



Capital Works Fund Analysis - March 2021

'PACIFIC HARBOUR'
42-44 Victoria Parade, Manly

Prepared for

The Owners Corporation of Strata Plan 34151

Prepared by

The Strata Committee of StrataPlan 34151
in conjunction with
Bright and Duggan Pty Ltd (Strata Manager)

on
13 March 2021

Executive Summary

In November 2016, a document titled: *SINKING FUND ANALYSIS REPORT For the property known as 'PACIFIC HARBOUR'* was prepared by a consulting firm. In the past 18 months, the Strata Committee (SC) has regarded that document as misaligned with Strata Plan 1986 Owners Corporation (OC) priorities; misguided in some recommendations; and inadequate as a basis for setting strata levies. The SC sites the following examples:

- major expenditures undertaken not consistent with the plan in the document (e.g. new balustrades and lift upgrade);
- recommendations that masks underlying deleterious conditions (e.g. drip pans to capture water penetration through the garage ceiling);
- overlooking evidence of significantly poor conditions (e.g. degradation of rendered surfaces due to garden beds leaking);
- insufficient consideration of fire safety measures; and
- limited expert consultation.

It is unreasonable to expect a consulting firm on a fixed, low-price contract to produce an adequate analysis without a thorough insightful briefing from the OC. It is also unreasonable to expect the Strata Manager (Bright & Duggan) to provide such a briefing. Over the past 18 months, the SC has embarked on a thorough assessment of a range of existing conditions, relevant statutory requirements, practical solutions, and costing by speaking with a range of relevant experts such as aesthetics consultant; remedial builders; specialist engineers; tradesmen; suppliers; Northern Beaches Council; and our strata manager (Bright & Duggan). For these reasons, the SC has elected to prepare this analysis themselves with oversight by our strata manager.

In early 2020, the World began to learn of an emerging COVID-19 pandemic. Our government took decisive actions, yet there was great uncertainty for our social and economic norms. As such, the SC put the SP34151 Annual General Meeting (AGM) on hold with the commitment to keep strata levies unchanged. The SC focus was to thoroughly prepare engineering requirements and costing for some majors works to be presented to the OC while undertaking a wide range of minor works (see 42vp.blog for details).

The SC has had individual and group discussions with most of the OC members. It is clear that OC members wish for significant improvements to the external entryway and internal hallways; and to meet the statutory requirements for fire safety. It is also clear that the OC members are polarised with regard to the funding of desired improvements and requirements. ????

1. Introduction

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1.1. Building Details

'Pacific Harbour' at 42-44 Victoria Parade, Manly NSW (Strata Plan 34151) is a five-storey building with twenty (20) residential units built in 1988.

The building is constructed of concrete columns and internal reinforced concrete floor slabs. The external facades of the buildings generally consist of face brickwork, rendered brick, and aluminium-framed windows and balcony doors. The tiled reinforced concrete balconies are generally enclosed by rendered brick and frameless glass balustrades bolted onto short concrete hobs. The roof of the building is a flat concrete slab with a waterproofed system.



A basement car park is located beneath the residential units; and is accessed via a driveway from Victoria Avenue.

For the purpose direction orientation in this report, Victoria Parade is considered the Northern direction from the building, and accordingly other directions are adjusted.

1.2. Inspections

An earlier analysis was prepared by a consulting firm in October 2016. The findings and recommendations of that analysis were inconsistent with the actions of the then strata committee. In May 2019, the construction of the neighboring building was completed. At this time, the current strata committee commenced a thorough assessment of conditions with the property. The purpose of the assessments was to assess and document effects of the neighboring construction, and the current condition of all common property building elements, equipment, and other building services infrastructure. This information helps to establish future maintenance and/or replacement requirements. The strata committee involved a wide-range of contributors in the process including:

- fire safety engineers;
- remedial builders;
- remedial engineer;
- design consultant;
- electricians;
- plumber;
- gardeners/landscapers
- strata managers and specialists; and
- various SP34151 Owners Corporation members

The purpose of this report is to provide an assessment of all common property building elements, equipment, and other building services infrastructure throughout 'Pacific Harbour', and to outline a budgeted maintenance plan. All materials and associated costings have been calculated to include all areas that are the responsibility of the Owners Corporation (i.e. common property). Items considered the responsibility of the individual lot owners (i.e. lot property items) have generally not been assessed or included in this report.

1.3. Scope of Analysis

The assessments of the common areas included the following specific areas and elements:

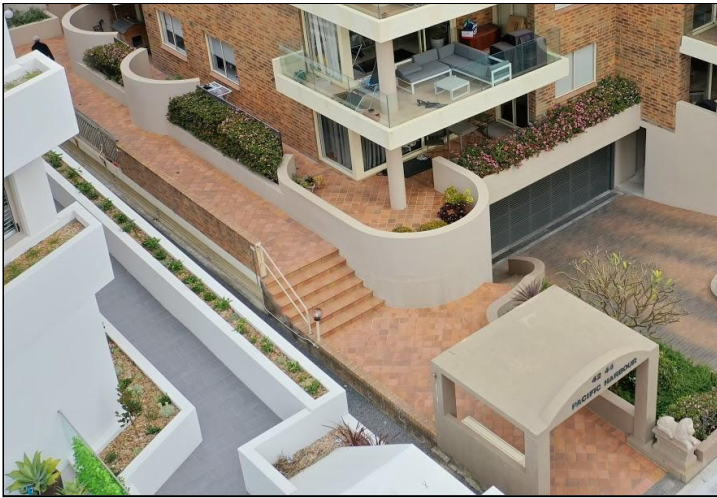
- Main Entry Walkway
- Other External Areas
- Building Facade
- Roof
- Garage
- Internal Common Areas
- Services & Infrastructure Maintenance & Utilities

2. Assessments

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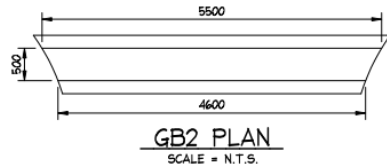
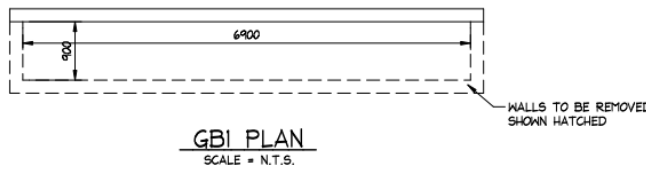
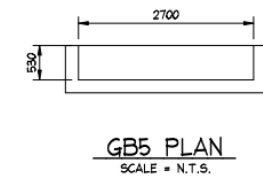
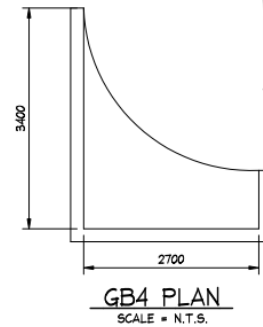
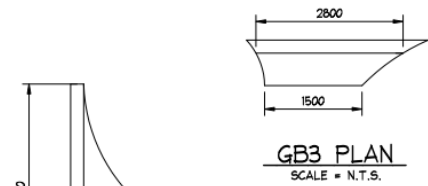
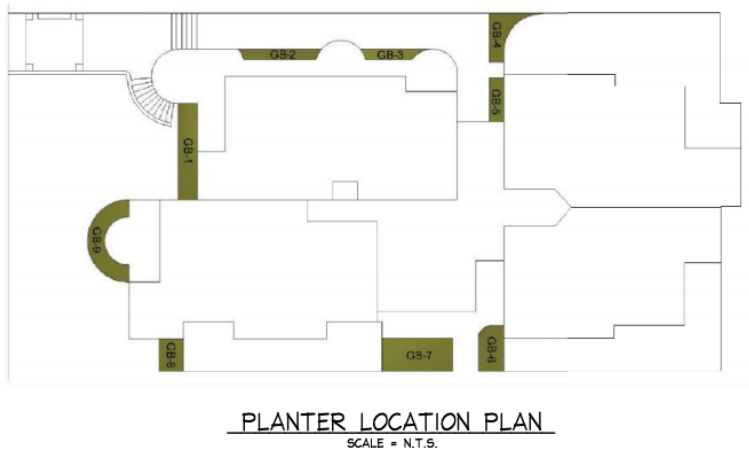
2.1. Main Entry Improvements & Remedial Work

The pedestrian entry from Victoria Parade through the Portico, up the external stairs, along the

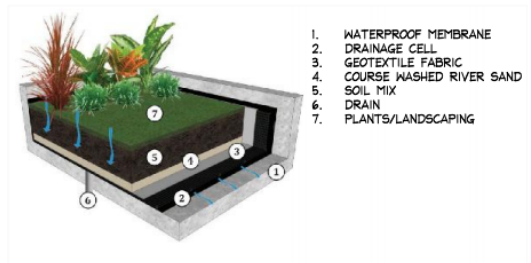


elevated walkway to the building's main entrance has degraded since the initial construction in 1988. There have been minor repairs over the years, but dilapidation has accelerated and underlying problems with garden beds have been revealed. The Owners Corporation was generally patient with addressing improvements until the construction of the neighboring building was complete.

2.1.1. Garden Beds 1-5



- NOTES:**
1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
 2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: R01.



A3	NORTHERN BEACHES Consulting Engineers P/L A.C.N. 078 121 818 A.B.N. 34 078 121 818 Suite 207, 30 FIDLER ROAD DEE WHY N.S.W. 2099 Ph: (02) 9584 7000 Fax: (02) 9584 7444 e-mail: nb@nbcconsulting.com.au web page: www.nbcconsulting.com.au	Architect: -	Project: 42 VICTORIA PDE, MANLY	Date: NOV. 2020	Design: DH	Drawn: DH	Review: -
	Client: SP34151	Drawing Title: GARDEN BEDS	Job No: 201147	Drawing No: R02	Rev: -		

Identification of Garden Beds

There are 9 independent garden beds surrounding the building (Refer to R01-R03). Garden beds 1-5 are included in this scope of work. Garden beds 6-9 are not part of the project. GB1-GB5 refers to garden beds 1-5.

Removal and Disposal of Soil and Plants

The soil in GB1, GB3, GB4 and GB5 as well as the plants shall be removed and disposed of. GB2 has already had the soil and plants removed.

Garden Bed 1 (GB1)

GB1 is to be removed completely. It requires the following procedure:

1. Remove and dispose of all garden bed contents.
2. Removal of internal wall of garden bed.
3. Strip out of garden bed drain and dressing of the affected area.
4. Install glass balustrade to top of ext. balustrade upstand (to match other units).
5. Remove all balcony tiles on unit 4 balcony.
6. Replace drains with strip drains and connect to site stormwater.
7. Waterproof unit 4 terrace and tile.

Garden Beds 2-5 (GB2-GB5) Specific Procedures

GB2-GB5 unlike GB1 are to be retained. The different garden beds have some more specific requirements which are included below noting the bed that they relate to.

- Remove and dispose of all garden bed contents (except GB2).
- Replace irrigation pipe (raise above garden bed height and cap) and repair the penetration seal (GB2 only).
- Seal electrical cable penetration (GB2-GB4).
- Timber lattice to be stripped back and prepared for painting (GB2-GB3). Colour Eva-Last Spanish Saffron.
- Ensure drain and drain seal are adequate, and repair as necessary (GB4-GB5).
- Repair and resurface the external edge along the property boundary (GB4).

Garden Bed GB2-GB5 Rebuilding/Waterproofing

The following are the components for the rebuilt garden beds:

- Waterproof membrane (tenderer to specify) up to 75mm from top of garden bed. Membrane to be suitable for use in a planter (liquid with root inhibiting additive or root barrier or sheet membrane certified by manufacturer for use in planters).
- Drainage cell (Ausdrain 30mm) across the entire bottom of the garden bed, cut around drain to suit.
- Geotextile fabric (synthetic geotextile: Class A, 140gsm, with seems overlapped min. 75mm) up to 100mm from the top of the garden bed.
- Coarse washed river sand (70mm deep).
- Soil mix (ANL Planter Box Mix) up to 100mm from top of garden bed.
- The existing drain shall be retained. The waterproofing membranes shall be turned down into the drainage to ensure adequate seal. The planters shall be dye water tested once the membrane is installed to ensure no leakage.
- The plants/landscaping shall be by others (not part of this contract).

Repair of Slabs

As part of the works, the slabs under the planters shall be exposed and tap tested. Any areas of drummy concrete, exposed reinforcement or cracking shall be repaired with the following procedure:

1. Break out any areas of flaky, drummy and/or spalling concrete and chase bars back to clean steel.
2. Use a mechanical wire brush to remove any corroded areas back to clean steel.
3. If loss of cross-sectional area is less than 15% the contractor may proceed with this remediation procedure. Otherwise, the engineer shall be notified to assess and provide further details.
4. Apply an approved rust inhibitor (to be verified for suitability with the high build mortar manufacturer).
5. Patch the concrete with a high build mortar such as Sika Monotop 352 NFG or approved equivalent.

Costing for this unquantifiable work has been estimated based on tendered rates and provisional quantities.

2.1.2. Curved Wall/Stairway, Boundary Wall and Unit 4 Gate

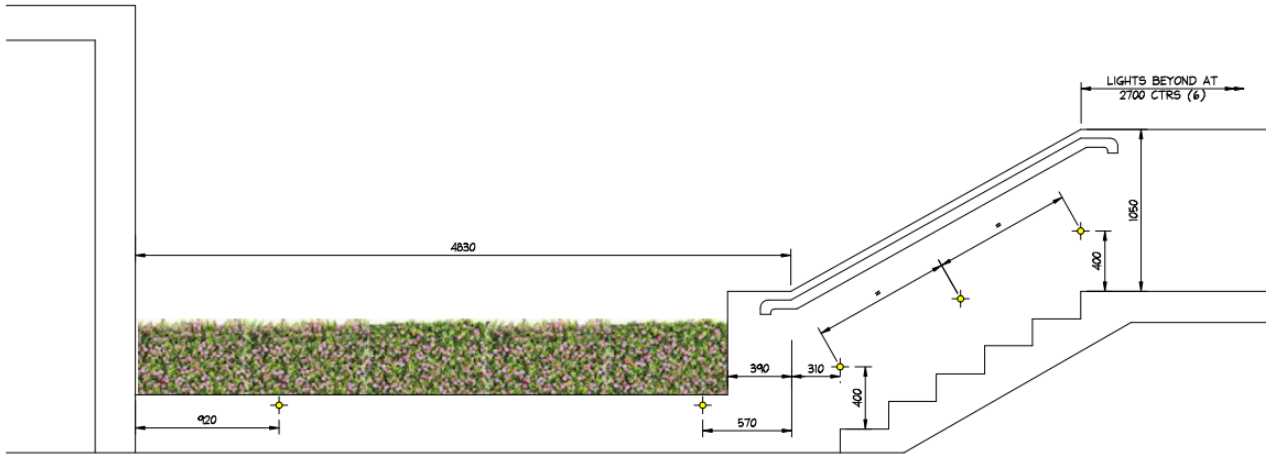
Repair of Curved Wall

The curved wall under unit 1 terrace at the edge of the driveway has cracking in the render. The render around the cracking shall be removed (and straight cut). Once removed the wall shall be assessed by the remedial engineer. Remedial strategy and repairs will be determined and costed based on rates. After remedial work, the render will be repaired and the area prime coated. The Tender allows for the render removal, re-establishment and prime coat painting in this item.

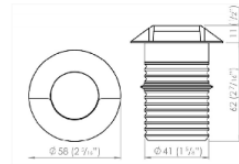
Boundary Wall

The boundary wall at the entry walkway has a failing handrail at the stairs and a dilapidated wooden fence balustrade. The following is the procedure for the boundary wall:

1. The timber panels and handrail shall be removed and disposed of
2. A brick wall shall be constructed to replace the wooden fence to 1m in height. The wall shall be a 230mm brickwork wall laid on the concrete slab.
3. The existing wall shall be extended in height to match for the walkway length and on the rake to the bottom of the stairs. Common bricks may be used.
4. The entire wall shall be rendered (all exposed surfaces).
5. A new brass handrail shall be installed and fitted to the rendered raked brickwork wall at the stairs.
6. Coring of the wall and walkway lights shall be installed. The lights shall be installed in PVC sleeves. In total it shall be 11 cores and lights.



STAIR ELEVATION
SCALE = 1:20



LIGHT DETAIL
SCALE = 1:10

NOTES:

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER: R01.

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	Client	SP34151	Drawing Title	WALKWAY LIGHTS	Job No.	201147	Drawing No.	R03	Rev	-				

Walkway Lights

The location of the lights shall be as per the diagram in the Remedial Works Drawings (R01-R03). The lights shall be LuxR M2 steplights (supplied by the SP34151). The Owners have a nominated sub-contractor, Sattler Electrical (Eric Crawford – 0416 654 559) who has possession of the lights and will install the lights. The Contractor will be required to inform Superintendent (who will contact the sub-contractor) once the lights are ready to be installed. There will be no builders margin on this item.

Unit 4 Gate (Option)

The owner of unit 4 wishes for the option of a vertical slat gate through the terrace wall near the top of the stairs. The gate would be approximately 900mm high (to match the terrace wall height) and 800mm wide. The Tenderer is instructed to supply a fixed price for supply and installation of the gate (including the demolition and make good of the existing wall). The slat gate is to be made of composite material (eg Eva-Last Infinity Board in the colour Spanish Saffron), to open towards the terrace and be lockable from either side. This work would require an Owners Corporation resolution approval and would be at the expense of the Unit 4 owner.

2.1.3. Tiling and Portico

There-tiling of the main entryway and improvements to the Portico should occur concurrently as these adjacent areas will have disruptive effects to each other during such works.

Tiling Areas

There are two areas to be re-tiled. These are the existing tiles from the drain near the council footpath to the entry deck (near GB5) including stair treads and risers and the entire unit 4 terrace.

Tiling Procedure

The following are procedure shall be undertaken:

1. All existing tiles are to be removed and disposed of.
2. Once the slab is exposed, the slab shall be tap tested and any drummy area, exposed reinforcement or the like treated with the procedure in item E6.
3. Waterproofing shall be installed to manufacturer's specification and turned down into the drainage to prevent moisture transmission around the penetrations.
4. Sand screed required to achieve falls shall either have a lime binding additive or a top membrane to prevent lime leaching.
5. The selected tile is a 600x600x10 Ella Stone (19-1004) with P5 slip rating. Stair nosings are to be non-skid in accordance with clause D2.13 and clause D2.14 of the current BCA and the nosings are to have a minimum 30% luminance contrast to the background.

Portico Letterboxes

The existing letterboxes are to be removed and disposed of. They shall be replaced with a bank of 24 x APR2 (A4 landscape) Style Mailsafe Letterboxes with the following notes:

- 6 boxes wide by 4 boxes high.
- 20 units, 1 strata and 2 x 1.5 width open parcel shelves.
- External dimensions: 2080mm wide, 736mm high and 250mm deep (Tenderer to confirm).
- Front opening; key locked (2 keys per box); weather hoods; 30mm aperture slots; silver double-sided key lock.
- Colour of bank to be confirmed.
- Engraved strip/traffolyte colours, text and font to be confirmed.

The installation includes the cutting to the portico wall, buildout under and around the wall to support the letterbox bank, and to surface the buildout to match the portico surfaces.

Portico Surfaces

There are cracks in the columns of the portico and possibly a spalling issue on the roof. The Contractor shall locally remove the render on the columns as in item F1 and repair. Once again, the Tenderer shall provide a fixed fee for the render removal, reinstatement and primer coating. The roof of the portico shall be tap tested and any spalling repaired.

Portico Ceiling System

A new ceiling system (dropped ceiling) shall be installed under the portico roof. The Tenderer shall allow a provisional sum of \$3,000 incl GST for the installation of ceiling battening, linings and downlights.

Portico Lettering

The portico lettering shall be removed and re-surfaced.

2.1.4. Painting of Listed Areas

Painting consideration has been divided into two areas. This section (2.1.4) covers the area affected by the scope of work Main Entry Improvements and Remedial Work. The subsequent section (2.1.5) is for painting of the remainder of the building.

Painting Specification

All ground-level surfaces are to be surface prepared, primed and painted with at least two coats of Murolast Elastomeric Membrane. Colour to match Resene Double Akaroa Y73-029-083.

Listed Areas of Painting

The areas to be painted are:

- The entry lions
- The portico
- The entry garden wall (adjacent to the portico)
- The walkway wall from portico to garden bed 4.
- GB1-GB5
- The curved wall and curved staircase
- The boundary side wall of the walkway wall from portico to screening of unit 1 terrace.

Timber Lattice Painting

The timber lattice of GB2-GB3 are to be stripped and prepared for painting, primed and painted with two coats to colour match Eva-Last Spanish Saffron.

2.1.5. Remainder of External Building Painting

To fulfill the aesthetic vision (see Master Plan - Annexure 1) the remainder of the building must be painted. Currently, the building has aging painted surfaces that have a variety of incompatible colours.

2.1.6. Unit 3 Terrace Screening

The terrace of Unit 3 has the original timber lattice screening that is dilapidated. The proposed work is to replace the existing with screening that is the same as that recently installed for the Unit 1 terrace and as defined in the aesthetic vision (see Master Plan - Annexure 1).

2.1.7. Entry Improvements Tender

Northern Beaches Consulting (NBC) issued a scope of works document to four remedial builders. Three tenderers supplied an itemised pricing based on the scope table supplied to them. Pricing comparisons are not final fixed fees, but are compilations of fixed and provisional based on the tenders. The selected contractor for the project would be involved in a negotiation of the contract value of the works.

The builders were selected based on the quality of their previous works, the suitability to the project and their interest to tender. The builders in no particular order were:

- Fluid Building Services (FB)
- Rod Finlayson Remedial (RF)
- Max Build (MB)
- Preservation Technologies (PT) – failed to submit

Assessment of the tenders was completed. Due to the nature of the project, fixed fee for the whole project is not possible. To compare the quotations, NBC set minimum and maximum quantities for the variable items for which all tenderers that provided a price. NBC also provided an estimated final project cost based on the variable item values below. The NBC analysis of the following contractor pricing (incl. GST) is in the table below.

Contractor	Minimum Cost	Maximum Cost	Estimated Cost
FB	\$ 317,373.10	\$ 445,261.30	\$ 422,161.30
RF	\$ 257,533.00	\$ 392,513.00	\$ 361,513.00
MB	\$ 391,160.00	\$ 530,920.50	\$ 494,620.50

NBC recommends that the owners consider appointing Rod Finlayson Remedial due to their price and attention to detail. Despite their recommendation, NBC acknowledges that any of the three tenderers would provide quality workmanship and all have the relevant experience in other projects.

In addition to the sums provided by NBC, the following budget items should be included:

- Contingency 20% as remedial work is impossible to estimate with certainty
- Project Management 7% which could be provided by NBC

Costings in the tables below include the provisions for contingency and project management, and universal costs for builder preliminaries and BBCF insurance have been distributed proportionately to each portion of the work. Also, the cost of installing a gate at Unit 4 has been deducted. The 20% contingency on the total is an essential provision for the unquantifiable requirements to repair underlying conditions of the curved wall and Garden Bed 1. If any part of the work is deferred, the full amount of the contingency should be retained.

Ref.	Description	Est. Life (yrs)	Fund	2021 Cost	Year 1 2021
2.1 Main Entry Improvements & Remedial Work					
2.1.1	Garden Beds 1-5	0	CWF	\$73,642	\$73,642
2.1.2	Curved Wall/Stairway and Boundary Wall	0	CWF	\$41,839	\$41,839
2.1.3	Tiling and Portico	0	CWF	\$181,566	\$181,566
2.1.4	Painting of Listed Areas	0	CWF	\$14,905	\$14,905
2.1.5	Painting of Remainder of the Building	0	CWF	\$120,720	\$120,720
2.1.6	Unit 3 Terrace Screening	0	CWF	\$25,015	\$25,015

	2021 Cost	Year 1 2021
Total Estimate	\$457,687	\$457,687

The table below shows cost distribution over the ten year period with costs shown in thousands of dollars (\$000).

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Main Entry Improvements & Remedial Work													
Garden Beds 1-5	0	CWF	74	74	0	0	0	0	0	0	0	0	0
Curved Wall/Stairway and Boundary Wall	0	CWF	42	42	0	0	0	0	0	0	0	0	0



Tiling and Portico	0	CWF	182	182	0	0	0	0	0	0	0	0	0
Painting of Listed Areas	0	CWF	15	15	0	0	0	0	0	0	0	0	0
Painting of Remainder of the Building	0	CWF	121	121	0	0	0	0	0	0	0	0	0
Unit 3 Terrace Screening	0	CWF	25	25	0	0	0	0	0	0	0	0	0

2.2. Other External Areas

2.2.1. Landscaping Garden Beds 1-5

The Main Entry Improvements and Remedial work detailed in Section 2.1 includes the removal and disposal of all contents of Garden Beds 1-5; the re-establishment of new water seals and drainage systems; and the infill with planting soil. However, the replanting of the garden beds is not included. The design and planting of these garden beds must be planned and tendered.

		Est. Life (yrs)	2021 Cost	Fund
2.2.1	Landscaping Garden Beds 1-5	0	\$3,500	CWF

2.2.2. Unit 1 Gate

The owner of Unit 1 reports that the external gate to the Unit 1 terrace is in a sad state of disrepair. Stating that during wet weather it becomes difficult to open and shut the gate because the upper half of the gate binds against the frame; and that the frame has rotted so that the security bolt bracket cannot be fixed firmly to the frame (only one screw remains).

In consideration of the proposed entry improvements work, it would be wise to address this gate replacement at the conclusion of the entry work. The replacement gate should match the terrace screening(EvaLast Spanish Saffron).

		Est. Life (yrs)	2021 Cost	Fund
2.2.2	Unit 1 Gate	0	\$1,300	CWF

2.2.3. Bore Water and Irrigation System

It has been many years since the bore water system was operational for irrigating the extensive outdoor gardens. Unfortunately, the gardens were irrigated with fresh water throughout the drought period. The bore water became disused due to the effects nearby construction work lowering the water table. The bore water should be sampled to determine if the water is now suitable for irrigating the gardens. The bore system should be serviced and the shelter rebuilt. The associated irrigation system should be refitted in particular to service the rebuilt garden beds 1-5. This work should be completed at the conclusion of the entry improvement work.

		Est. Life (yrs)	2021 Cost	Fund
2.2.3	Bore Water and Irrigation System	1	\$3,000	CWF

2.2.4. Garden Beds 6-9

The failing condition of garden beds 1-5 clearly requires immediate remedial work. The original bitumen water seals are leaking and the surrounding structures are deteriorating. There is progressive evidence of water seal deterioration for garden beds 6-9 although. Garden bed 7 (large one near the rear entrance) has developed very large water blisters during the recent heavy rains; and this garden bed has a very large tree which would likely have roots that could cause structural problems. There appears to be evidence that garden bed 9 (Unit 3 curved wall) has water seal bitumen seeping through the external render. Unfortunately, progressive evidence of failing conditions is not sufficiently noticeable until surrounding structures begin to fail. Based on the evidence in garden beds 1-5, it would be prudent to pre-emptively refurbish garden beds 6-9. The refurbishment estimate is lower than the other garden beds because there is one less plus there is no current evidence of structure remediation.



		Est. Life (yrs)	2021 Cost	Fund
2.2.4	Garden Beds 6-9	3	\$28,000	CWF

2.2.5. Rear Entry Stairs and Pathway

The rear entry tiles, stairs and pathway are aging. The tiled area could also have failing water seals. The stairway rail does not meet current code requirements. During garden bed 6-9 refurbishment, it would be a good opportunity to refresh the rear entry including tile replacement, new stair balustrade and handrail, and pathway.

		Est. Life (yrs)	2021 Cost	Fund
2.2.5	Rear Entry Stairs and Pathway	3	\$25,000	CWF

2.2.6. Units 1, 2 and 3 Terrace Tiles

The original tiles of Units 1, 2 and 3 terraces are likely to require replacement during this ten year planning period based on evidence in other areas of the failing of the original bitumen water seal. Most of these terrace surfaces drain differently than Units 1 and 2 curved wall areas which should have less stress on the water seals. The small area of the curved wall area of Unit 3 already has evidence of bitumen seeping through the external render which suggests that this area should be resealed and retiled sooner than the other areas.

		Est. Life (yrs)	2021 Cost	Fund
2.2.6	Units 1, 2 and 3 Terrace Tiles	5	\$45,000	CWF

2.2.7. Driveway

The driveway apron and public footpath is in unsightly condition due to the redirecting of the electric power lines underground. This was conducted associated with the construction at the neighbouring building. The strata committee contacted Northern Beaches Council about this issue and met with a council representative on-site. Council has redirected the matter internally several times and earlier committed to rebuilding these surfaces in November 2020 which did not occur. Council was advised to coordinate with the strata committee to allow some concurrent repairs to the paved driveway near the public footpath.

There is a crest at the interface between the public footpath and the top of the paved driveway. The undercarriage of many cars scrape on this crest while crossing over the crest. The pavers in this area are loosening due to the soft bitumen that has been temporarily placed over the powerline trench. Provision is allowed to reslope and repave the top portion of the drive concurrent with Council reinstatement of the public footpath.

		Est. Life (yrs)	2021 Cost	Fund
2.2.7	Driveway	1	\$4,000	CWF

2.2.8. Retaining Walls

The driveway garden retaining walls were replaced in 2019 and no additional work is expected during this ten year planning period.

		Est. Life (yrs)	2021 Cost	Fund
2.2.8	Retaining Walls	0	\$0	CWF

2.2.9. Surrounding Landscaping

The surrounding ground level landscaping had not been properly tended to for several years. Recently, the gardener was replaced and some minor improvements have been made. The landscaping could use a coordinated refresh. However, it would be prudent to wait until the completion of works on garden beds 6-9 and work on the rear entry as these works would likely cause trampling to the landscaping.

		Est. Life (yrs)	2021 Cost	Fund
2.2.9	Surrounding Landscaping	5	\$5,000	CWF

2.2.10. Boundary Fencing

The boundary fencing behind Units 1 and 2, and along the rear entry is Colorbond metal sheeting and shows some deterioration. It would be prudent in the coming years to have it assessed and to open a dialogue with the relevant neighbors to discuss any requirements for repair or replacement.

Such cost should be shared with the neighbours. A provision in the later years of the ten year period is prudent. However, assessment should be made within the next couple years.

		Est. Life (yrs)	2021 Cost	Fund
2.2.10	Boundary Fencing	7	\$15,000	CWF

2.3. Building Facade

The external surfaces of the building has several areas that should be coordinated to maintain consistent visual appeal, and repaired as required to preserve the integrity of the building structure.

2.3.1. Balcony Lights on Levels 1 to 4

The external lights in all ground level areas were replaced with new brass/copper fixtures with LEDs. The Strata has already purchased matching step lights for installation during the entry improvements (see Section 2.1). The new fixtures replaced acrylic ball-shaped fixtures that had severely decayed. The external lights on Levels 1-4 have the old acrylic fixtures with incandescent bulbs. The aging fixtures should be replaced with Copper Pagoda fixtures with LEDs to be consistent with the aesthetic established on the ground-level.

		Est. Life (yrs)	2021 Cost	Fund
2.3.1	Balcony Lights Levels 1-4	4	\$16,640	CWF

2.3.2. Balcony Internal Hob Painting

At the time that the new glass balustrades were installed on the balconies, there was the opportunity to have the internal face of the hobs painted. The strata committee at that time declined that opportunity. This face of the balcony hobs are the mounting surface for the glass balustrades and there is a very narrow standoff which is insufficient to permit painting. The glass must be removed to paint these surfaces and then reinstated and carefully aligned. This additional cost exceeds the cost of painting. This could be painted at a time independent of the external facing surfaces.

		Est. Life (yrs)	2021 Cost	Fund
2.3.2	Balcony Internal Hob Painting	5	\$48,000	CWF

2.3.3. External Brickwork

The external brickwork of the building broadly appears in reasonable condition in most areas. However, there are some isolated areas where mortar has eroded and will continue to degrade to the harsh conditions that the building exists. Some isolated re-pointing should be conducted within this ten year period. There was no evidence of brick fracture lines or bulged brick faces which suggests that brick ties are in good condition.

		Est. Life (yrs)	2021 Cost	Fund
2.3.3	External Brickwork	6	\$4,000	CWF

2.3.4. Cavity Flashing

In 2018, a storm resulted in flooding of the main bedroom of unit 4. The strata committee at the time would not action repairs to address the water ingress cause. In 2020, the new strata committee implemented a remedial investigation which revealed improperly installed cavity flashing with the original construction of the building. The strata committee arranged for the cavity flashing along the wall between that bedroom and the main building entrance to be replaced which involved:

- removing approximately 4.5 metres of brickwork from front entry to garden bed 3;
- temporary supports to hold brickwork;
- Storing undamaged bricks for reuse;
- removal of skirt tiles at entry way;
- removal of brickwork behind skirt tile;
- cleaning and preparing the cavity;
- applying cementitious membrane from structural slab up cavity for three brick courses;
- installing the first course of brickwork into cavity;
- applying two coats of waterproof membrane from cavity over new brickwork and down to the slab;
- installing new cavity flashing;
- boxing at ends and sealed into the internal skin of brickwork;
- reinstating brickwork with preformed weep holes above new flashing;
- installing new skirt tiles to match as close as practicable;
- acid cleaning brickwork; and
- clearing the site and removing waste generated by the works.

Water ingress adjacent to the external exit of the fire stairs suggests that there may also be a cavity flashing issue in this area. Provision for another section of cavity flashing replacement should be included in the 10 year plan.

		Est. Life (yrs)	2021 Cost	Fund
2.3.4	Cavity Flashing	7	\$7,000	CWF

2.3.5. Lintels

The window and door lintels throughout the building appear to be in reasonable condition and no provision has been made for this ten year plan.

		Est. Life (yrs)	2021 Cost	Fund
2.3.5	Lintels	0	\$0	CWF

2.3.6. Service Penetrations

Unit wet area vent grills on the external facade are corroding; and provision has been made for all these ventilation grills to be replaced during this 10 year plan.

		Est. Life (yrs)	2021 Cost	Fund
2.3.6	Service Penetrations	5	\$15,000	CWF

2.3.7. Rendered Surfaces

There are many external areas with rendered surfaces that require remedial work, and most of these have been included in Section 2.1 Main Entrance Improvements and Remedial Work. Considering the age of the building, there is likely to be other areas which will require remedial work; and provision has been made for some isolated render repairs.

		Est. Life (yrs)	2021 Cost	Fund
2.3.7	Rendered Surfaces	5	\$8,000	CWF

2.3.8. Windows and Doors

The aluminium-framed windows and doors that penetrate the building external facade are in fair to good condition. The balcony and terrace sliding doors were replaced less than ten years ago and a few windows have been replaced. Considering the age of the building a provision has been made to replace the remaining original windows and the framed window structure at the building entrance during the later part of this 10 year plan.

		Est. Life (yrs)	2021 Cost	Fund
2.3.8	Facade Windows and Doors	7	\$160,000	CWF

2.3.9. Balconies

New glass balustrades were recently installed on the balconies and no provision for balustrades has been made in this plan. The balcony slabs appear in good condition, but the water seals may begin to fail as they have in other areas. Provision for some balcony water seal and tile replacement to be progressively conducted commencing late in this ten year plan.

		Est. Life (yrs)	2021 Cost	Fund
2.3.9	Balconies	9	\$200,000	CWF

2.4. Roof

The roof is a flat concrete slab with a waterproof film which drains to perimeter downpipes. On the roof are the lift motor room, common hot water heaters, skylights for Unit 20, and a fire hydrant. Currently, general resident access is not permitted.

2.4.1. Hot Water Heater Shelter

There are four hot water heaters housed in a brick and concrete shelter with steel gates. The gates have sheet steel on the bottom and steel mesh on the top and have some progressing corrosion. The steel mesh permits aspiration of the shelter to avoid accumulation of natural gas and combustion carbon monoxide. In early 2021, a severe storm caused water to enter through the gates and into the electronic controls of all the hot water heaters causing electronic failure and hot water disruption for two days. The heater manufacturer service technician recommended replacing the gates with louvres in place of the mesh to eliminate the direct impact of driving rain. The strata committee obtained three quotes for the gate replacement with louvres



		Est. Life (yrs)	2021 Cost	Fund
2.4.1	Hot Water Heater Shelter	1	\$15,000	CWF

2.4.2. Roof Slab

Documents suggest that a polyurethane paint-on membrane was applied approximately three years ago. The surface appears in reasonable condition. However, recent severe rains resulted in water ingress to the Level 4 ceiling across from the lift near the planter. There was no standing water on the roof and no obvious path for water ingress was observed at the time of the storm (March 2021). Further investigation is necessary and the brick facade should also be inspected. A modest provision has been made to address some anticipated rectification.

		Est. Life (yrs)	2021 Cost	Fund
2.4.2	Roof Slab	1	\$7,000	CWF

2.4.3. Roof Drainage

The roof is drained by the sloped deck toward drains along the roof perimeter that spill into heads and downpipes that are mounted to the external facade. This drainage system appears to be in fair condition, but requires regular inspection and servicing to prevent blockage. See Section 2.4.2 for comments about water ingress from a recent storm. Also, Unit has reported some water ingress in the past which may be related to a downpipe. Further investigation of the downpipe condition near Unit 1 is warranted. A small provision to the Administrative Fund is made to undertake further investigation.

		Est. Life (yrs)	2021 Cost	Fund
2.4.3	Roof Drainage	1	\$500	AF

2.4.4. Hot Water Heaters

There are four hot water heaters on the roof in a shelter on the roof. The hot water heaters are gas fired with electronic circuits, and supply all units with unmetered hot water. In early 2021, a severe storm caused water to enter through the gates and into the electronic controls of all the hot water heaters causing electronic failure and hot water disruption for two days. The electronic circuits of all four heaters were replaced at that time, and the heaters seem to be operating reasonably well. However, the hearts are aging and some are likely to require replacement of the entire heater during this ten year period. Heater installation dates are: 2016, 2013, 2010, and one without evidence of installation date but appear older than the others. This type of hot water heaters have an expected life of 10 to 15 years which suggests that most or all of the heaters will require replacement during this ten year period. A provision for hot water heater replacement is made for mid-way through this period.

		Est. Life (yrs)	2021 Cost	Fund
2.4.4	Hot Water Heaters	4	\$12,000	CWF

2.4.5. Lift Motor Room

The lift motor room on the roof has some areas of cracked and eroded mortar that should be addressed when other areas of the building facade has such work undertaken. The provision for this work is included in the provision under Section 2.3.3.

		Est. Life (yrs)	2021 Cost	Fund
2.4.5	Lift Motor Room	0	\$0	CWF

2.4.6. Roof Balustrades

The perimeter of the roof is enclosed with aluminium handrails mounted on low masonry walls, and there is a small section that divides the roof area by an aluminium railing. The painted masonry walls and aluminum rails appear in reasonable condition. No provision has been made to repair or replace these structures during this ten year period.

		Est. Life (yrs)	2021 Cost	Fund
2.4.6	Roof Balustrades	0	\$0	CWF

2.4.7. Skylights

During some windy and wet days of July 2020, one of the skylight covers above Unit 20 was blown off. This skylight was immediately repaired. The replaced skylight appeared older than the other two. Now, all three skylights appear to be in good condition. No provision for skylights has been made during this ten year period.

		Est. Life (yrs)	2021 Cost	Fund
2.4.7	Skylights	0	\$0	CWF

2.5. Garage

Under the ground-level of the building is the garage which includes double parking for each unit and some visit parking spaces. This secure area is accessible by a vehicular automated door; by two pedestrian doors; and by the lift.

2.5.1. Concrete Elements

The garage structure consists of an underfoot concrete slab with drainage to a drain pit with a sump pump; vertical reinforced concrete columns; and an overhead concrete slab.

- The underfoot concrete slab remains in good condition and the drain pit is regularly serviced.
- The vertical columns remain in reasonable condition, but have some evidence of poor construction finish. However, the concrete above the front pedestrian door appears to have been affected by water leaking through the overhead garden bed 1. Further evidence is located on the painted surfaces on each side of the external surface of the garage front entry (pedestrian and vehicular) lintel with bubbling painted surfaces. Provision for correcting these conditions is included under Section 2.1.
- The overhead concrete slab has clear evidence of water ingress from garden beds 2 and 3 which is deteriorating the concrete. Investigation of possible effects on the overhead slab

from garden beds 6-9 have not been investigated due to locked unit garages. The effects of the leaking garden beds 2 and 3 have provisions made under Section 2.1.

		Est. Life (yrs)	2021 Cost	Fund
2.5.1	Concrete Elements	0	\$0	CWF

2.5.2. Main Entry Garage Door

The vehicular garage door was replaced circa 2016, but has had numerous service call outs. It became clear that the service providers had been poorly servicing the garage door resulting in ongoing problems. Over the past couple years, the strata committee has carefully inspected and supervised the garage door serving to improve the outcome of the work undertaken. Also, some service providers have been excluded from working on the garage door. Regular servicing of the door should be undertaken and a annual provision has been included in the Administrative fund.

		Est. Life (yrs)	2021 Cost	Fund
2.5.2	Main Entry Garage Door	0	\$500	AF

2.5.3. Unit Garage Doors

Each unit has an individual garage area for two cars enclosed by a timber door with spring assisted swing hinges. Most individual garage doors are in fair condition, but as required servicing should be allowed for in the Administrative Fund.

		Est. Life (yrs)	2021 Cost	Fund
2.5.3	Unit Garage Doors	0	\$400	AF

2.5.4. Garage Lighting

The garage lighting was replaced circa 2019 and adjusted in 2020. The new LED lights should have a service life that exceeds this ten year period. No provision has been made for these lights.

		Est. Life (yrs)	2021 Cost	Fund
2.5.4	Garage Lighting	0	\$0	CWF

2.5.5. Plumbing and Drainage

A variety of services are plumbed in the overhead areas of the garage including water (fresh & bore); gas; roof and surface drains; and unit waste. Some copper and some iron pipework have significant corrosion. Our plumber does not recommend pre-emptive pipework replacement, but rather repair when required. A provision is included in the Administrative Fund for ongoing repairs of the pipeworks.

		Est. Life (yrs)	2021 Cost	Fund
2.5.5	Plumbing and Drainage	0	\$1,000	AF

2.6. Internal Common Areas

The internal common areas including walls, ceilings, flooring and lights need a refresh to improve the amenity for the residents. The aesthetic vision (see Master Plan - Annexure 1) details the materials and colours for such a refresh.

2.6.1. Ground Floor Tiles

The ground floor tiles would match the external entry tiles except that there would be an internal slip rating. Provision is made early in the ten year plan to supply and install tiles on the internal ground floor area of approximately 50 square metres.

		Est. Life (yrs)	2021 Cost	Fund
2.6.1	Ground Floor Tiles	2	\$7,500	CWF

2.6.2. Hallway Lights

There are 27 internal common area lights; most of which are severely decayed. As part of the internal improvements, the hallway lights should be replaced with new LED lights in accordance with the aesthetic vision, and before the hallway ceilings are painted. The specified lights have a smaller footprint which will require some surface preparation before the ceiling is painted. These lights will have some designated as emergency lights and provision for emergency circuits must be assessed before installation. One of the 27 lights is one mounted on the wall near the main entry; and this light has not yet been specified. Provision for the supply and installation of all 27 lights has been included.

		Est. Life (yrs)	2021 Cost	Fund
2.6.2	Hallway Lights	2	\$10,260	CWF

2.6.3. Hallway Painting

The common hallways on the ground level and levels 1-4 should be painted in accordance with the aesthetic plan. Provision for painting these walls, doors and internal planters has been included.

		Est. Life (yrs)	2021 Cost	Fund
2.6.3	Hallway Painting	2	\$20,000	CWF

2.6.4. Levels 1-4 Hallway Carpeting

The carpeting on levels 1 to 4 should be replaced in accordance with the aesthetic plan after the painting of all other internal common surfaces of levels 1 to 4. Provision for the supply and installation of new carpeting on levels 1 to 4 has been included.

		Est. Life (yrs)	2021 Cost	Fund
2.6.4	Levels 1-4 Hallway Carpeting	3	\$28,000	CWF

2.6.5. Aluminium Framed Glass Entry Structure

Section 2.3.8 Doors and Windows has provision for this structure include. Thus, no provision has been made under this section.

		Est. Life (yrs)	2021 Cost	Fund
2.6.5	Aluminium Framed Glass Entry Structure	0	\$0	CWF

2.6.6. Internal Ceilings

Together with the hallway painting, the ceilings of the common areas of the ground level and levels 1 to 4 should be painted. This should occur after the installation of new lights in these areas to allow for the previous large light footprints to be dressed smooth before painting around the new lights. Provision for this work has been included in Section 2.6.3.

		Est. Life (yrs)	2021 Cost	Fund
2.6.6	Internal Ceilings	0	\$0	CWF

2.6.7. Internal Planters

Levels 1 to 4 have internal planters with soil and live plants. Each planter is constructed of the concrete floor slab and surrounding masonry walls. The internal surfaces have the same bitumen water seal which has escalating evidence of deterioration in the external garden beds. It would be prudent to remove the plants and soil within this ten year period to pre-empt any water damage due to failing water seals. It is recommended that the planters be used as dry beds for potted plants. Provision has been made late in the ten year period to rebuild the internal planters as dry beds. There are some units with original planters inside the unit; and owners should be encouraged to disuse them as wet planters with soil.

		Est. Life (yrs)	2021 Cost	Fund
2.6.7	Internal Planters	8	\$20,000	CWF

2.6.8. Fire Stairs

The fire stairs have no aesthetic appeal and aesthetic improvements are not considered a priority during this ten year period. Any future fire order by Council may require disturbance of surfaces and elements of the fire stairs which would be a more opportune time to consider aesthetic improvements in the fire stairs. The fire stairs roof door is in poor condition and should be replaced soon. Provision has been made for replacing this door.

		Est. Life (yrs)	2021 Cost	Fund
2.6.8	Fire Stairs	2	\$1,200	CWF

2.7. Services & Infrastructure

There are a number of common services provided by the strata for the benefit of all residents and owners. The most important services are the fire safety measures noted under Sections 2.7.1 to 2.7.5 which have been neglected over the years with many of the provisions considered to be in a failed condition. It is an absolute priority to have the fire safety measures in operational condition at all times. As such, the strata committee has implemented a biannual fire safety measure assessment to ensure these services are monitored and maintained.

2.7.1. Fire Doors

For many years, the fire doors in our building were assumed to have asbestos and thus were not repaired when associated components failed. The strata committee recently tested a number of doors to assess for asbestos and the independent results indicate that asbestos is not present. Our fire safety assessor is aware of these tests, but has not yet updated the assessment report which states a range of failure conditions. Disregarding the incorrect asbestos assumption, there remains a number of other priority repairs to be corrected as listed below:

Door	Failure	Cost Estimate
GF Fire Stair South (C.01)	Delaminating - replace door	\$1,200
GF Electric Cabinet Active Leaf (E.01)	Door closer missing - replace	\$500
GF Electric Cabinet Inactive Leaf (E.02)	Door closer missing and lock snib broken - replace	\$700
L1 Electric Cabinet Active Leaf (E.03)	Door closer missing - replace	\$500
L1 Electric Cabinet Inactive Leaf (E.04)	Door closer missing - replace	\$500
L2 Electric Cabinet Active Leaf (E.05)	Door closer & lockset missing - replace	\$800
L2 Electric Cabinet Inactive Leaf (E.06)	Door closer missing - replace	\$500
L3 Electric Cabinet Active Leaf (E.07)	Door closer missing - replace	\$500
L3 Electric Cabinet Inactive Leaf (E.08)	Door closer missing - replace	\$500
L4 Electric Cabinet Active Leaf (E.09)	Door closer missing - replace	\$500
L4 Electric Cabinet Inactive Leaf (E.10)	Door closer missing - replace	\$500
Doors for Units 1, 7, 8, 9, 10, 11, 15, & 20	Missing or Broken Door Closer - replace closer for 8 eight unit doors	\$3,200
Doors for Units 3 and 13	Door Leaf Damaged - replace two doors	\$2,400
Doors for Units 1, 7, 13, 14, 15, 16, 17, & 18	Broken or non-compliant lockset - replace lockset for eight doors	\$4,000
Doors for Units 2 & 16	Excessive gap (>3mm) between door and frame - install intumescent strips for two doors	\$400
Doors for Units 4, 5, 6, 8, & 19	Minor works on five doors	\$\$1,500

		Est. Life (yrs)	2021 Cost	Fund
2.7.1	Fire Doors	0	\$18,200	CWF

2.7.2. Fire Hydrant System

For many years our fire hydrant system was the only fire safety measure regularly serviced, but unfortunately the service was not properly conducted and a number of hydrant valves were corrode and frozen in a closed position which would not allow fire water during an emergency. That service

provider was terminated and the monitoring and servicing is now under a comprehensive fire safety measure provider. Two hydrant landing valves require repairs/replacement and the hydrant booster connection in front of the building near the footpath requires replacement.

Fire extinguishers have been installed on each level in the hydrant rooms, in the lift motor room and in the garage near the lift entry. The extinguishers will be monitored and serviced regularly.

		Est. Life (yrs)	2021 Cost	Fund
2.7.2	Fire Hydrant System	0	\$30,000	CWF

2.7.3. Smoke Detectors

Currently, there are only smoke detectors inside the units. Most units have adequate numbers and locations for the smoke detectors, but they are not adequately serviced or replaced. It has been the practice in the past for the individual unit owners to be responsible to maintain these fire safety devices. However, the strata is responsible to have all fire safety measures operational at all times. With recently implemented service provisions, the strata regularly checks the condition of the smoke detectors, and some unit owners and some property managers also check on the status. The repair and servicing of these devices is not consistent. The strata committee recommends that these devices come under the full jurisdiction of the strata for monitoring and servicing; and that the smoke detectors become standardised as replacements occur. Provision has been made to have these devices compliant by the strata.

		Est. Life (yrs)	2021 Cost	Fund
2.7.3	Smoke Detectors	0	\$4,000	CWF

2.7.4. Emergency Lighting

Emergency lighting has been replaced circa 2019 and remains in good condition. However, the emergency lighting in the fire stairs has frequent outages due to a circuit fault that remains unresolved by our electricians. It is assumed to be associated with the leaking external garden beds which have common light circuits connected to the base of some garden beds. The fault seems to occur during rainy periods, and the fault is anticipated to be resolved with the work under Section 2.1. As such, no provision is made under this section.

		Est. Life (yrs)	2021 Cost	Fund
2.7.4	Emergency Lighting	0	\$0	CWF

2.7.5. Emergency Signage

Emergency signage is incomplete and/or non-compliant, but has been assessed by the fire safety measure assessor and will be made compliant.

		Est. Life (yrs)	2021 Cost	Fund
2.7.5	Emergency Signage	0	\$800	CWF

2.7.6. Lift

The lift had a major upgrade circa 2019 and remains in good condition with a service contract in place. After the upgrade was complete, some lift service areas were not made tidy and service was inadequate. After many prompts to the service technician, the strata committee raised the issue with management and the areas were tidied, and service improved. Carefully monitoring of the provided services is recommended to ensure that the lift service work is completed adequately. No capital works fund requirements are expected during this ten year period. However, the service contract should remain in place perpetually. The strata manager should make Administrative Fund provision consistent with the previous year for lift maintenance including an annual escalator. Digital controls have replaced the old mechanical contactor controls. The original contacto panel remains in the lift motor room and the devices appear in good condition. It may be possible to sell these obsolete devices to a lift service company as such spare parts are impossible to obtain.

		Est. Life (yrs)	2021 Cost	Fund
2.7.6	Lift	0	\$0	CWF

2.7.7. Intercom

The intercom between the main entry and the individual units generally operates as expected with occasional failures that are addressed with a service call. Replacing the intercom is not considered a priority during this ten year period.

		Est. Life (yrs)	2021 Cost	Fund
2.7.7	Intercom	0	\$0	CWF

2.7.8. Hot Water System

The hot water system has some issues that should be addressed during this ten year period and have been addressed in Section 2.4.4 Hot Water Heaters (heater replacements) and Section 2.4.1 Hot Water Heater Shelter (gate replacements). As such no Capital works Fund provision is made here. However, the strata manager should make Administrative Fund provision for gas and water supply consistent with the previous year including an annual escalator.

		Est. Life (yrs)	2021 Cost	Fund
2.7.8	Hot Water System	0	\$0	CWF

2.7.9. Garbage Bin Area

The garbage bin area does not currently house all the current bins. Council in recent years changed all the bins and increased the quantity. Rationalising the required number should be reviewed before considering any increasing of the shelter size. Improvements to the shelter is not considered a priority during this ten year period. As such, no Capital Works Fund provision has been made. The strata manager should make Administrative Fund provision for bin street transfer and cleaning consistent with the previous year including an annual escalator.

		Est. Life (yrs)	2021 Cost	Fund
2.7.9	Garbage Bin Area	0	\$0	CWF

2.8. Utilities and Maintenance

Utility supply costs and routine maintenance costs have generally and specifically been addressed in the sections above. The strata manager should use previous year expenditure to guide the Administrative Fund budget for the coming year. There are some specific provisions compiled in Section 3 to add to the Administrative Fund budget. There are no Capital Works Fund provisions under this section.

2.8.1. Electrical Infrastructure

The electrical infrastructure is adequate for the needs of the building and is generally in reasonable condition. There is a specific fault noted in Section 2.7.4 and is expected to be addressed in work under Section 2.1.

2.8.2. Hydraulic Infrastructure

The hydraulic and gas infrastructure in the building has varied conditions, but no specific capital works undertaking is planned during this ten year period. However, specific expenditure provision has been included for in the Administrative Fund under Section 2.5.5 Plumbing and Drainage.

2.8.3. Telecommunication Infrastructure

The telecommunication infrastructure in the building is adequate and appears in good condition as most units have been migrated to the NBN. No specific Administrative Fund or Capital Works Fund provisions have been made.

2.8.4. Routine Maintenance

Repair costs have increased in the past couple years as the strata committee has addressed a number of essential works with our aging building. As a building ages, failures will increase with improper servicing and inadequate repairs. The strata committee has recommended a number of significant capital works in this ten year plan to get our building into a better looking and more serviceable condition. Capital work provisions are made in various sections above and none have been made here. The strata manager should include Administrative Fund provisions for:

- fire safety measure assessment and certification;
- lift maintenance;
- gardening [note that the new gardener operates more effectively at a reduced cost];
- bin servicing; and
- garage drain sump servicing.

2.8.5. Hot Water Common Supply

The hot water common supply is not metered to individual units, but is a significant cost to the strata. Some capital works provisions are noted in the sections above; some comments about Administrative Fund provisions are also noted above.



3. Cost Estimates

The significant cost estimates under Section 2.1 have been tender as detailed in that section. Work on the hot water heater shelter gates has also been tendered. Most other cost estimates are based on specific supplier quotes, earlier tenders and informed estimates by the strata committee.

4. Cash Flow Analysis

The tables below consolidate the Capital Works Fund provisions in the sections above with costs shown in \$1000 rounded to the nearest \$1000.

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Other External Areas			0	0	0	0	0	0	0	0	0	0	0
Landscaping Garden Beds 1-5	0	CWF	4	4	0	0	0	0	0	0	0	0	0
Unit 1 Gate	0	CWF	1	1	0	0	0	0	0	0	0	0	0
Bore Water and Irrigation System	1	CWF	3	0	3	0	0	0	0	0	0	0	0
Garden Beds 6-9	3	CWF	28	0	0	0	30	0	0	0	0	0	0
Rear Entry Stairs and Pathway	3	CWF	25	0	0	0	27	0	0	0	0	0	0
Units 1, 2 and 3 Terrace Tiles	5	CWF	45	0	0	0	0	0	50	0	0	0	0
Driveway	1	CWF	4	0	4	0	0	0	0	0	0	0	0
Retaining Walls	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Surrounding Landscaping	5	CWF	5	0	0	0	0	0	6	0	0	0	0
Boundary Fencing	7	CWF	15	0	0	0	0	0	0	0	17	0	0

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building Facade			0	0	0	0	0	0	0	0	0	0	0
Balcony Lights Levels 1-4	4	CWF	17	0	0	0	0	18	0	0	0	0	0
Balcony Internal Hob Painting	5	CWF	48	0	0	0	0	0	53	0	0	0	0
External Brickwork	6	CWF	4	0	0	0	0	0	0	5	0	0	0
Cavity Flashing	7	CWF	7	0	0	0	0	0	0	0	8	0	0
Lintels	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Service Penetrations	5	CWF	15	0	0	0	0	0	17	0	0	0	0
Rendered Surfaces	5	CWF	8	0	0	0	0	0	9	0	0	0	0
Facade Windows and Doors	7	CWF	160	0	0	0	0	0	0	0	184	0	0
Balconies	9	CWF	200	0	0	0	0	0	0	0	0	0	239

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Roof			0	0	0	0	0	0	0	0	0	0	0
Hot Water Heater Shelter	1	CWF	15	0	15	0	0	0	0	0	0	0	0
Roof Slab	1	CWF	7	0	7	0	0	0	0	0	0	0	0
Roof Drainage	1	AF	1	0	1	0	0	0	0	0	0	0	0



Hot Water Heaters	4	CWF	12	0	0	0	0	13	0	0	0	0	0
Lift Motor Room	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Roof Balustrades	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Skylights	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Garage			0	0	0	0	0	0	0	0	0	0	0
Concrete Elements	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Main Entry Garage Door	0	AF	1	1	0	0	0	0	0	0	0	0	0
Unit Garage Doors	0	AF	0	0	0	0	0	0	0	0	0	0	0
Garage Lighting	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Plumbing and Drainage	0	AF	1	1	0	0	0	0	0	0	0	0	0

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Internal Common Areas			0	0	0	0	0	0	0	0	0	0	0
Ground Floor Tiles	2	CWF	8	0	0	8	0	0	0	0	0	0	0
Hallway Lights	2	CWF	10	0	0	11	0	0	0	0	0	0	0
Hallway Painting	2	CWF	20	0	0	21	0	0	0	0	0	0	0
Levels 1-4 Hallway Carpeting	3	CWF	28	0	0	0	30	0	0	0	0	0	0
Aluminium Framed Glass Entry Structure	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Internal Ceilings	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Internal Planters	8	CWF	20	0	0	0	0	0	0	0	0	23	0
Fire Stairs	2	CWF	1	0	0	1	0	0	0	0	0	0	0

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Internal Common Areas			0	0	0	0	0	0	0	0	0	0	0
Ground Floor Tiles	2	CWF	8	0	0	8	0	0	0	0	0	0	0
Hallway Lights	2	CWF	10	0	0	11	0	0	0	0	0	0	0
Hallway Painting	2	CWF	20	0	0	21	0	0	0	0	0	0	0
Levels 1-4 Hallway Carpeting	3	CWF	28	0	0	0	30	0	0	0	0	0	0
Aluminium Framed Glass Entry Structure	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Internal Ceilings	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Internal Planters	8	CWF	20	0	0	0	0	0	0	0	0	23	0
Fire Stairs	2	CWF	1	0	0	1	0	0	0	0	0	0	0

Description	Est. Life (yrs)	Fund	2021 Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Services & Infrastructure			0	0	0	0	0	0	0	0	0	0	0
Fire Doors	0	CWF	18	18	0	0	0	0	0	0	0	0	0
Fire Hydrant System	0	CWF	30	30	0	0	0	0	0	0	0	0	0
Smoke Detectors	0	CWF	4	4	0	0	0	0	0	0	0	0	0



Emergency Lighting	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Emergency Signage	0	CWF	1	1	0	0	0	0	0	0	0	0	0
Lift	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Intercom	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Hot Water System	0	CWF	0	0	0	0	0	0	0	0	0	0	0
Garbage Bin Area	0	CWF	0	0	0	0	0	0	0	0	0	0	0

4.1. Annual Cost Distribution

The table below shows the totals of planned Capital Works Fund expenditure for each year of the ten year plan. Note that totals for each year after the first year are escalated for annual inflation.

Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
\$517,487	\$30,090	\$40,534	\$85,958	\$31,001	\$133,594	\$4,505	\$209,061	\$23,433	\$239,019

Inflation 2.0%

4.2. Cash Flow Analysis

The table below considers the capital works fund contributions necessary to prevent the fund from going into deficit. Note the proposed 2021 CWF Levy is approximately an extra \$10,000 per unit from the current CWF levy. And, from 2022 onward is a similar levy as currently with an annual escalator.

	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030
CWF Opening Balance	\$250,000	\$4,513	\$51,933	\$89,939	\$84,092	\$134,804	\$84,558	\$165,067	\$42,721	\$107,737
CWF Planned Expenditure	\$515,487	\$29,580	\$40,534	\$85,958	\$31,001	\$133,594	\$4,505	\$209,061	\$23,433	\$239,019
CWF Balance/Deficit	-\$265,487	-\$25,067	\$11,399	\$3,981	\$53,091	\$1,210	\$80,053	-\$43,994	\$19,288	-\$131,282
CWF Levy	\$270,000	\$77,000	\$78,540	\$80,111	\$81,713	\$83,347	\$85,014	\$86,715	\$88,449	\$90,218
Average Unit CWF Levy	\$13,500	\$3,850	\$3,927	\$4,006	\$4,086	\$4,167	\$4,251	\$4,336	\$4,422	\$4,511

4.3. Proposed Strata Levies

The new Strata Manager will create the proposed Administrative Fund and Capital Works Fund Levies for the next Annual General Meeting. The strata committee proposes that the CWF levy aims to raise the funds necessary to undertake the work proposed in the sections above. Which would require approximately \$116,250 for each of the last two quarters of the annual budget; or approximately \$5,812 for an average unit for each of the last two quarters of the annual budget. In the subsequent years, the CWF levies would return to contributions consistent with the past two years.



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