	\$2,050.56
68	28	\$2,724.57	\$3,021.88
69	28	\$2,724.57	\$3,021.88
70	52	\$5,059.92	\$5,612.07
71	52	\$5,059.92	\$5,612.07
72	52	\$5,059.92	\$5,612.07
73	55	\$5,351.83	\$5,935.84
74	38	\$3,697.63	\$4,101.13
75	37	\$3,600.33	\$3,993.20
76	36	\$3,503.02	\$3,885.28
77	42	\$4,086.86	\$4,532.82
78	19	\$1,848.82	\$2,050.56
79	28	\$2,724.57	\$3,021.88
80	25	\$2,432.65	\$2,698.11
81	27	\$2,627.26	\$2,913.96
82	19	\$1,848.82	\$2,050.56
83	29	\$2,821.88	\$3,129.81
84	29	\$2,821.88	\$3,129.81
85	54	\$5,254.53	\$5,827.91
86	54	\$5,254.53	\$5,827.91
87	54	\$5,254.53	\$5,827.91
88	56	\$5,449.14	\$6,043.76
89	39	\$3,794.94	\$4,209.05
90	39	\$3,794.94	\$4,209.05
91	37	\$3,600.33	\$3,993.20
92	45	\$4,378.77	\$4,856.60
93	19	\$1,848.82	\$2,050.56
94	29	\$2,821.88	\$3,129.81
95	25	\$2,432.65	\$2,698.11
96	28	\$2,724.57	\$3,021.88
97	20	\$1,946.12	\$2,158.49
98	30	\$2,919.18	\$3,237.73
99	30	\$2,919.18	\$3,237.73
100	56	\$5,449.14	\$6,043.76

101	56	\$5,449.14	\$6,043.76
102	56	\$5,449.14	\$6,043.76
103	58	\$5,643.75	\$6,259.61
104	41	\$3,989.55	\$4,424.90
105	41	\$3,989.55	\$4,424.90
106	39	\$3,794.94	\$4,209.05
107	49	\$4,768.00	\$5,288.29
108	20	\$1,946.12	\$2,158.49
109	30	\$2,919.18	\$3,237.73
110	27	\$2,627.26	\$2,913.96
111	50	\$4,865.30	\$5,396.22
112	45	\$4,378.77	\$4,856.60
113	45	\$4,378.77	\$4,856.60
114	45	\$4,378.77	\$4,856.60
115	45	\$4,378.77	\$4,856.60
116	45	\$4,378.77	\$4,856.60
117	19	\$1,848.82	\$2,050.56
118	19	\$1,848.82	\$2,050.56
119	18	\$1,751.51	\$1,942.64
120	26	\$2,529.96	\$2,806.03
121	25	\$2,432.65	\$2,698.11
122	19	\$1,848.82	\$2,050.56
123	18	\$1,751.51	\$1,942.64
124	18	\$1,751.51	\$1,942.64
125	35	\$3,405.71	\$3,777.35
126	55	\$5,351.83	\$5,935.84
127	47	\$4,573.39	\$5,072.44
128	47	\$4,573.39	\$5,072.44
129	26	\$2,529.96	\$2,806.03
130	24	\$2,335.35	\$2,590.18
131	19	\$1,848.82	\$2,050.56
132	18	\$1,751.51	\$1,942.64
133	18	\$1,751.51	\$1,942.64
134	36	\$3,503.02	\$3,885.28
135	56	\$5,449.14	\$6,043.76
136	48	\$4,670.69	\$5,180.37
137	48	\$4,670.69	\$5,180.37
138	26	\$2,529.96	\$2,806.03
139	25	\$2,432.65	\$2,698.11
140	19	\$1,848.82	\$2,050.56
141	19	\$1,848.82	\$2,050.56
142	18	\$1,751.51	\$1,942.64
143	37	\$3,600.33	\$3,993.20
144	57	\$5,546.45	\$6,151.69
145	50	\$4,865.30	\$5,396.22
146	50	\$4,865.30	\$5,396.22
147	27	\$2,627.26	\$2,913.96
148	25	\$2,432.65	\$2,698.11
149	19	\$1,848.82	\$2,050.56
150	19	\$1,848.82	\$2,050.56
151	19	\$1,848.82	\$2,050.56
152	39	\$3,794.94	\$4,209.05
153	58	\$5,643.75	\$6,259.61
154	52	\$5,059.92	\$5,612.07
155	52	\$5,059.92	\$5,612.07
156	27	\$2,627.26	\$2,913.96
157	26	\$2,529.96	\$2,806.03
158	20	\$1,946.12	\$2,158.49
159	19	\$1,848.82	\$2,050.56

160	19	\$1,848.82	\$2,050.56
161	41	\$3,989.55	\$4,424.90
162	60	\$5,838.37	\$6,475.46
163	54	\$5,254.53	\$5,827.91
164	54	\$5,254.53	\$5,827.91
165	28	\$2,724.57	\$3,021.88
166	26	\$2,529.96	\$2,806.03
167	21	\$2,043.43	\$2,266.41
168	20	\$1,946.12	\$2,158.49
169	20	\$1,946.12	\$2,158.49
170	43	\$4,184.16	\$4,640.75
171	63	\$6,130.28	\$6,799.23
172	56	\$5,449.14	\$6,043.76
173	56	\$5,449.14	\$6,043.76
174	29	\$2,821.88	\$3,129.81
175	27	\$2,627.26	\$2,913.96
176	25	\$2,432.65	\$2,698.11
177	30	\$2,919.18	\$3,237.73
178	30	\$2,919.18	\$3,237.73
179	46	\$4,476.08	\$4,964.52
180	40	\$3,892.24	\$4,316.97
181	17	\$1,654.20	\$1,834.71
182	18	\$1,751.51	\$1,942.64
183	18	\$1,751.51	\$1,942.64
184	25	\$2,432.65	\$2,698.11
185	31	\$3,016.49	\$3,345.65
186	31	\$3,016.49	\$3,345.65
187	47	\$4,573.39	\$5,072.44
188	41	\$3,989.55	\$4,424.90
189	17	\$1,654.20	\$1,834.71
190	17	\$1,654.20	\$1,834.71
191	18	\$1,751.51	\$1,942.64
192	16	\$1,556.90	\$1,726.79
193	26	\$2,529.96	\$2,806.03
194	31	\$3,016.49	\$3,345.65
195	31	\$3,016.49	\$3,345.65
196	48	\$4,670.69	\$5,180.37
197	42	\$4,086.86	\$4,532.82
198	17	\$1,654.20	\$1,834.71
199	17	\$1,654.20	\$1,834.71
200	18	\$1,751.51	\$1,942.64
201	16	\$1,556.90	\$1,726.79
202	26	\$2,529.96	\$2,806.03
203	32	\$3,113.79	\$3,453.58
204	32	\$3,113.79	\$3,453.58
205	50	\$4,865.30	\$5,396.22
206	43	\$4,184.16	\$4,640.75
207	17	\$1,654.20	\$1,834.71
208	18	\$1,751.51	\$1,942.64
209	18	\$1,751.51	\$1,942.64
210	16	\$1,556.90	\$1,726.79
211	27	\$2,627.26	\$2,913.96
212	33	\$3,211.10	\$3,561.50
213	33	\$3,211.10	\$3,561.50
214	51	\$4,962.61	\$5,504.14
215	44	\$4,281.47	\$4,748.67
216	18	\$1,751.51	\$1,942.64
217	18	\$1,751.51	\$1,942.64

218	18	\$1,751.51	\$1,942.64
219	18	\$1,751.51	\$1,942.64
220	27	\$2,627.26	\$2,913.96
221	34	\$3,308.41	\$3,669.43
222	34	\$3,308.41	\$3,669.43
223	53	\$5,157.22	\$5,719.99
224	46	\$4,476.08	\$4,964.52
225	18	\$1,751.51	\$1,942.64
226	18	\$1,751.51	\$1,942.64
227	19	\$1,848.82	\$2,050.56
228	19	\$1,848.82	\$2,050.56
229	29	\$2,821.88	\$3,129.81
230	36	\$3,503.02	\$3,885.28
231	36	\$3,503.02	\$3,885.28
232	57	\$5,546.45	\$6,151.69
233	48	\$4,670.69	\$5,180.37
234	19	\$1,848.82	\$2,050.56
235	19	\$1,848.82	\$2,050.56
236	20	\$1,946.12	\$2,158.49
237	20	\$1,946.12	\$2,158.49
238	13	\$1,264.98	\$1,403.02
239	23	\$2,238.04	\$2,482.26
240	23	\$2,238.04	\$2,482.26
241	29	\$2,821.88	\$3,129.81
242	26	\$2,529.96	\$2,806.03
243	23	\$2,238.04	\$2,482.26
244	23	\$2,238.04	\$2,482.26
245	24	\$2,335.35	\$2,590.18
246	32	\$3,113.79	\$3,453.58
247	23	\$2,238.04	\$2,482.26
248	13	\$1,264.98	\$1,403.02
249	22	\$2,140.73	\$2,374.34
250	22	\$2,140.73	\$2,374.34
251	39	\$3,794.94	\$4,209.05
252	29	\$2,821.88	\$3,129.81
253	25	\$2,432.65	\$2,698.11
254	23	\$2,238.04	\$2,482.26
255	23	\$2,238.04	\$2,482.26
256	23	\$2,238.04	\$2,482.26
257	24	\$2,335.35	\$2,590.18
258	22	\$2,140.73	\$2,374.34
259	13	\$1,264.98	\$1,403.02
260	23	\$2,238.04	\$2,482.26
261	23	\$2,238.04	\$2,482.26
262	40	\$3,892.24	\$4,316.97
263	30	\$2,919.18	\$3,237.73
264	26	\$2,529.96	\$2,806.03
265	23	\$2,238.04	\$2,482.26
266	24	\$2,335.35	\$2,590.18
267	24	\$2,335.35	\$2,590.18
268	25	\$2,432.65	\$2,698.11
269	23	\$2,238.04	\$2,482.26
270	14	\$1,362.29	\$1,510.94
271	23	\$2,238.04	\$2,482.26
272	23	\$2,238.04	\$2,482.26
273	41	\$3,989.55	\$4,424.90
274	30	\$2,919.18	\$3,237.73
275	26	\$2,529.96	\$2,806.03

276	24	\$2,335.35	\$2,590.18
277	24	\$2,335.35	\$2,590.18
278	24	\$2,335.35	\$2,590.18
279	25	\$2,432.65	\$2,698.11
280	23	\$2,238.04	\$2,482.26
281	14	\$1,362.29	\$1,510.94
282	24	\$2,335.35	\$2,590.18
283	24	\$2,335.35	\$2,590.18
284	43	\$4,184.16	\$4,640.75
285	31	\$3,016.49	\$3,345.65
286	27	\$2,627.26	\$2,913.96
287	24	\$2,335.35	\$2,590.18
288	25	\$2,432.65	\$2,698.11
289	25	\$2,432.65	\$2,698.11
290	26	\$2,529.96	\$2,806.03
291	24	\$2,335.35	\$2,590.18
292	14	\$1,362.29	\$1,510.94
293	24	\$2,335.35	\$2,590.18
294	25	\$2,432.65	\$2,698.11
295	46	\$4,476.08	\$4,964.52
296	32	\$3,113.79	\$3,453.58
297	27	\$2,627.26	\$2,913.96
298	25	\$2,432.65	\$2,698.11
299	25	\$2,432.65	\$2,698.11
300	25	\$2,432.65	\$2,698.11
301	26	\$2,529.96	\$2,806.03
302	24	\$2,335.35	\$2,590.18
303	15	\$1,459.59	\$1,618.87
304	26	\$2,529.96	\$2,806.03
305	26	\$2,529.96	\$2,806.03
306	51	\$4,962.61	\$5,504.14
307	33	\$3,211.10	\$3,561.50
308	29	\$2,821.88	\$3,129.81
309	25	\$2,432.65	\$2,698.11
310	27	\$2,627.26	\$2,913.96
311	27	\$2,627.26	\$2,913.96
312	27	\$2,627.26	\$2,913.96
313	25	\$2,432.65	\$2,698.11
Commercial	175	\$17,028.57	\$18,886.76

Administration Fund		
Y1	Y2	Aggregate Entitlements
\$ 973,060.87	\$ 1,079,243.48	10000

Note: The above schedule is based upon estimates of Unit Entitlements which rely on

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.

SUPPORTING NOTES

Bank Fees & Charges, Bas Prep, Tax Lodgment, and Management Fees	Fixed expenses relating to the administration and management of the Owners Corporation as per Vantage Strata draft management agreement provided with disclosure documents.
Building Manager	Allowance for onsite 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 and quality control of regular service providers (cleaners etc). Estimate based on a full time resource of 38 hours per week at a cost of \$62.50 per hour in year 1 and \$65.00 per hour in year 2, 52 weeks per year (excludes Christmas day and Good Friday).
Building Link Software	Allowance for specialist building/facilities management software "BuildingLink" for asset registration, maintenance and resident communication portal. The cost of software is calculated at \$24 per unit per annum.
Building Defects Report	Allowance for Building Defects Report commissioned by the Owners Corporation to ensure all defects for common property are identified and dealt with prior to the end of the defects liability period. Not compulsory however, considered best practice.
Cleaning - Basement	Allowance for six monthly cleaning of the basement using pressurised water and manual scrubbers. Assumes adequate drainage from the basement without the need for machine water suction. Estimate of \$1,250 per level, based on costs for similar sized buildings.
Cleaning - General	Allowance for regular cleaning of the common areas including basements. Estimate based on 105 hours of cleaning services per week at \$35 per hour (21 hours per visit 5 days per week).
Cleaning - Windows	Allowance for annual cleaning of the external windows and façade. Estimate based on costs for 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 sized 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 relating to EWIS, wet systems and active systems will be covered as part of the installation of the equipment and negotiated by the developer/builders as part of the DLP. An allowance has been made for passive fire systems which may not be covered in the first 12 months under DLP.
Gas Consumption - Pool Heating	Allowance for the consumption of gas related to heating of the pool during peak months. Estimate based on similar sized buildings.
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 \$108M as advised by Morris Property Group in October 2018 with public liability policy of \$20M. Based on budget quote provided by All Insure in October 2018.
Insurance - Valuation	Allowance for professional fees in preparing an Insurance Valuation in the year 1. Based on estimate provided by Colliers in June 2018.
Maintenance - Electrical, Bulbs, Emergency Lights, RCD Testing, Thermal Scanning, Switchboards	Allowance for Planned Preventative Maintenance service of electrical infrastructure, including emergency light testing & bulb replacement, RCD testing, MATV inspection, thermal scanning, switchboards, CO calibration & testing. 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. Estimate for year 2 based on similar buildings.
Maintenance - General Building	Allowance for unforeseen general building maintenance in common areas.
Maintenance - Grounds & Mowing	Allowance for regular grounds maintenance of common grounds including mowing. Assumes 6 hours of services per week at \$60 per hour plus a small additional allowance for one off works (mulch etc).

Maintenance - Gym	Allowance for regular maintenance of the gym and equipment. Estimate based on cost of \$500 quarterly for building with similar gym amenities.
Maintenance - HVAC	Allowance for Planned Preventative Maintenance service of Heating, Ventilation & Air-Conditioning infrastructure, including common area split AC units, common area electric duct heaters, supply air fans, outside air fans, carpark exhaust fans, carpark jet fans, kitchen exhaust fans (if applicable) toilet exhaust fans (if applicable). 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
Maintenance - Lift	Allowance for maintenance and servicing of lift mechanics for 9 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 \$500 per lift for faults not covered as well as \$5,000 per lift for preventive scheduled maintenance and servicing in year 2 in accordance with average lift maintenance contracts.
Maintenance - Plumbing	Allowance for unforeseen plumbing maintenance in common areas.
Maintenance - Pool	Allowance for servicing including chemicals relating to the pool. Estimate based on similar sized pools in other buildings.
Maintenance - Pumps, Valves, Boilers, Backflow Prevention	Allowance for Planned Preventative Maintenance service of hydraulic infrastructure, including thermostatic mixing valves, hot water / boiler systems, sewage drainage systems / backflow prevention, storm water drainage pumps, common toilets (if applicable), trade waste (if applicable), strip drains, roof gutter inspection. 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
Miscellaneous	Allowance for minor expenses of a general nature.
Security - Keys & Swipes	Allowance for cutting / programing of additional keys and swipes for supply to contractors etc.
Sinking Fund Forecast	Allowance for professional fees in preparing compulsory Sinking Fund forecast in the first year only.
Telephone Lines - Lifts, FIP, Hot Water	Allowance for cost of phone lines to common areas for Fire Indicator Panel, Gas Meter (relating to hot water use) and 9 Lifts. Budget is based on average cost of \$35 per line per month.
Waste Management - Recycling	Allowance for resource to circulate recycling bins on each floor for consolidation into recycling hopper in the waste collection room. It is assumed that this will occur 3 days per week and take 6 hours each day for a total of 18 hours per week at a cost of \$35 per hour. An allowance has been made for removal of illegally dumped rubbish and 6 monthly clean out of the garbage enclosure to eliminate odors.
Waste Management - General Waste	Allowance for resource to circulate general waste bins from the waste chute ejection point to the waste collection room. It is assumed this will occur 5 days per week and will take 1.5 hours per day at a cost of \$35 per hour.
Waste Management - Purchase of Bin Lifter	Allowance for the purchase of bin lifter to transfer the waste from the recycling bins located on each level to the waste bins for collection.
Waste Management - Purchase of Recycling Bins	Allowance for the purchase of recycling bins. Estimate based on cost of \$70 per bin, per building core for each level (8 levels). It is assumed that 32 bins are required to account for required amount of bins as well as the circulation of each bin.
Water Consumption	Allowance for the consumption of water for common property and apartments. Assumes that there is only one meter for all water consumption within the building. Estimate based on an average apartment consumption cost of \$200.00 per unit per annum.
Contingency/Sinking Fund Contribution	Allowance for shortfalls in estimates or unforeseen expenses not budgeted for above.
Community Title Contribution	Allowance for contribution to community title for Knowles Place Extention and area adjacent to buildings 3 and 4.