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ABN 60 508 188 246

Strata Compliance Specialists

10 YEAR CAPITAL WORKS FUND PLAN

DATE OF INSPECTION: 6 OCTOBER 2021



1-15 FONTENOY ROAD, MACQUARIE PARK :: SP52948



biv@biv.com.au



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Certified Property Professionals

P: 1300 107 280



STRATA SERVICES SPECIALIST COMPANY

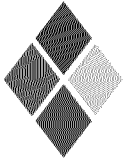
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ABN 60 508 188 246

Strata Compliance Specialists

The Owners of Strata Plan 52948
1-15 Fontenoy Road, Macquarie Park

6 October 2021

Dear Sirs,

RE: 10 Year Capital Works Fund Plan - 1-15 Fontenoy Road, Macquarie Park - SP52948

Thank you for your instructions to provide a 10 Year Capital Works Fund Plan for your strata scheme.

You will find that our Reports are easy to read and understand, however if you have any questions feel free to contact us directly.

Over 66% of all Strata Managers in New South Wales utilise BIV Reports Pty Limited to carry out various property compliance reports including this 10 Year Capital Works Fund Plan required under s80 of the Strata Schemes Management Act 2015.

Our 10 Year Capital Works Fund Plan complies with the requirements of the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016.

Our other services include:

- Asbestos Registers
- Building Insurance Valuations
- Common Property Safety Reports
- COVID-19 Plans
- Cladding Clearance Certificates
- Life Cycle Maintenance Reports

The above Reports, Plans and Certificates are carried out on all types of property including residential, retail, commercial, industrial, high rise, CBD, marinas, stratum, non-strata and others.

Contact your Strata Manager to engage BIV Reports Pty Limited to provide any of the above additional Reports, or alternately contact us if you have any questions on these Reports.

Congratulations, you now meet the requirements of the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016, in regard to obtaining a compliant 10 Year Capital Works Fund Plan from BIV Reports Pty Limited.

Your sincerely,

Wal Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV
Certified Practising Valuer
Director



biv@biv.com.au



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Certified Property Professionals

P: 1300 107 280



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Annexure A - Recommended Contributions per Lot for each year of the 10 Year Plan

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Identification of Covered Items - 10 Year Capital Works Fund Plan - Cost Estimates (includes GST)

COVERED ITEMS
10 Year Plan for: The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park
Period covered by the Plan: 1 September 2021 to 1 September 2031
Strata Plan: SP52948
Plan prepared on: 6 October 2021

Ser- -ial	*Covered Items	Current Cost	Approx year work required	Escalated amount	End of Year 1 Sep-22	End of Year 2 Sep-23	End of Year 3 Sep-24	End of Year 4 Sep-25	End of Year 5 Sep-26	End of Year 6 Sep-27	End of Year 7 Sep-28	End of Year 8 Sep-29	End of Year 9 Sep-30	End of Year 10 Sep-31
1	Structure													
2	Roof	\$580,000	10	\$900,722										\$900,722
3	Long term capital items	\$109,000	10	\$169,274										\$169,274
4	Appendages													
5	Common prop. doors + windows	\$58,600	6	\$76,312				\$76,312						
6	Common property lighting	\$25,000	2	\$26,781	\$26,781									
7	Fire safety services	\$22,000	7	\$29,939							\$29,939			
8	Security gate + motor	\$17,200	7	\$23,407							\$23,407			
9	Elevator + equipment	\$458,000	9	\$680,632								\$680,632		
10	Guttering + downpipes	\$53,500	10	\$83,084										\$83,084
11	Distribution boards	\$34,000	6	\$44,277				\$44,277						
12	Balustrades	\$38,800	4	\$44,524				\$44,524						
13	Pumps and other plumbing	\$69,500	5	\$82,544				\$82,544						
14	Garage doors	\$61,500	4	\$70,573				\$70,573						
15	Internal painting	\$180,000	7	\$244,955							\$244,955			
16	Floor tiles + carpets	\$92,000	7	\$125,199							\$125,199			
17	Intercom + security doors	\$47,000	4	\$53,934				\$53,934						
18	Pool area + Gym area	\$19,400	3	\$21,509			\$21,509							
19	Outside													
20	External painting	\$490,000	8	\$696,829								\$696,829		
21	Utility services, cabinets, conduits	\$13,000	2	\$13,926		\$13,926								
22	Fences + gates	\$38,600	1	\$39,951	\$39,951									
23	Air exhaust plant + equipment	\$87,000	5	\$103,329					\$103,329					
24	Landscaping + BBQ area	\$16,000	3	\$17,739			\$17,739							
25	Garbage bin area	\$16,000	5	\$19,003					\$19,003					
26	Trip slip hazards + stair nosings	\$5,000	1	\$5,175	\$5,175									
27	Stormwater drainage	\$43,000	5	\$51,071					\$51,071					
28	Tennis court	\$19,500	6	\$25,394						\$25,394				
29	Driveway + bollards	\$62,500	6	\$81,391						\$81,391				
30	Line marking + signage	\$5,300	1	\$5,486	\$5,486									
31	Mail boxes	\$1,800	3	\$1,996			\$1,996							
	Total Estimate (rounded)	\$2,663,200		\$3,738,954	\$50,612	\$40,707	\$41,244	\$169,030	\$255,946	\$227,375	\$423,500	\$696,829	\$680,632	\$1,153,080

*Covered items are items of a capital and non-recurrent nature.



Condition Report - 10 Year Capital Works Fund Plan - Method + Reasoning for the Costs Estimates (inc. GST)

CONDITION REPORT
10 Year Plan for:
Period covered by the Plan:

The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park	Strata Plan:	SP52948
1 September 2021 to 1 September 2031	Plan prepared on:	6 October 2021

Method and Reasoning						
Ser-ial	Covered Items	Current Cost	*Approx year work required	Details of any maintenance, repair, renewal or replacement that is anticipated to be required in the period covered by the Plan	Current Condition or operating state	Estimated Lifespan after work carried out
1	Structure					
2	Roof	\$580,000	10	Contribution towards maintenance of the roof	Average condition	15-20 yrs
3	Long term capital items	\$109,000	10	Contribution towards the repair of the long term capital items		
4	Appendages					
5	Common prop. doors + windows	\$58,600	6	Contribution towards the repair of the common prop. doors + windows	Good condition	7-10 years
6	Common property lighting	\$25,000	2	Allowance for the renewal of the common property lighting	Average condition	5-7 yrs
7	Fire safety services	\$22,000	7	Contribution towards the renewal of the fire safety services	Average condition	5-7 yrs
8	Security gate + motor	\$17,200	7	Allowance for the repair of the security gate + motor	Average condition	7-10 yrs
9	Elevator + equipment	\$458,000	9	Contribution towards the repair of the elevator + equipment	Good condition	7-10 yrs
10	Guttering + downpipes	\$53,500	10	Contribution towards the repair of the guttering + downpipes	Average condition	11-15 yrs
11	Distribution boards	\$34,000	6	Contribution towards the upgrade of the distribution boards	Average condition	11-15 yrs
12	Balustrades	\$38,800	4	Contribution towards the repair of the balustrades	Good condition	11-15 yrs
13	Pumps and other plumbing	\$69,500	5	Contribution towards maintenance of the pumps and other plumbing	Average condition	7-10 yrs
14	Garage doors	\$61,500	4	Contribution towards the repair of the garage doors	Average condition	7-10 years
15	Internal painting	\$180,000	7	Contribution towards the renewal of the internal painting	Good condition	7-10 yrs
16	Floor tiles + carpets	\$92,000	7	Allowance for the replacement of the floor tiles + carpets	Average condition	7-10 years
17	Intercom + security doors	\$47,000	4	Allowance for the repair of the intercom + security doors	Good condition	7-10 yrs
18	Pool area + Gym area	\$19,400	3	Contribution towards maintenance of the pool area + gym area	Average condition	7-10 years
19	Outside					
20	External painting	\$490,000	8	Contribution towards the renewal of the external painting	Good condition	7-10 yrs
21	Utility services, cabinets, conduits	\$13,000	2	Contribution towards the repair of the utility services, cabinets, conduits	Average condition	11-15 yrs
22	Fences + gates	\$38,600	1	Allowance for the repair of the fences + gates	Good condition	15-20 yrs
23	Air exhaust plant + equipment	\$87,000	5	Contribution towards maintenance of the air exhaust plant + equipment	Average condition	7-10 yrs
24	Landscaping + BBQ area	\$16,000	3	Contribution towards maintenance of the landscaping + bbq area	Average condition	5-7 yrs
25	Garbage bin area	\$16,000	5	Contribution towards maintenance of the garbage bin area	Average condition	5-7 yrs
26	Trip slip hazards + stair nosings	\$5,000	1	Allowance for trip slip hazards + stair nosings	Average condition	
27	Stormwater drainage	\$43,000	5	Contribution towards maintenance of the stormwater drainage	Average condition	7-10 yrs
28	Tennis court	\$19,500	6	Allowance for maintenance of the tennis court	Average condition	5-7 yrs
29	Driveway + bollards	\$62,500	6	Contribution towards maintenance of the driveway + bollards	Good condition	7-10 yrs
30	Line marking + signage	\$5,300	1	Allowance for the renewal of the line marking + signage	Average condition	5-7 yrs
31	Mail boxes	\$1,800	3	Contribution towards the repair of the mail boxes	Average condition	7-10 yrs
	Total Estimate (rounded)	\$2,663,200				

* This means the year after the Plan is prepared.

Recommended Annual Capital Works Fund Payment Plan and verification of our Recommendations

PAYMENT PLAN
10 Year Plan for: Period covered by the Plan:

The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park	Strata Plan: SP52948
1 September 2021 to 1 September 2031	Plan prepared on: 6 October 2021

End of Year	Year Ending	Recommended Capital Works Fund Payment	Annual % change in Capital Works Fund Payment	Adjusted Capital Works Payment (increase/decrease)	CW/Fund Balance + Interest + Annual Fund Payment	Costs in each year refer to the table above (page 3)	Capital Works Fund Balance	Interest on the Capital Works Fund Balance
A	B	C	D	E	F	G	H	I
1	Sep-22	\$246,396			\$1,288,649	\$50,612	\$1,034,494	\$7,759
2	Sep-23	\$256,252	4.00%		\$1,503,574	\$40,707	\$1,238,037	\$9,285
3	Sep-24	\$266,502	4.00%		\$1,740,341	\$41,244	\$1,462,868	\$10,972
4	Sep-25	\$277,162	4.00%		\$1,989,002	\$169,030	\$1,699,097	\$12,743
5	Sep-26	\$288,248	4.00%		\$2,121,870	\$255,946	\$1,819,972	\$13,650
6	Sep-27	\$299,778	4.00%		\$2,179,696	\$227,375	\$1,865,923	\$13,994
7	Sep-28	\$311,769	4.00%		\$2,278,734	\$423,500	\$1,952,322	\$14,642
8	Sep-29	\$324,240	4.00%		\$2,193,388	\$696,829	\$1,855,233	\$13,914
9	Sep-30	\$337,210	4.00%		\$1,844,993	\$680,632	\$1,496,558	\$11,224
10	Sep-31	\$350,698	4.00%		\$1,523,792	\$1,153,080	\$1,164,361	\$8,733
11	Aug-32	\$364,726	4.00%		\$738,219		\$370,712	\$2,780
							\$738,219	\$5,537

Note: some figures may be rounded

Assumptions	
Base Annual Capital Works Fund contribution for Capital Items	\$367,296
Buffer (or adjustment to the base annual contribution)	-\$120,900
Recommended Annual Fund Contribution (After Buffer)	\$246,396
Current Annual Capital Works Fund contribution (as instructed)	\$345,000
Current Capital Works Fund Balance (as instructed)	\$1,034,494
Annual Capital Works Fund Payment increase rate	4.00%
Adopted Investment Rate after tax	0.75%

Our Recommendation of the Annual Capital Works Fund Payments for the next 11 years is set out in the Table above. Column C (Recommended Capital Works Fund Payment) may include Extra Costs Payments (positive adjustment) or reductions in the Recommended Capital Works Fund Payment (negative adjustment) from Column E to ensure that the Capital Works Fund Balance remains positive in each year. Column F includes the Capital Works Fund Balance as at the end of the previous year plus any interest earned plus the Recommended Capital Works Fund Payment for the current year. Column G sets out the Anticipated Expenses in each year. Column H is the Capital Works Fund Balance which remains positive and proves our Recommendations are correct.

RECOMMENDATION

First Year - Recommended Annual Capital Works Fund Contributions for each Lot PER ANNUM

Rate / UE		10 Year Plan for:		Period covered by the Plan:		The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park		Strata Plan:		Plan prepared on:			
\$24.64		1 September 2021 to 1 September 2031		1 September 2021 to 1 September 2031		1 September 2021 to 1 September 2031		SP52948		6 October 2021			
Lot No	Unit Ent.	1st Year CW Fund Payment	Lot No	Unit Ent.	1st Year CW Fund Payment	Lot No	Unit Ent.	1st Year CW Fund Payment	Lot No	Unit Ent.	1st Year CW Fund Payment		
1	40	\$986	73	48	\$1,183	109	36	\$887	145	57	\$1,404		
2	41	\$1,010	74	47	\$1,158	110	47	\$1,158	146	36	\$887		
3	44	\$1,084	75	43	\$1,060	111	39	\$961	147	36	\$887		
4	31	\$764	76	43	\$1,060	112	38	\$936	148	32	\$788		
5	44	\$1,084	77	45	\$1,109	113	38	\$936	149	32	\$788		
6	41	\$1,010	78	46	\$1,133	114	37	\$912	150	37	\$912		
7	39	\$961	79	52	\$1,281	115	47	\$1,158	151	47	\$1,158		
8	41	\$1,010	80	49	\$1,207	116	49	\$1,207	152	46	\$1,133		
9	44	\$1,084	81	44	\$1,084	117	41	\$1,010	153	36	\$887		
10	44	\$1,084	82	44	\$1,084	118	40	\$986	154	30	\$739		
11	44	\$1,084	83	49	\$1,207	119	40	\$986	155	30	\$739		
12	39	\$961	84	50	\$1,232	120	38	\$936	156	37	\$912		
13	41	\$1,010	85	55	\$1,355	121	49	\$1,207	157	46	\$1,133		
14	42	\$1,035	86	54	\$1,331	122	50	\$1,232	158	47	\$1,158		
15	46	\$1,133	87	47	\$1,158	123	42	\$1,035	159	38	\$936		
16	46	\$1,133	88	47	\$1,158	124	41	\$1,010	160	42	\$1,035		
17	45	\$1,109	89	52	\$1,281	125	41	\$1,010	161	42	\$1,035		
18	41	\$1,010	90	53	\$1,306	126	38	\$936	162	39	\$961		
19	43	\$1,060	91	58	\$1,429	127	50	\$1,232	163	47	\$1,158		
20	44	\$1,084	92	57	\$1,404	128	52	\$1,281	164	49	\$1,207		
21	44	\$1,084	93	51	\$1,257	129	44	\$1,084	165	39	\$961		
22	44	\$1,084	94	51	\$1,257	130	42	\$1,035	166	44	\$1,084		
23	47	\$1,158	95	56	\$1,380	131	42	\$1,035	167	44	\$1,084		
24	43	\$1,060	96	56	\$1,380	132	39	\$961	168	41	\$1,010		
25	44	\$1,084	97	dev lot	-	133	52	\$1,281	169	49	\$1,207		
26	45	\$1,109	98	37	\$912	134	55	\$1,355	170	50	\$1,232		
27	45	\$1,109	99	37	\$912	135	47	\$1,158	171	41	\$1,010		
28	46	\$1,133	100	37	\$912	136	46	\$1,133	172	46	\$1,133		
29	46	\$1,133	101	31	\$764	137	46	\$1,133	173	46	\$1,133		
30	44	\$1,084	102	37	\$912	138	42	\$1,035	174	42	\$1,035		
31	46	\$1,133	103	37	\$912	139	55	\$1,355	175	50	\$1,232		
32	47	\$1,158	104	36	\$887	140	57	\$1,404	176	52	\$1,281		
33	52	\$1,281	105	38	\$936	141	48	\$1,183	177	42	\$1,035		
34	48	\$1,183	106	37	\$912	142	47	\$1,158	178	47	\$1,158		
35	51	\$1,257	107	37	\$912	143	47	\$1,158	179	47	\$1,158		
36	46	\$1,133	108	37	\$912	144	44	\$1,084	180	44	\$1,084		
											Total (rounded)	10000	\$246,396

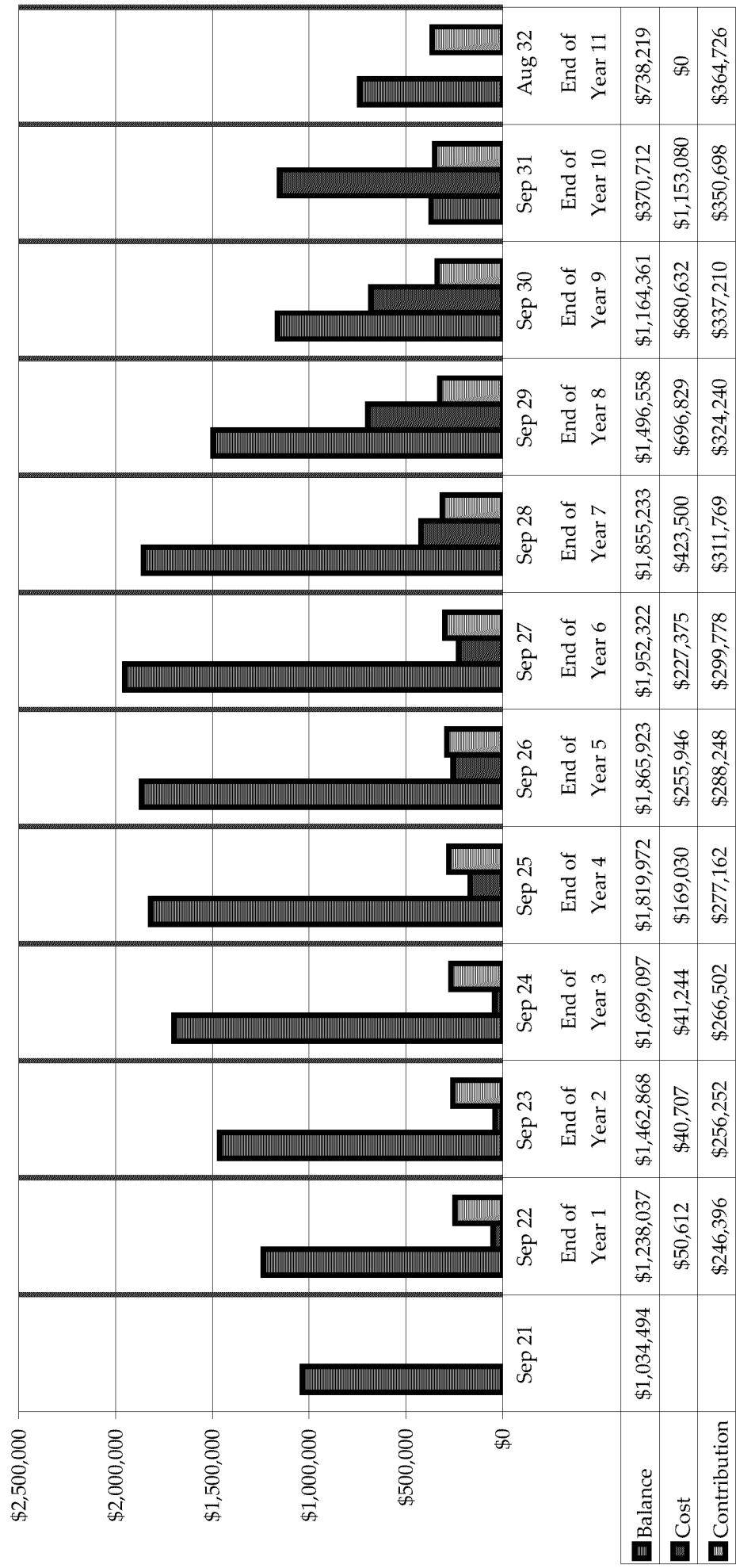


Graph - Recommended Capital Works Fund Contributions, Estimated Costs, Fund Balance - 10 Years

GRAPH RESULTS
10 Year Plan for: The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park
Period covered by the Plan: 1 September 2021 to 1 September 2031

Strata Plan: SP52948
Plan prepared on: 6 October 2021

10 Year Capital Works Fund Plan



Years

Balance Cost Contribution

Method of Assessment

The Method by which the estimated costs for the maintenance, repair, renewal or replacement of the Covered Items as set out in the 10 Year Capital Works Fund Plan were determined is set out below. The assessments have been calculated in accordance with s80 of the Strata Schemes Management Act 2015 including the timing and anticipated costs of any proposed works, and the source of funding for the Plan (including contributions or levies), amongst other things.

The recommended Contributions are calculated from an amalgam of cost estimates and a single figure is provided for practical purposes from within a range of values and a combination of a range of estimates. Areas have been calculated from our on-site measurements of the external parts of the building or the subject Strata Plan. Building plans or building surveys should be provided if the Owners require more accurate areas.

I have relied upon published Building Costs Guides and my extensive experience in costs assessments to determine the costs of maintenance, repair, renewal, replacement or upgrading of the Covered Items and do not accept responsibility for any errors from the above providers of source data. The estimated cost in a future year is escalated from a today's cost to allow for the increase in building costs, and uncertainty and risk over time.

The easily accessible areas of the property are physically inspected at the time of our inspection, and the Covered Items requiring maintenance, repair, renewal or replacement are identified, and then an estimated cost within the likely range of cost for that item is made having regard to quotes, costings from Building Costs publications, and using my over 30 years experience as a Valuer, and specialising in strata matters and 10 year Capital Works Fund Plans.

Additional comments

The subject property will require regular maintenance, and for some items, major maintenance over the period of the Plan. I have made allowances for garbage area, maintenance of the pool and gym area, maintaining the fire services from a capital and not a recurrent basis, internal and external painting renewal, elevator, air exhaust plant repair, floor tiles, carpets replacement, driveway, plumbing and future roof maintenance.

Recommendation

I consider that the existing Capital Works Fund balance is very good, and the Current Contributions are sufficient. Additional allowances should always be made for any unforeseen circumstances. I recommend that the Owners adopt as a minimum, the Contributions as shown.

Points of consideration

I have made the following allowances:

- contribution towards maintenance of the roof, if required.
- contribution towards the repair of the long term capital items, if required.
- contribution towards the repair of the common prop. doors + windows.
- allowance for the renewal of the common property lighting in year 2, if required.
- in year 7, contribution towards the renewal of the fire safety services.
- in year 7, allowance for the repair of the security gate + motor, if required.
- contribution towards the repair of the elevator + equipment in year 9.
- contribution towards the repair of the guttering + downpipes, if required.
- contribution towards the upgrade of the distribution boards.
- contribution towards the repair of the balustrades in year 4, if required.
- in year 5, contribution towards maintenance of the pumps and other plumbing.
- in year 4, contribution towards the repair of the garage doors.
- in year 7, contribution towards the renewal of the internal painting , if required. In order to maintain a fresh appearance and provide ongoing protection.
- in year 7, allowance for the replacement of the floor tiles + carpets, if required.
- allowance for the repair of the intercom + security doors in year 4.
- contribution towards maintenance of the pool area + gym area, if required.
- contribution towards the renewal of the external painting in year 8, if required. If performed regularly, repainting will prevent excessive preparation costs in the future.
- contribution towards the repair of the utility services, cabinets, conduits in year 2.
- allowance for the repair of the fences + gates. Where appropriate, at 50% of the cost in accordance with the Dividing Fences Act 1961.
- contribution towards maintenance of the air exhaust plant + equipment in year 5, if required.
- in year 3, contribution towards maintenance of the landscaping + bbq area. The owners may wish to refresh and restore the landscaped areas.
- in year 5, contribution towards maintenance of the garbage bin area, if required.
- allowance for trip slip hazards + stair nosings in year 1.
- contribution towards maintenance of the stormwater drainage, if required.
- allowance for maintenance of the tennis court.
- contribution towards maintenance of the driveway + bollards in year 6, if required.
- in year 1, allowance for the renewal of the line marking + signage.
- in year 3, contribution towards the repair of the mail boxes, if required.

Note that this Capital Works Fund Plan is only an estimate of what items may reasonably require maintenance, repair, renewal, replacement or upgrade during the period covered by the Plan. There is no guarantee that a reasonable assessment of a future projection today may in fact come to pass. Additional items of capital repairs or replacement that are unforeseen at the time of preparing a Capital Works Fund Plan may occur in the immediate future. This Capital Works Fund Plan should be reviewed periodically to remove items that are no longer required and to add new items that are discovered. It is a Savings Plans not a Spending Plan.

Summary

The following annual Capital Works Fund contributions are recommended at the dates shown below.

Year	Year Ending	Recommended Capital Works Fund Payment (includes any Extra Costs payment)
1	Sep-22	\$246,396
2	Sep-23	\$256,252
3	Sep-24	\$266,502
4	Sep-25	\$277,162
5	Sep-26	\$288,248
6	Sep-27	\$299,778
7	Sep-28	\$311,769
8	Sep-29	\$324,240
9	Sep-30	\$337,210
10	Sep-31	\$350,698
11	Aug-32	\$364,726

For the recommended annual contribution for each Lot and for each year in the Plan see Annexure A.

Plan prepared by:



W. L. Dobrow FAPI FRICS FREI REIV(Aust) CDP CPP CPV

Australian Property Institute - Certified Practising Valuer

Accredited Practitioner (Fire Safety) No F053119A

This 10 Year Capital Works Fund Plan is for the use of the instructing party only and to assist the Owners in determining budgets and to satisfy the requirements of the Act and the Regulations, and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this Capital Works Fund Plan. Neither the whole nor any part of this Plan or any reference thereto may be included in any published document, circular or statement or published in any way without my written approval of the form and context in which it may appear. The Plan may be utilised for relevant meetings, but not for litigation or other purposes.

A comprehensive Report including a 10 Year Plan should be commissioned if a party requires a Report for another purpose or for use in litigation matters. I reserve the right to review or withdraw my Plan at any time. This Plan does not cover the structural condition of the property nor environmental contamination. This Plan does not identify or comment on the structural integrity (defect, pest or rot, etc), nor occupational or work health and safety, nor fire safety, nor council or building compliance in any respect (ie. flooding, cladding, building standards, etc) nor should it be construed as such.

The amounts shown on the Plan are a recommendation based upon my assessment of the likely expenditure on the Covered Items contained in the 10 Year Capital Works Fund Plan, as requested by the instructing party on behalf of the Owners. The Owners are entitled to choose whatever Capital Works Fund contributions they deem appropriate for their particular circumstances.

The Legislation

The management of strata schemes in NSW is primarily governed by the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016. s80 of the Strata Schemes Management Act 2015 requires a 10 year Capital Works Fund Plan to be prepared.

80 Owners corporation to prepare 10 year Capital Works Fund Plan

(1) An Owners corporation is to prepare a plan of anticipated major expenditure to be met from the capital works fund for a 10-year period.

(2) An Owners corporation is to prepare a plan for each 10-year period following the 10-year period to which the first plan applied.

(3) An Owners corporation may, review, revise or replace a 10-year plan, and MUST review the plan at least once every 5 years.

An Owners corporation may engage expert assistance in the preparation of a plan.

The plan is to include the following - (a) details of proposed work or maintenance, (b) the timing and anticipated costs of any proposed work, (c) the source of funding for any proposed work, (d) any other matter the Owners corporation thinks fit, (e) any other matter prescribed by the regulations.

Budget

The legislative purpose of a 10 Year Plan is to assist the Owners Corporation in determining an appropriate annual budget for the capital works fund. s79 states

(2) An Owners corporation must, at each AGM, estimate how much money it will need to credit to its capital works fund for actual and expected expenditure -

(a) for painting or repainting any part of the common property, building or other structure, and

(b) to acquire personal property, and (c) to renew or replace personal property, and

(d) to renew or replace fixtures and fittings that are part of the common property, and

(e) to replace or repair the common property, and

(f) to meet other expenses of a capital nature.

Note. Expenses of a capital nature would include expenses in relation to major repairs or improvements to the common property (such as the replacement of roofing, guttering or fences and the like), or personal property of the Owners corporation.

Decisions made by the Owners Corporation about the Plan

The Owners Corporation has instructed us to prepare the 10 year Plan on the following basis:

The Covered Items contained within the Plan are all of the items that the Owners Corporation anticipates will require maintenance, repair, renewal or replacement in the period of the plan.

The Covered Items contained within the Plan includes all of the items of value that form part of the common property or the personal property of the Owners Corporation that, in their opinion, should be included in the Plan having regard to the maintenance, repair, renewal or replacement that it is anticipated will be required in the period covered by the Plan.

The Owners Corporation considers the way the items have been itemised separately or grouped together in the Plan as appropriate, and that the information contained in the Condition Report within the Plan as the appropriate information for each Covered Item.

Typically the legislation allows the Owners the discretion to choose or confirm the list of Covered Items scheduled within the 10 year plan provided, as well as the discretion to augment the Condition Report within the Plan with further details if they choose. These additional details for any Covered Item in a Condition Report include the installation, construction or acquisition date, the present condition, working or operating state, the date of last inspection, details of any anticipated maintenance, repair, renewal or replacement costs and future dates required, if the Owners so choose. If the Owners choose not to provide any of the above information, this Capital Works Fund Plan is a 10 Year Plan that still complies with the Strata Schemes Management Act 2015 and the Strata Schemes Management Regulation 2016.

When I prepare the 10 year Capital Works Fund Plan, I already take into account the above details as best available, and the Owners may choose to add or amend the information provided within my issued Capital Works Fund Plan. The benefit of this approach is the time saving for the Owners and the Strata Manager, as well as compliance with the legislation.

Covered Items

I refer to Covered Items as those items of a capital nature rather than a routine or non-recurrent nature that will likely require the type of expenditure set out in the legislation. These would also include the personal property of the scheme that should be included within the 10 year Plan. The Owners may choose to add additional items and their estimate of the costs to repair, maintain, renew or replace those items. The additional items may include cladding rectification, building defects, the construction of improvements upon the common property such as a new pergola, garbage bin enclosure, landscaping upgrading, additional car parking and the like.

Condition Report

My 10 year Capital Works Fund Plan includes a Condition Report which sets out the current condition of each item scheduled within the Plan, the expected lifespan once the item has been maintained, repaired, renewed, replaced or upgraded, as well as the method and any assumptions used to determine the estimated costs in order to comply with the legislation.

Long Term Capital Items

My Long Term Capital Items comprises two broad components. (1) minor and small items that would not warrant a separate inclusion on the Plan ie hinges, glass window rollers or glass door rollers, seals, locks and similar fittings; and (2) contingency and larger long term items such as an allowance for improved fire rating between Sole Occupancy Units (BCA or National Construction Code term) if they may require upgrading, future structural improvements, ie sagging roof timbers in villas and townhouses, that would be beyond the 10 year plan but contributed as a user pays approach in the 10 years contained within the Plan. These items are typically reflected as an amount ranging between \$500 and \$750 per Lot, and on a more simplistic straight-line approach, it is \$50 to \$75 per lot pa for the 10 year Plan.

Compliance with the Legislation

In weighing up the above approach and analysis of the legislation, my Capital Works Fund Plan complies with each relevant aspect of the Strata Schemes Management Act 2015 and Strata Schemes Management Regulation 2016 relating to 10 Year Plans.

General background comments

The following comments and observations do not form part of the Plan and are only provided to assist the Owners.

Explanation of a Capital Works Fund Plan

Primarily the purpose of a Capital Works Fund Plan is to determine the most practical and cost effective annual contribution for the Capital Works Fund budget, and which covers the anticipated costs for the maintenance, repair, renewal, replacement or the upgrade of items of value that form part of the common property of the scheme and the personal property of the Owners Corporation for the 10 year period that the Plan covers.

Practical approach

My recommended contributions takes into account any of the 'Covered Items' required by the legislation applying to the Owners Corporation as well any other relevant common property including personal property of a scheme, for example, lawnmowers, vehicles, computers, gardening or maintenance equipment and signage.

Benefit of a well prepared Capital Works Fund Plan

The benefit of this strata legislation is that Owners now know the extent of their common property assets, and the amount of money that should be budgeted to cover the cost of properly maintaining, repairing, renewing, replacing or upgrading items primarily of a capital nature, rather than those costs and items of a routine nature.

My 10 year Capital Works Fund Plan smooths out the cash flow lumps, and provides practical and useful recommended annual contributions for your Capital Works Fund.

A properly prepared and implemented Capital Works Fund Plan creates a form of 'forced savings plan' on a 'user pays basis' for the scheme that avoids or minimises irregular and unexpected special levies, and provides a pool of funds immediately available for the Owners Corporation to meet their legislative obligations to repair and maintain the common property.

10 Year Capital Works Fund Plan v Maintenance or Servicing Plans

A Maintenance or Servicing Plan is generally different to a 10 Year Capital Works Fund Plan required under the Act, and will tend to schedule the cost of items such as the renewal of painting or roofing restoration after so much scheduled use. An analogy of a Maintenance Plan is getting your car tuned after so many kilometres or months of use. A Maintenance Plan is no different to the current circumstance for a Scheme where large special levies are typically imposed upon Owners in a scheme as a result of poor financial planning. For example, a Maintenance Plan for painting or other items may have no money required for years 1 to 4, and then have a large amount in year 5 for painting works, and then nothing for each of the following years, and that is all a Maintenance Plan provides.

A scheme that relies upon Servicing or Maintenance Plans only is left with lumps of money required in various years, whereas a properly prepared 10 Year Plan will consider the Capital Works Fund balance and make adjustments for reasonable and practical annual Capital Works Fund contributions.

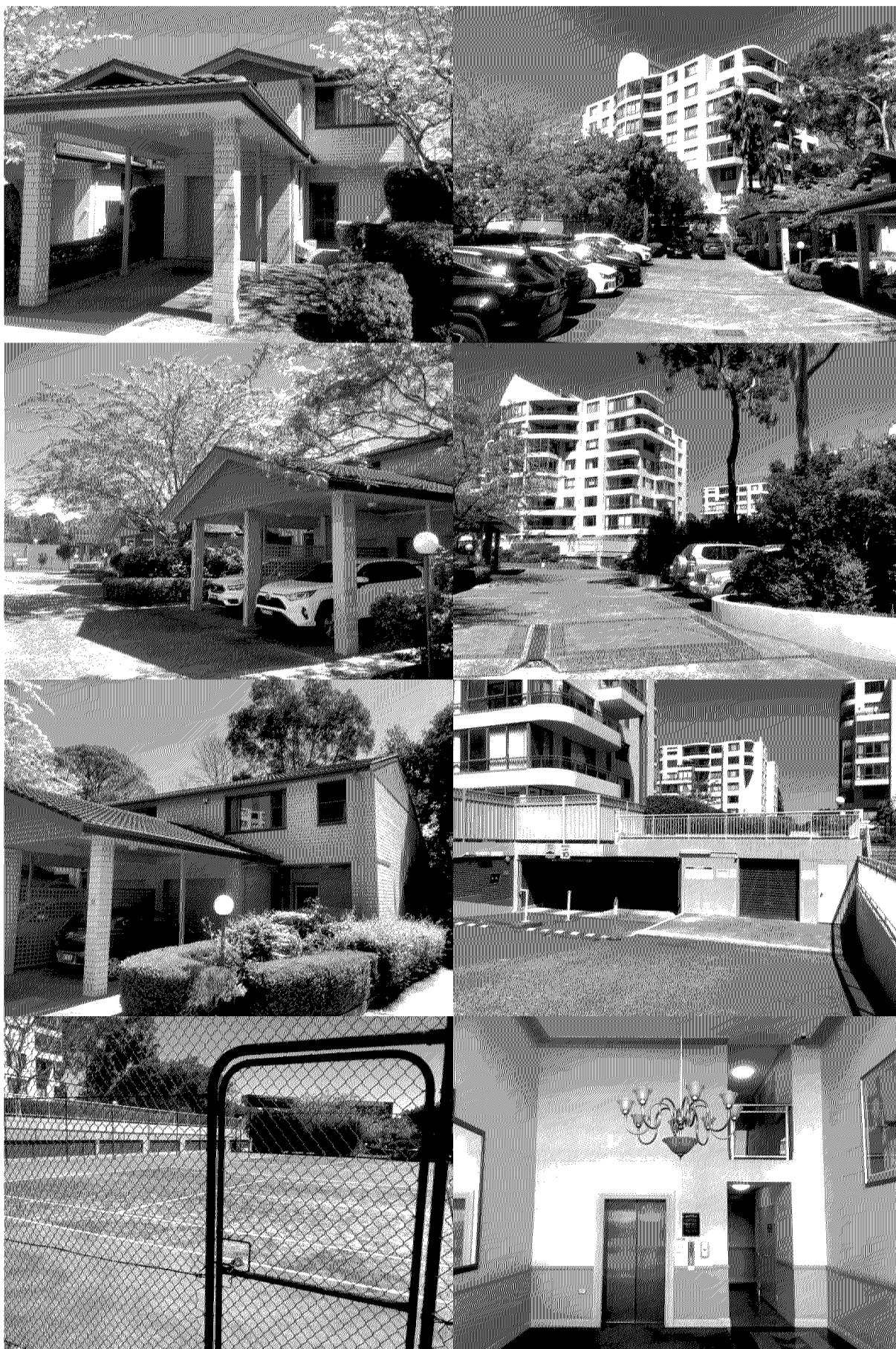
Contractors and consultants

Typically villas and townhouses may have consultants and contractors that provide maintenance servicing, testing, repairs and similar for common property services such as fire protection with hydrant tanks, pumps, piping, detection and alarm systems, external painting, roofing experts, landscaping and garden, waterproofing, stormwater drainage, plumbing, electrical, structural engineering (for retaining walls, foundations, masonry walls, roof support structures), and the like. Each of these servicing companies may be able to provide maintenance or servicing plans with more detailed estimates of the capital cost of maintaining, repairing, renewing or replacing common property items that are not of a routine nature, and these plans assist with informing some figures within a Capital Works Fund Plan. In the absence of these figures being provided I make an allowance towards these likely costs.

In addition, some schemes may have engaged engineers or fire or building consultants to make comment upon building defects or external combustible cladding, fire upgrading, and similar costs. All of these costs need to be allowed for in the budget. It really is impractical to have a building consultant inspect the property and list a series of items that need work carried out upon them, provide a cost estimate and then walk away. This sort of advice and situation leaves the Owners in exactly the same position they were in prior to the introduction of the strata reform legislation. That is, the Owners are still left with special levies when large items have not been allowed for nor saved for in earlier years leading up to a major cost.

In contrast to the above, my 10 year Capital Works Fund Plan is a practical budgeting tool that provides a savings plan approach that ensures that there is sufficient money in the Capital Works Fund to pay for the estimated contingent costs to maintain, repair, renew, replace or upgrade each anticipated Covered Item.

Photographs







ANNEXURE A

Annual Individual Lot Contributions over the 10 Year Capital Works Fund Plan

10 Year Plan for:	The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park	Strata Plan:	SP52948
Period covered by the Plan:	1 September 2021 to 1 September 2031	Prepared:	6 October 2021

End of Year		2	3	4	5	6	7	8	9	10	11	
End of Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1	\$986	\$1,025	\$1,066	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	
2	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495	
3	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
4	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131	
5	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
6	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495	
7	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422	
8	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495	
9	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
10	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
11	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
12	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422	
13	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495	
14	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532	
15	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678	
16	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678	
17	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	\$1,517	\$1,578	\$1,641	
18	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495	
19	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568	
20	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
21	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
22	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
23	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714	
24	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568	
25	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
26	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	\$1,517	\$1,578	\$1,641	
27	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	\$1,517	\$1,578	\$1,641	
28	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678	
29	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678	
30	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605	
31	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678	

Figures may be rounded

Lot No	Unit Ent.
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Figures may be rounded

Lot No	Unit Ent.	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
		Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
32	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
33	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
34	48	\$1,183	\$1,230	\$1,279	\$1,330	\$1,384	\$1,439	\$1,496	\$1,556	\$1,619	\$1,683	\$1,751
35	51	\$1,257	\$1,307	\$1,359	\$1,414	\$1,470	\$1,529	\$1,590	\$1,654	\$1,720	\$1,789	\$1,860
36	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
37	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
38	51	\$1,257	\$1,307	\$1,359	\$1,414	\$1,470	\$1,529	\$1,590	\$1,654	\$1,720	\$1,789	\$1,860
39	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
40	53	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787	\$1,859	\$1,933
41	53	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787	\$1,859	\$1,933
42	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
43	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
44	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
45	59	\$1,454	\$1,512	\$1,572	\$1,635	\$1,701	\$1,769	\$1,839	\$1,913	\$1,990	\$2,069	\$2,152
46	59	\$1,454	\$1,512	\$1,572	\$1,635	\$1,701	\$1,769	\$1,839	\$1,913	\$1,990	\$2,069	\$2,152
47	58	\$1,429	\$1,486	\$1,546	\$1,608	\$1,672	\$1,739	\$1,808	\$1,881	\$1,956	\$2,034	\$2,115
48	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
49	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
50	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
51	31	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131
52	31	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131
53	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
54	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
55	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
56	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
57	31	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131
58	31	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131
59	40	\$986	\$1,025	\$1,066	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459
60	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
61	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
62	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
63	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
64	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
65	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
66	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568



Figures may be rounded

Lot No	Unit Ent.	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
		Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
67	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
68	45	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	\$1,517	\$1,578	\$1,641
69	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
70	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
71	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
72	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
73	48	\$1,183	\$1,230	\$1,279	\$1,330	\$1,384	\$1,439	\$1,496	\$1,556	\$1,619	\$1,683	\$1,751
74	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
75	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
76	43	\$1,060	\$1,102	\$1,146	\$1,192	\$1,239	\$1,289	\$1,341	\$1,394	\$1,450	\$1,508	\$1,568
77	45	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459	\$1,517	\$1,578	\$1,641
78	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
79	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
80	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
81	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
82	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
83	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
84	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
85	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
86	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
87	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
88	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
89	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
90	53	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787	\$1,859	\$1,933
91	58	\$1,429	\$1,486	\$1,546	\$1,608	\$1,672	\$1,739	\$1,808	\$1,881	\$1,956	\$2,034	\$2,115
92	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
93	51	\$1,257	\$1,307	\$1,359	\$1,414	\$1,470	\$1,529	\$1,590	\$1,654	\$1,720	\$1,789	\$1,860
94	51	\$1,257	\$1,307	\$1,359	\$1,414	\$1,470	\$1,529	\$1,590	\$1,654	\$1,720	\$1,789	\$1,860
95	56	\$1,380	\$1,435	\$1,492	\$1,552	\$1,614	\$1,679	\$1,746	\$1,816	\$1,888	\$1,964	\$2,042
96	56	\$1,380	\$1,435	\$1,492	\$1,552	\$1,614	\$1,679	\$1,746	\$1,816	\$1,888	\$1,964	\$2,042
97	dev lot											
98	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
99	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
100	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
101	31	\$764	\$794	\$826	\$859	\$894	\$929	\$966	\$1,005	\$1,045	\$1,087	\$1,131

Figures may be rounded

Lot No	Unit Ent.	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
		Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
102	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
103	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
104	36	\$887	\$923	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167	\$1,214	\$1,263	\$1,313
105	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
106	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
107	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
108	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
109	36	\$887	\$923	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167	\$1,214	\$1,263	\$1,313
110	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
111	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
112	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
113	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
114	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
115	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
116	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
117	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
118	40	\$986	\$1,025	\$1,066	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459
119	40	\$986	\$1,025	\$1,066	\$1,109	\$1,153	\$1,199	\$1,247	\$1,297	\$1,349	\$1,403	\$1,459
120	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
121	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
122	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
123	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
124	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
125	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
126	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
127	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
128	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
129	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
130	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
131	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
132	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
133	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
134	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
135	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
136	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678

Figures may be rounded

Lot No	Unit Ent.	End of Year										
		1	2	3	4	5	6	7	8	9	10	11
		End of Year Sep-22	End of Year Sep-23	End of Year Sep-24	End of Year Sep-25	End of Year Sep-26	End of Year Sep-27	End of Year Sep-28	End of Year Sep-29	End of Year Sep-30	End of Year Sep-31	End of Year Sep-32
137	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
138	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
139	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
140	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
141	48	\$1,183	\$1,230	\$1,279	\$1,330	\$1,384	\$1,439	\$1,496	\$1,556	\$1,619	\$1,683	\$1,751
142	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
143	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
144	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
145	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
146	36	\$887	\$923	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167	\$1,214	\$1,263	\$1,313
147	36	\$887	\$923	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167	\$1,214	\$1,263	\$1,313
148	32	\$788	\$820	\$853	\$887	\$922	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167
149	32	\$788	\$820	\$853	\$887	\$922	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167
150	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
151	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
152	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
153	36	\$887	\$923	\$959	\$998	\$1,038	\$1,079	\$1,122	\$1,167	\$1,214	\$1,263	\$1,313
154	30	\$739	\$769	\$800	\$831	\$865	\$899	\$935	\$973	\$1,012	\$1,052	\$1,094
155	30	\$739	\$769	\$800	\$831	\$865	\$899	\$935	\$973	\$1,012	\$1,052	\$1,094
156	37	\$912	\$948	\$986	\$1,025	\$1,067	\$1,109	\$1,154	\$1,200	\$1,248	\$1,298	\$1,349
157	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
158	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
159	38	\$936	\$974	\$1,013	\$1,053	\$1,095	\$1,139	\$1,185	\$1,232	\$1,281	\$1,333	\$1,386
160	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
161	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
162	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
163	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
164	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
165	39	\$961	\$999	\$1,039	\$1,081	\$1,124	\$1,169	\$1,216	\$1,265	\$1,315	\$1,368	\$1,422
166	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
167	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
168	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495
169	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
170	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
171	41	\$1,010	\$1,051	\$1,093	\$1,136	\$1,182	\$1,229	\$1,278	\$1,329	\$1,383	\$1,438	\$1,495

Figures may be rounded

Lot No	Unit Ent.	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
		Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
172	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
173	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
174	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
175	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
176	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
177	42	\$1,035	\$1,076	\$1,119	\$1,164	\$1,211	\$1,259	\$1,309	\$1,362	\$1,416	\$1,473	\$1,532
178	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
179	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
180	44	\$1,084	\$1,128	\$1,173	\$1,220	\$1,268	\$1,319	\$1,372	\$1,427	\$1,484	\$1,543	\$1,605
181	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
182	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
183	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
184	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
185	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
186	47	\$1,158	\$1,204	\$1,253	\$1,303	\$1,355	\$1,409	\$1,465	\$1,524	\$1,585	\$1,648	\$1,714
187	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
188	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
189	46	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$1,434	\$1,492	\$1,551	\$1,613	\$1,678
190	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
191	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
192	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
193	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
194	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
195	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
196	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
197	49	\$1,207	\$1,256	\$1,306	\$1,358	\$1,412	\$1,469	\$1,528	\$1,589	\$1,652	\$1,718	\$1,787
198	52	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824	\$1,897
199	56	\$1,380	\$1,435	\$1,492	\$1,552	\$1,614	\$1,679	\$1,746	\$1,816	\$1,888	\$1,964	\$2,042
200	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
201	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
202	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
203	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
204	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
205	58	\$1,429	\$1,486	\$1,546	\$1,608	\$1,672	\$1,739	\$1,808	\$1,881	\$1,956	\$2,034	\$2,115
206	58	\$1,429	\$1,486	\$1,546	\$1,608	\$1,672	\$1,739	\$1,808	\$1,881	\$1,956	\$2,034	\$2,115



Figures may be rounded

Lot No	Unit Ent.	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	End of Year 11
		Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32
207	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
208	50	\$1,232	\$1,281	\$1,333	\$1,386	\$1,441	\$1,499	\$1,559	\$1,621	\$1,686	\$1,753	\$1,824
209	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
210	55	\$1,355	\$1,409	\$1,466	\$1,524	\$1,585	\$1,649	\$1,715	\$1,783	\$1,855	\$1,929	\$2,006
211	60	\$1,478	\$1,538	\$1,599	\$1,663	\$1,729	\$1,799	\$1,871	\$1,945	\$2,023	\$2,104	\$2,188
212	57	\$1,404	\$1,461	\$1,519	\$1,580	\$1,643	\$1,709	\$1,777	\$1,848	\$1,922	\$1,999	\$2,079
213	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
214	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
215	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
216	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
217	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
218	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
219	54	\$1,331	\$1,384	\$1,439	\$1,497	\$1,557	\$1,619	\$1,684	\$1,751	\$1,821	\$1,894	\$1,970
	10000	\$246,396	\$256,252	\$266,502	\$277,162	\$288,248	\$299,778	\$311,769	\$324,240	\$337,210	\$350,698	\$364,726

