

MSA Sinking Fund Planning model v2 - Program updated 28 Jul 2011
Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSW 2113
Sinking Fund and Annual Levies planned as at 31 August 2010

Year ending date	Opening balance	Annual Levies	Special Levies	Estimated total expenditure	Sub-total before interest & tax	Interest earned	Income tax paid	Closing Balance
31 Aug 2011	692,000	172,000	-	404,400	429,600	27,300	8,190	448,710
31 Aug 2012	448,710	177,200	-	82,800	543,110	24,800	7,440	560,470
31 Aug 2013	560,470	182,600	-	74,700	668,370	30,700	9,210	689,860
31 Aug 2014	689,860	188,100	-	115,000	762,960	36,300	10,860	788,370
31 Aug 2015	788,370	193,800	-	73,100	909,070	42,400	12,720	938,750
31 Aug 2016	938,750	199,700	-	79,700	1,058,750	49,900	14,970	1,093,680
31 Aug 2017	1,093,680	205,700	-	784,000	1,515,380	40,200	12,060	1,543,520
31 Aug 2018	543,520	211,900	-	162,800	592,520	28,400	8,520	612,400
31 Aug 2019	612,400	218,300	-	178,000	662,700	31,600	9,480	674,920
31 Aug 2020	674,920	224,900	-	234,400	663,520	33,500	10,050	686,770
31 Aug 2021	686,770	231,700	-	244,900	683,520	37,900	11,370	692,800
31 Aug 2022	852,800	236,700	-	94,200	826,270	46,800	14,040	1,050,080
31 Aug 2023	1,050,080	245,900	-	74,200	1,077,300	53,400	16,020	1,122,840
31 Aug 2024	1,122,840	253,300	-	148,700	1,085,400	58,700	17,610	1,257,530
31 Aug 2025	1,267,530	260,900	-	1,130,800	1,226,440	41,600	12,480	1,287,530
31 Aug 2026	426,750	268,800	-	161,700	397,850	24,000	7,200	550,650
31 Aug 2027	550,650	276,900	-	500,500	327,050	21,300	6,570	342,380
31 Aug 2028	342,380	285,300	-	116,700	510,980	21,300	6,390	525,890
31 Aug 2029	525,890	293,900	-	164,100	655,690	29,500	8,850	676,340
31 Aug 2030	676,340	302,800	-	314,600	664,540	33,500	10,050	687,990
Total	692,000	4,632,400	-	5,106,000	189,400	713,700	214,110	687,990

Assumptions:
 Last actual CPI available (auto) 30/06/2010 Interest rate percentage per annum 5.00
 Inflation forecast percentage per annum 3.00 Percentage tax rate on interest earned 30.00
 Contingency pricing error percentage 5.00 Annual percentage increase in levy 3.00

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Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSW 2113
Sinking Fund Expenditure Plan as at 31 August 2010

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Item	Area	Description	Unit	Quantity	Rate per unit	Date Costed	Date last completed	Useful life in years	Raw cost (Qty x rate)
2	Basement	Clean down, prepare and paint common basement	m2	-	8.00	01/07/98	01/07/98	8	-
3	Basement	Replace electric hot water system (approx 25%)	No	-	438.00	01/07/98	01/08/01	5	-
4	Basement	Replace light fittings (approx 40%)	Item	-	13,401.00	01/07/98	01/08/05	9	-
5	Basement	Replace emergency lights fittings (approx 40%)	No	-	165.00	01/07/98	01/08/05	9	-
6	Basement	Replace automatic basement door opening gear	No	1.00	5,000.00	01/07/98	01/08/05	3	5,000
7	Basement	Replace door hardware (approx 30%)	No	-	259.00	01/07/98	01/08/05	10	-
8	Basement	Replace exposed internal ductwork (approx 30%)	m2	20.00	74.00	01/07/98	01/08/05	20	1,480
9	Basement	Replace fire house reel and nozzle (approx 50%)	No	4.00	160.00	01/07/98	01/08/05	12	640
10	Basement	Replace basement door	No	1.00	3,500.00	01/07/98	01/08/05	18	3,500
11	Basement	Replace water supply booster pumps	No	1.00	3,890.00	01/07/98	01/08/98	20	3,890
12	Basement	Replace metal door frame (approx 50%)	No	12.00	165.00	01/07/98	01/08/98	15	1,980
13	Basement	Replace tiling to floor (approx 15%)	m2	6.00	75.00	01/07/98	01/08/05	20	450
14	Building	Replace batteries to hydrant booster pump	No	-	165.00	01/07/98	01/08/05	5	-
15	Building	Paint building facade	m2	12,919.00	35.00	01/08/05	01/08/09	8	452,165
16	Building	Replace fire jacking pump	No	1.00	1,200.00	01/07/98	01/08/05	12	1,200
17	Building	Replace hydrant booster pump	No	1.00	15,000.00	01/07/98	01/08/98	20	15,000
18	External	Replace tennis court nets	No	1.00	1,500.00	01/07/98	01/08/09	5	1,500
19	External	Replace brick paving (approx 5%)	m2	113.00	35.00	01/07/98	01/08/05	1	3,955
20	External	Paint road line marking	No	-	2.00	01/07/98	01/08/05	5	-
21	External	Replace electric BBQ	No	1.00	1,050.00	01/07/98	01/08/98	7	1,050
22	External	Replace tennis court surface - Plexipave	Item	1.00	30,000.00	01/07/98	01/08/09	15	30,000
23	External	Replace tennis court net posts	m2	1.00	1,008.00	01/07/98	01/08/05	10	1,008
25	External	Replace membrane to podium slab (approx 10	m2	640.00	32.00	01/07/98	01/08/05	9	20,480
26	External	Replace security cameras (approx.30%)	No	2.00	3,400.00	01/07/98	01/08/05	9	6,800
27	External	Replace steel boundary fences (approx 30%)	Item	189.00	154.00	01/07/98	01/08/94	14	29,106
28	External	Replace timberwork to BBQ pergola	m2	24.00	40.00	01/07/98	01/08/98	12	960
29	External	Replace enclosure to tennis courts	No	128.00	64.00	01/07/98	01/08/98	20	8,192
30	External	Replace steel gazebo	No	1.00	6,000.00	01/07/98	01/08/98	20	6,000
31	Gym	Replace carpet to floor	m2	35.00	45.00	01/07/98	01/08/05	10	1,575
32	Gym	Replace gym equipment	m2	1.00	4,000.00	01/07/98	01/08/05	1	4,000
33	Lifts	Replace lift carriage interior	m2	4.00	6,000.00	01/07/98	01/08/05	14	24,000

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSW 2113
Sinking Fund Expenditure Plan as at 31 August 2010

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Item	Area	Description	Unit	Quantity	Rate per unit	Date Costed	Date last completed	Useful life in years	Raw cost (Qty x rate)
34	Main Foyer	Replace automatic door opening gear (approx	Item	1.00	3,400.00	01/07/98	01/08/05	6	3,400
35	Main Foyer	Replace intercom system (approx 10%)	m2	-	4,428.00	01/07/98	01/08/05	10	-
36	Main Foyer	Replace tiling to floor (approx 15%)	m2	-	45.00	01/07/98	01/08/05	10	-
37	Main Foyer	Replace chandelier light fittings (approx 25%)	No	-	800.00	01/07/98	01/08/98	12	-
38	Main Foyer	Replace downlight fitting (approx 25%)	No	-	50.00	01/07/98	01/08/05	12	-
39	Pool	Replace spa blower	No	1.00	750.00	01/07/98	01/08/98	10	750
40	Pool	Replace gas heaters (approx. 50%)	No.	1.00	3,990.00	01/07/98	01/08/05	10	3,990
41	Pool	Replace pool filter (approx 30%)	No	-	1,050.00	01/07/98	01/08/05	6	-
43	Pool	Replace chemical dosing system (approx 50%)	No.	-	860.00	01/07/98	01/08/05	7	-
44	Pool	Replace pool pump (approx 20%)	No	1.00	820.00	01/07/98	01/08/00	4	820
45	Pool	Paint walls and ceiling	m2	306.00	9.00	01/07/98	01/08/01	8	2,754
47	Pool	Replace electric hot water system (approx. 50%	No.	-	438.00	01/07/98	01/08/05	8	-
48	Pool	Replace light fitting (approx. 30%)	No.	-	67.00	01/07/98	01/08/05	8	-
49	Pool	Replace membrane to pool building (approx. 1)	m2	48.00	37.00	01/07/98	01/08/05	20	1,776
50	Pool	Replace tiling to pool surrounds (approx. 10%)	m2	10.00	80.00	01/07/98	01/08/05	20	800
51	Pool	Replace aluminium pool gates	No.	-	184.00	01/07/98	01/08/98	12	-
52	Pool	Replace pebblecrete finish to pool surface	Item	-	5,513.00	01/07/98	01/08/99	14	-
53	Pool	Replace aluminium pool fence	m	-	72.00	01/07/98	01/08/98	15	-
54	Pool	Replace tiling to pool building	m2	87.00	75.00	01/07/98	01/08/05	20	6,525
55	Pool	Paint over roof membrane	m2	2,517.00	7.00	01/07/98	01/08/05	7	17,619
56	Pool	Replace membrane to tower building (approx	m2	378.00	37.00	01/07/98	01/08/05	20	13,986
57	Pool	Replace gas hot water boiler system (approx.	No.	1.00	11,139.00	01/07/98	01/08/05	6	11,139
58	Pool	Replace aluminium balustrade (approx 20%)	m	63.00	119.00	01/07/98	01/08/05	20	7,497
59	Pool	Replace pointing to roof tiles	m	158.00	16.00	01/07/98	01/08/05	20	2,528
60	Pool	Replace 4 downpipes (approx. 30%)	m	99.00	22.00	01/07/98	01/08/05	15	2,178
61	Pool	Replace eaves gutters (approx. 30%)	m	106.00	20.00	01/07/98	01/08/05	15	2,120
62	Pool	Replace television aerial (approx. 25%)	No.	1.00	10,000.00	01/07/98	01/08/05	5	10,000
63	Pool	Replace ventilation fans and motors approx. 3	No.	9.00	928.00	01/07/98	01/08/05	13	8,352
64	Pool	Replace metal roof sheeting (approx. 25%)	m2	154.00	24.00	01/07/98	01/08/05	25	3,696
65	Pool	Replace concrete roof tiles (approx. 20%)	m2	463.00	28.00	01/07/98	01/08/05	25	12,964
66	Roof/Plant	Replace hot water boiler pumps (approx. 25%)	No.	4.00	2,500.00	01/07/98	01/08/98	8	10,000
67	Service Roof	Replace electric hot water system (approx. 25%)	No.	-	490.00	01/07/98	01/08/98	6	-

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Sinking Fund Expenditure Plan as at 31 August 2010

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Item	Area	Description	Unit	Quantity	Rate per unit	Date Costed	Date last completed	Useful life in years	Raw cost (Qty x rate)
75	Stairwells	Paint handrails	m	-	3.00	01/07/98	01/08/05	8	-
76	Stairwells	Replace door hardware (approx.30%)	No.	-	368.00	01/07/98	01/08/05	11	-
77	Stairwells	Replace emergency light fittings (approx.30%)	No.	-	165.00	01/07/98	01/08/05	12	-
78	Stairwells	Replace metal door frame (approx.15%)	No.	12.00	165.00	01/07/98	01/08/05	20	1,980
80	Typical Lobby	Replace fire detectors (approx.20%)	No.	-	91.00	01/07/98	01/08/05	8	-
81	Typical Lobby	Replace carpet (approx.25%)	m2	106.00	45.00	01/07/98	01/08/10	15	4,770
82	Typical Lobby	Replace emergency light fittings (approx.30%)	No.	-	165.00	01/07/98	01/08/05	10	-
83	Typical Lobby	Replace door hardware (approx.30%)	No.	-	259.00	01/07/98	01/08/05	12	-
84	Typical Lobby	Replace floor tiles (approx.10%)	m2	77.00	70.00	01/07/98	01/08/05	20	5,390
85	Typical Lobby	Replace fire hose reel and nozzle (approx.50%)	No.	16.00	160.00	01/07/98	01/08/05	12	2,560
86	Typical Lobby	Replace light fittings (approx.30%)	No.	30.00	72.00	01/07/98	01/08/05	12	2,160
87	Typical Lobby	Replace metal door frame (approx.15%)	No.	47.00	165.00	01/07/98	01/08/05	15	7,755
89	Building	Water tank	Item	1.00	80,000.00	01/07/05	01/08/10	10	80,000
88	Building	Softwash of building two faces per annum	Item	1.00	10,000.00	01/07/01	01/08/08	5	10,000
89	Building	Electrical power supply upgrade	Item	1.00	130,000.00	01/07/10	01/08/94	16	130,000
90	Building	Timberwork to townhouses	Item	22.00	4,000.00	01/07/10	01/08/94	16	88,000
108	Contingency	Unplanned items of expenditure - annual cost	Item	1.00	30,000.00	01/07/01	31/08/10	1	30,000
109	Contingency	Estimated total expenditure		Item	#N/A	5.00%	#N/A	#N/A	#N/A

MSA Sinking Fund Planning model v2 - Program updated 29 Ji

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS Last actual CPI available (auto)

30/06/2010

Sinking Fund Expenditure Plan as at 31 August 2010

Inflation forecast percentage per annum

3.00

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Item	Area	Description	CPI at date costed	CPI at plan date	Cost at plan date	Next year of expense	Aug 2011	Aug 2012	Aug 2013
2	Basement	Clean down, prepare and paint common basement	121.4	-	-	00/01/00	-	-	-
3	Basement	Replace electric hot water system (approx 25%)	121.4	-	-	00/01/00	-	-	-
4	Basement	Replace light fittings (approx 40%)	121.4	-	-	00/01/00	-	-	-
5	Basement	Replace emergency lights fittings (approx 40%)	121.4	-	-	00/01/00	-	-	-
6	Basement	Replace automatic basement door opening gear	121.4	171.1	7,050	31/08/11	7,300	-	-
7	Basement	Replace door hardware (approx 30%)	121.4	-	-	00/01/00	-	-	-
8	Basement	Replace exposed internal ductwork (approx 30%)	121.4	171.1	2,090	31/08/25	-	-	-
9	Basement	Replace fire house reel and nozzle (approx 50%)	121.4	171.1	910	31/08/17	-	-	-
10	Basement	Replace basement door	121.4	171.1	4,940	31/08/23	-	-	-
11	Basement	Replace water supply booster pumps	121.4	171.1	5,490	31/08/18	-	-	-
12	Basement	Replace metal door frame (approx 50%)	121.4	171.1	2,800	31/08/13	-	-	3,100
13	Basement	Replace tiling to floor (approx 15%)	121.4	171.1	640	31/08/25	-	-	-
14	Building	Replace batteries to hydrant booster pump	121.4	-	-	00/01/00	-	-	-
15	Building	Paint building façade	149.0	171.1	519,240	31/08/17	-	-	-
16	Building	Replace fire jacking pump	121.4	171.1	1,700	31/08/17	-	-	-
17	Building	Replace hydrant booster pump	121.4	171.1	21,150	31/08/18	-	-	-
18	External	Replace tennis court nets	121.4	171.1	2,120	31/08/14	-	-	-
19	External	Replace brick paving (approx 5%)	121.4	171.1	5,580	31/08/11	5,800	6,000	6,200
20	External	Paint road line marking	121.4	-	-	00/01/00	-	-	-
21	External	Replace electric BBQ	121.4	171.1	1,480	31/08/11	1,600	-	-
22	External	Replace tennis court surface - Plexipave	121.4	171.1	42,290	31/08/24	-	-	-
23	External	Replace tennis court net posts	121.4	171.1	1,430	31/08/15	-	-	-
25	External	Replace membrane to podium slab (approx 10)	121.4	171.1	28,870	31/08/14	-	-	-
26	External	Replace security cameras (approx 30%)	121.4	171.1	9,590	31/08/14	-	-	-
27	External	Replace steel boundary fences (approx 30%)	121.4	171.1	41,030	31/08/11	42,300	-	-
28	External	Replace timberwork to BBQ pergola	121.4	171.1	1,360	31/08/11	1,500	-	-
29	External	Replace enclosure to tennis courts	121.4	171.1	11,550	31/08/18	-	-	-
30	External	Replace steel gazebo	121.4	171.1	8,460	31/08/18	-	-	-
31	Gym	Replace carpet to floor	121.4	171.1	2,220	31/08/15	-	-	-
32	Gym	Replace gym equipment	121.4	171.1	5,640	31/08/11	5,900	6,000	6,200
33	Lifts	Replace lift carriage interior	121.4	171.1	33,830	31/08/19	-	-	-

Item	Area	Description	CPI at date costed	CPI at plan date	Cost at plan date	Next year of expense	Aug 2011	Aug 2012	Aug 2013
34	Main Foyer	Replace automatic door opening gear (approx	121.4	171.1	4,800	31/08/11	5,000	-	-
35	Main Foyer	Replace intercom system (approx 10%)	121.4	-	-	00/01/00	-	-	-
36	Main Foyer	Replace tiling to floor (approx 15%)	121.4	-	-	00/01/00	-	-	-
37	Main Foyer	Replace chandelier light fittings (approx 25%)	121.4	-	-	00/01/00	-	-	-
38	Main Foyer	Replace downlight fitting (approx 25%)	121.4	-	-	00/01/00	-	-	-
39	Pool	Replace spa blower	121.4	171.1	1,060	31/08/11	1,100	-	-
40	Pool	Replace gas heaters (approx. 50%)	121.4	171.1	5,630	31/08/15	-	-	-
41	Pool	Replace pool filter (approx 30%)	121.4	-	-	00/01/00	-	-	-
43	Pool	Replace chemical dosing system (approx.50%	121.4	-	-	00/01/00	-	-	-
44	Pool	Replace pool pump (approx 20%)	121.4	171.1	1,160	31/08/11	1,200	-	-
45	Pool	Paint walls and ceiling	121.4	171.1	3,890	31/08/11	4,100	-	-
47	Pool	Replace electric hot water system (approx.50%	121.4	-	-	00/01/00	-	-	-
48	Pool	Replace light fitting (approx.30%)	121.4	-	-	00/01/00	-	-	-
49	Pool	Replace membrane to pool building (approx. 1)	121.4	171.1	2,510	31/08/25	-	-	-
50	Pool	Replace tiling to pool surrounds (approx. 10%)	121.4	171.1	1,130	31/08/25	-	-	-
51	Pool	Replace aluminium pool gates	121.4	-	-	00/01/00	-	-	-
52	Pool	Replace pebblecrete finish to pool surface	121.4	-	-	00/01/00	-	-	-
53	Pool	Replace aluminium pool fence	121.4	-	-	00/01/00	-	-	-
54	Pool	Replace tiling to pool building	121.4	171.1	9,200	31/08/25	-	-	-
55	Roof	Paint over roof membrane	121.4	171.1	24,840	31/08/12	-	26,400	-
56	Roof	Replace membrane to tower building (approx	121.4	171.1	19,720	31/08/25	-	-	-
57	Roof	Replace gas hot water boiler system (approx.	121.4	171.1	15,700	31/08/11	16,200	-	-
58	Roof	Replace aluminium balustrade (approx 20%)	121.4	171.1	10,570	31/08/25	-	-	-
59	Roof	Replace pointing to roof tiles	121.4	171.1	3,570	31/08/25	-	-	-
60	Roof	Replace 4 downpipes (approx.30%)	121.4	171.1	3,070	31/08/20	-	-	-
61	Roof	Replace eaves gutters (approx.30%)	121.4	171.1	2,990	31/08/20	-	-	-
62	Roof	Replace television aerial (approx. 25%)	121.4	171.1	14,100	31/08/11	14,600	-	-
63	Roof	Replace ventilation fans and motors approx. 3	121.4	171.1	11,780	31/08/18	-	-	-
64	Roof	Replace metal roof sheeting (approx.25%)	121.4	171.1	5,210	31/08/30	-	-	-
65	Roof	Replace concrete roof tiles (approx.20%)	121.4	171.1	18,280	31/08/30	-	-	-
66	Roof/Plant	Replace hot water boiler pumps (approx.25%)	121.4	171.1	14,100	31/08/11	14,600	-	-
67	Service Roof	Replace electric hot water system (approx.25%)	121.4	-	-	00/01/00	-	-	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSL Last actual CPI available (auto) 30/06/2010
Sinking Fund Expenditure Plan as at 31 August 2010 Inflation forecast percentage per annum 3.00

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Item	Area	Description	CPI at date costed	CPI at plan date	Cost at plan date	Next year of expense	Aug 2011	Aug 2012	Aug 2013
75	Stairwells	Paint handrails	121.4	-	-	00/01/00	-	-	-
76	Stairwells	Replace door hardware (approx.30%)	121.4	-	-	00/01/00	-	-	-
77	Stairwells	Replace emergency light fittings (approx.30%)	121.4	-	-	00/01/00	-	-	-
78	Stairwells	Replace metal door frame (approx.15%)	121.4	171.1	2,800	31/08/25	-	-	-
80	Typical Lobby	Replace fire detectors (approx.20%)	121.4	-	-	00/01/00	-	-	-
81	Typical Lobby	Replace carpet (approx.25%)	121.4	171.1	6,730	31/08/25	-	-	-
82	Typical Lobby	Replace emergency light fittings (approx.30%)	121.4	-	-	00/01/00	-	-	-
83	Typical Lobby	Replace door hardware (approx.30%)	121.4	-	-	00/01/00	-	-	-
84	Typical Lobby	Replace floor tiles (approx.10%)	121.4	171.1	7,600	31/08/25	-	-	-
85	Typical Lobby	Replace fire hose reel and nozzle (approx.50%)	121.4	171.1	3,610	31/08/17	-	-	-
86	Typical Lobby	Replace light fittings (approx.30%)	121.4	171.1	3,050	31/08/17	-	-	-
87	Typical Lobby	Replace metal door frame (approx.15%)	121.4	171.1	10,930	31/08/20	-	-	-
89	Building	Water tank	149.0	171.1	91,870	31/08/20	-	-	-
88	Building	Softwash of building two faces per annum	135.0	171.1	12,680	31/08/13	-	-	13,900
89	Building	Electrical power supply upgrade	171.1	171.1	130,000	31/08/11	134,000	-	-
90	Building	Timberwork to townhouses	171.1	171.1	88,000	31/08/11	90,700	-	-
108	Contingency	Unplanned items of expenditure - annual cost	135.0	171.1	38,030	31/08/11	39,200	40,400	41,700
109	Contingency	Estimated total expenditure	#N/A	#N/A	#N/A	#N/A	404,400	82,800	74,700

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Sinking Fund Expenditure Plan as at 31 August 2010

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Last actual CPI available (auto) 30/06/2010
 Inflation forecast percentage per annum 3.00

Item	Area	Description	Aug 2014	Aug 2015	Aug 2016	Aug 2017	Aug 2018	Aug 2019	Aug 2020
2	Basement	Clean down, prepare and paint common basement	-	-	-	-	-	-	-
3	Basement	Replace electric hot water system (approx 25%)	-	-	-	-	-	-	-
4	Basement	Replace light fittings (approx 40%)	-	-	-	-	-	-	-
5	Basement	Replace emergency lights fittings (approx 40%)	-	-	-	-	-	-	-
6	Basement	Replace automatic basement door opening gear	8,000	-	-	8,700	-	-	9,600
7	Basement	Replace door hardware (approx 30%)	-	-	-	-	-	-	-
8	Basement	Replace exposed internal ductwork (approx 30%)	-	-	-	-	-	-	-
9	Basement	Replace fire house reel and nozzle (approx 50%)	-	-	-	1,200	-	-	-
10	Basement	Replace basement door	-	-	-	-	-	-	-
11	Basement	Replace water supply booster pumps	-	-	-	-	7,000	-	-
12	Basement	Replace metal door frame (approx 50%)	-	-	-	-	-	-	-
13	Basement	Replace tiling to floor (approx 15%)	-	-	-	-	-	-	-
14	Building	Replace batteries to hydrant booster pump	-	-	-	640,100	-	-	-
15	Building	Paint building façade	-	-	-	2,100	-	-	-
16	Building	Replace fire jacking pump	-	-	-	-	26,900	-	-
17	Building	Replace hydrant booster pump	-	-	-	-	-	-	-
18	External	Replace tennis court nets	2,400	-	-	-	-	2,800	-
19	External	Replace brick paving (approx 5%)	6,300	6,500	6,700	6,900	7,100	7,400	7,600
20	External	Paint road line marking	-	-	-	-	-	-	-
21	External	Replace electric BBQ	-	-	-	-	1,900	-	-
22	External	Replace tennis court surface - Plexipave	-	-	-	-	-	-	-
23	External	Replace tennis court net posts	-	1,700	-	-	-	-	-
25	External	Replace membrane to podium slab (approx 10)	32,600	-	-	-	-	-	-
26	External	Replace security cameras (approx 30%)	10,900	-	-	-	-	-	-
27	External	Replace steel boundary fences (approx 30%)	-	-	-	-	-	-	-
28	External	Replace timberwork to BBQ pergola	-	-	-	-	-	14,700	-
29	External	Replace enclosure to tennis courts	-	-	-	-	-	10,800	-
30	External	Replace steel gazebo	-	-	-	-	-	-	-
31	Gym	Replace carpet to floor	-	2,600	-	-	-	-	-
32	Gym	Replace gym equipment	6,400	6,600	6,800	7,000	7,200	7,400	7,700
33	Lifts	Replace lift carriage interior	-	-	-	-	-	44,300	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS

Sinking Fund Expenditure Plan as at 31 August 2010

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Last actual CPI available (auto) 30/06/2010

Inflation forecast percentage per annum 3.00

Item	Area	Description	Aug 2014	Aug 2015	Aug 2016	Aug 2017	Aug 2018	Aug 2019	Aug 2020
34	Main Foyer	Replace automatic door opening gear (approx	-	-	-	6,000	-	-	-
35	Main Foyer	Replace intercom system (approx 10%)	-	-	-	-	-	-	-
36	Main Foyer	Replace tiling to floor (approx 15%)	-	-	-	-	-	-	-
37	Main Foyer	Replace chandelier light fittings (approx 25%)	-	-	-	-	-	-	-
38	Main Foyer	Replace downlight fitting (approx 25%)	-	-	-	-	-	-	-
39	Pool	Replace spa blower	-	-	-	-	-	-	-
40	Pool	Replace gas heaters (approx. 50%)	-	6,600	-	-	-	-	-
41	Pool	Replace pool filter (approx 30%)	-	-	-	-	-	-	-
43	Pool	Replace chemical dosing system (approx.50%	-	-	-	-	-	-	-
44	Pool	Replace pool pump (approx 20%)	-	1,400	-	-	-	1,600	-
45	Pool	Paint walls and ceiling	-	-	-	-	-	5,100	-
47	Pool	Replace electric hot water system (approx. 50%	-	-	-	-	-	-	-
48	Pool	Replace light fitting (approx. 30%)	-	-	-	-	-	-	-
49	Pool	Replace membrane to pool building (approx. 1)	-	-	-	-	-	-	-
50	Pool	Replace tiling to pool surrounds (approx. 10%)	-	-	-	-	-	-	-
51	Pool	Replace aluminium pool gates	-	-	-	-	-	-	-
52	Pool	Replace pebblecete finish to pool surface	-	-	-	-	-	-	-
53	Pool	Replace aluminium pool fence	-	-	-	-	-	-	-
54	Pool	Replace tiling to pool building	-	-	-	-	-	-	-
55	Roof	Paint over roof membrane	-	-	-	-	-	32,600	-
56	Roof	Replace membrane to tower building (approx	-	-	-	-	-	-	-
57	Roof	Replace gas hot water boiler system (approx.	-	-	-	19,400	-	-	-
58	Roof	Replace aluminium balustrade (approx 20%)	-	-	-	-	-	-	-
59	Roof	Replace pointing to roof tiles	-	-	-	-	-	-	-
60	Roof	Replace 4 downpipes (approx. 30%)	-	-	-	-	-	-	4,200
61	Roof	Replace eaves gutters (approx. 30%)	-	-	-	-	-	-	4,100
62	Roof	Replace television aerial (approx. 25%)	-	-	16,900	-	-	-	-
63	Roof	Replace ventilation fans and motors approx. 3	-	-	-	-	15,000	-	-
64	Roof	Replace metal roof sheeting (approx. 25%)	-	-	-	-	-	-	-
65	Roof	Replace concrete roof tiles (approx. 20%)	-	-	-	-	-	-	-
66	Roof/Plant	Replace hot water boiler pumps (approx. 25%)	-	-	-	-	-	18,500	-
67	Service Roof	Replace electric hot water system (approx. 25%)	-	-	-	-	-	-	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS
Sinking Fund Expenditure Plan as at 31 August 2010

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Last actual CPI available (auto) 30/06/2010
 Inflation forecast percentage per annum 3.00

Item	Area	Description	Aug 2014	Aug 2015	Aug 2016	Aug 2017	Aug 2018	Aug 2019	Aug 2020
75	Stairwells	Paint handrails	-	-	-	-	-	-	-
76	Stairwells	Replace door hardware (approx.30%)	-	-	-	-	-	-	-
77	Stairwells	Replace emergency light fittings (approx.30%)	-	-	-	-	-	-	-
78	Stairwells	Replace metal door frame (approx.15%)	-	-	-	-	-	-	-
80	Typical Lobby	Replace fire detectors (approx.20%)	-	-	-	-	-	-	-
81	Typical Lobby	Replace carpet (approx.25%)	-	-	-	-	-	-	-
82	Typical Lobby	Replace emergency light fittings (approx.30%)	-	-	-	-	-	-	-
83	Typical Lobby	Replace door hardware (approx.30%)	-	-	-	-	-	-	-
84	Typical Lobby	Replace floor tiles (approx.10%)	-	-	-	-	-	-	-
85	Typical Lobby	Replace fire hose reel and nozzle (approx.50%)	-	-	-	4,500	-	-	-
86	Typical Lobby	Replace light fittings (approx.30%)	-	-	-	3,800	-	-	-
87	Typical Lobby	Replace metal door frame (approx.15%)	-	-	-	-	-	-	14,800
89	Building	Water tank	-	-	-	-	-	-	123,900
88	Building	Softwash of building two faces per annum	-	-	-	-	16,200	-	-
89	Building	Electrical power supply upgrade	-	-	-	-	-	-	-
90	Building	Timberwork to townhouses	-	-	-	-	-	-	-
108	Contingency	Unplanned items of expenditure - annual cost	42,900	44,200	45,500	46,900	48,300	49,800	51,300
109	Contingency	Contingency percentage adjustment for pricing errors	5,500	3,500	3,800	37,400	7,800	8,500	11,200
Estimated total expenditure			115,000	73,100	79,700	784,000	162,900	178,000	234,400

**MSA Sinking Fund Planning model v2 - Program updated 29 Ji
Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS
Sinking Fund Expenditure Plan as at 31 August 2010**

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Item	Area	Description	Aug 2021	Aug 2022	Aug 2023	Aug 2024	Aug 2025	Aug 2026	Aug 2027
2	Basement	Clean down, prepare and paint common basement	-	-	-	-	-	-	-
3	Basement	Replace electric hot water system (approx 25%)	-	-	-	-	-	-	-
4	Basement	Replace light fittings (approx 40%)	-	-	-	-	-	-	-
5	Basement	Replace emergency lights fittings (approx 40%)	-	-	-	-	-	-	-
6	Basement	Replace automatic basement door opening gear	-	-	10,400	-	-	11,400	-
7	Basement	Replace door hardware (approx 30%)	-	-	-	-	-	-	-
8	Basement	Replace exposed internal ductwork (approx 30%)	-	-	-	-	3,300	-	-
9	Basement	Replace fire house reel and nozzle (approx 50%)	-	-	-	-	-	-	-
10	Basement	Replace basement door	-	-	7,300	-	-	-	-
11	Basement	Replace water supply booster pumps	-	-	-	-	-	-	-
12	Basement	Replace metal door frame (approx 50%)	-	-	-	-	-	-	-
13	Basement	Replace tiling to floor (approx 15%)	-	-	-	-	1,100	-	-
14	Building	Replace batteries to hydrant booster pump	-	-	-	-	813,400	-	-
15	Building	Paint building façade	-	-	-	-	-	-	-
16	Building	Replace fire jacking pump	-	-	-	-	-	-	-
17	Building	Replace hydrant booster pump	-	-	-	-	-	-	-
18	External	Replace tennis court nets	-	-	-	3,300	-	-	-
19	External	Replace brick paving (approx 5%)	7,800	8,000	8,300	8,500	8,800	9,100	9,300
20	External	Paint road line marking	-	-	-	-	-	-	-
21	External	Replace electric BBQ	-	-	-	-	2,400	-	-
22	External	Replace tennis court surface - Plexipave	-	-	-	64,300	-	-	-
23	External	Replace tennis court net posts	-	-	-	-	2,300	-	-
25	External	Replace membrane to podium slab (approx 10)	-	-	42,600	-	-	-	-
26	External	Replace security cameras (approx 30%)	-	-	14,200	-	-	-	-
27	External	Replace steel boundary fences (approx 30%)	-	-	-	-	64,300	-	-
28	External	Replace timberwork to BBQ pergola	-	-	2,100	-	-	-	-
29	External	Replace enclosure to tennis courts	-	-	-	-	-	-	-
30	External	Replace steel gazebo	-	-	-	-	-	-	-
31	Gym	Replace carpet to floor	-	-	-	-	-	-	-
32	Gym	Replace gym equipment	7,900	8,100	8,400	8,600	8,900	9,200	9,400
33	Lifts	Replace lift carriage interior	-	-	-	-	-	-	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS
Sinking Fund Expenditure Plan as at 31 August 2010

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Item	Area	Description	Aug 2021	Aug 2022	Aug 2023	Aug 2024	Aug 2025	Aug 2026	Aug 2027
34	Main Foyer	Replace automatic door opening gear (approx	-	-	7,100	-	-	-	-
35	Main Foyer	Replace intercom system (approx 10%)	-	-	-	-	-	-	-
36	Main Foyer	Replace tiling to floor (approx 15%)	-	-	-	-	-	-	-
37	Main Foyer	Replace chandelier light fittings (approx 25%)	-	-	-	-	-	-	-
38	Main Foyer	Replace downlight fitting (approx 25%)	-	-	-	-	-	-	-
39	Pool	Replace spa blower	1,500	-	-	-	-	-	-
40	Pool	Replace gas heaters (approx. 50%)	-	-	-	-	8,900	-	-
41	Pool	Replace pool filter (approx 30%)	-	-	-	-	-	-	-
43	Pool	Replace chemical dosing system (approx. 50%	-	-	1,800	-	-	-	2,000
44	Pool	Replace pool pump (approx 20%)	-	-	-	-	-	-	6,500
45	Pool	Paint walls and ceiling	-	-	-	-	-	-	-
47	Pool	Replace electric hot water system (approx. 50%	-	-	-	-	-	-	-
48	Pool	Replace light fitting (approx. 30%)	-	-	-	-	-	-	-
49	Pool	Replace membrane to pool building (approx. 1)	-	-	-	-	4,000	-	-
50	Pool	Replace tiling to pool surrounds (approx. 10%)	-	-	-	-	1,800	-	-
51	Pool	Replace aluminium pool gates	-	-	-	-	-	-	-
52	Pool	Replace pebblecrete finish to pool surface	-	-	-	-	-	-	-
53	Pool	Replace aluminium pool fence	-	-	-	-	-	-	-
54	Pool	Replace tiling to pool building	-	-	-	-	-	-	-
55	Roof	Paint over roof membrane	-	-	-	-	14,500	40,100	-
56	Roof	Replace membrane to tower building (approx	-	-	-	-	30,900	-	-
57	Roof	Replace gas hot water boiler system (approx.	-	-	23,200	-	-	-	-
58	Roof	Replace aluminium balustrade (approx 20%)	-	-	-	-	16,600	-	-
59	Roof	Replace pointing to roof tiles	-	-	-	-	5,600	-	-
60	Roof	Replace 4 downpipes (approx. 30%)	-	-	-	-	-	-	-
61	Roof	Replace eaves gutters (approx. 30%)	-	-	-	-	-	-	-
62	Roof	Replace television aerial (approx. 25%)	19,600	-	-	-	-	22,800	-
63	Roof	Replace ventilation fans and motors approx. 3	-	-	-	-	-	-	-
64	Roof	Replace metal roof sheeting (approx. 25%)	-	-	-	-	-	-	-
65	Roof	Replace concrete roof tiles (approx. 20%)	-	-	-	-	-	-	-
66	Roof/Plant	Replace hot water boiler pumps (approx. 25%)	-	-	-	-	-	-	23,500
67	Service Roof	Replace electric hot water system (approx. 25%)	-	-	-	-	-	-	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS
Sinking Fund Expenditure Plan as at 31 August 2010

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Item	Area	Description	Aug 2021	Aug 2022	Aug 2023	Aug 2024	Aug 2025	Aug 2026	Aug 2027
75	Stairwells	Paint handrails	-	-	-	-	-	-	-
76	Stairwells	Replace door hardware (approx.30%)	-	-	-	-	-	-	-
77	Stairwells	Replace emergency light fittings (approx.30%)	-	-	-	-	-	-	-
78	Stairwells	Replace metal door frame (approx.15%)	-	-	-	-	4,400	-	-
80	Typical Lobby	Replace fire detectors (approx.20%)	-	-	-	-	-	-	-
81	Typical Lobby	Replace carpet (approx.25%)	-	-	-	-	10,600	-	-
82	Typical Lobby	Replace emergency light fittings (approx.30%)	-	-	-	-	-	-	-
83	Typical Lobby	Replace door hardware (approx.30%)	-	-	-	-	-	-	-
84	Typical Lobby	Replace floor tiles (approx.10%)	-	-	-	-	12,000	-	-
85	Typical Lobby	Replace fire hose reel and nozzle (approx.50%)	-	-	-	-	-	-	-
86	Typical Lobby	Replace light fittings (approx.30%)	-	-	-	-	-	-	-
87	Typical Lobby	Replace metal door frame (approx.15%)	-	-	-	-	-	-	-
89	Building	Water tank	-	-	-	-	-	-	-
88	Building	Softwash of building two faces per annum	-	-	18,800	-	-	-	-
89	Building	Electrical power supply upgrade	-	-	-	-	-	-	-
90	Building	Timberwork to townhouses	-	-	-	-	-	-	-
108	Contingency	Unplanned items of expenditure - annual cost	52,900	54,500	56,200	57,800	59,600	61,400	63,300
109	Contingency	Contingency percentage adjustment for pricing errors	4,500	3,600	10,100	7,200	53,900	7,700	23,900
Estimated total expenditure			94,200	74,200	210,500	149,700	1,130,800	161,700	500,500

MSA Sinking Fund Planning model v2 - Program updated 29 Ji
Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS Last actual CPI available (auto) 30/06/2010
Sinking Fund Expenditure Plan as at 31 August 2010 Inflation forecast percentage per annum 3.00

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Item	Area	Description	Aug 2028	Aug 2029	Aug 2030	Proof Total
2	Basement	Clean down, prepare and paint common basement	-	-	-	-
3	Basement	Replace electric hot water system (approx 25%)	-	-	-	-
4	Basement	Replace light fittings (approx 40%)	-	-	-	-
5	Basement	Replace emergency lights fittings (approx 40%)	-	-	-	-
6	Basement	Replace automatic basement door opening gear	-	12,500	-	67,900
7	Basement	Replace door hardware (approx 30%)	-	-	-	-
8	Basement	Replace exposed internal ductwork (approx 30%)	-	-	-	3,300
9	Basement	Replace fire house reel and nozzle (approx 50%)	-	1,700	-	2,900
10	Basement	Replace basement door	-	-	-	7,300
11	Basement	Replace water supply booster pumps	-	-	-	7,000
12	Basement	Replace metal door frame (approx 50%)	4,800	-	-	7,900
13	Basement	Replace tiling to floor (approx 15%)	-	-	-	1,100
14	Building	Replace batteries to hydrant booster pump	-	-	-	-
15	Building	Paint building façade	-	-	-	1,453,500
16	Building	Replace fire jacking pump	-	3,000	-	5,100
17	Building	Replace hydrant booster pump	-	-	-	26,900
18	External	Replace tennis court nets	-	3,800	-	12,300
19	External	Replace brick paving (approx 5%)	9,600	9,900	10,200	156,000
20	External	Paint road line marking	-	-	-	-
21	External	Replace electric BBQ	-	-	-	5,900
22	External	Replace tennis court surface - Plexipave	-	-	-	64,300
23	External	Replace tennis court net posts	-	-	-	4,000
25	External	Replace membrane to podium slab (approx 10)	-	-	-	75,200
26	External	Replace security cameras (approx 30%)	-	-	-	25,100
27	External	Replace steel boundary fences (approx 30%)	-	-	-	106,600
28	External	Replace timberwork to BBQ pergola	-	-	-	3,600
29	External	Replace enclosure to tennis courts	-	-	-	14,700
30	External	Replace steel gazebo	-	-	-	10,800
31	Gym	Replace carpet to floor	-	-	-	6,100
32	Gym	Replace gym equipment	9,700	10,000	10,300	157,700
33	Lifts	Replace lift carriage interior	-	-	-	44,300

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NSW Last actual CPI available (auto) 30/06/2010
Sinking Fund Expenditure Plan as at 31 August 2010 Inflation forecast percentage per annum 3.00

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Item	Area	Description	Aug 2028	Aug 2029	Aug 2030	Proof Total
34	Main Foyer	Replace automatic door opening gear (approx	-	8,500	-	26,600
35	Main Foyer	Replace intercom system (approx 10%)	-	-	-	-
36	Main Foyer	Replace tiling to floor (approx 15%)	-	-	-	-
37	Main Foyer	Replace chandelier light fittings (approx 25%)	-	-	-	-
38	Main Foyer	Replace downlight fitting (approx 25%)	-	-	-	-
39	Pool	Replace spa blower	-	-	-	2,600
40	Pool	Replace gas heaters (approx. 50%)	-	-	-	15,500
41	Pool	Replace pool filter (approx 30%)	-	-	-	-
43	Pool	Replace chemical dosing system (approx.50%	-	-	-	-
44	Pool	Replace pool pump (approx 20%)	-	-	-	8,000
45	Pool	Paint walls and ceiling	-	-	-	15,700
47	Pool	Replace electric hot water system (approx.50%	-	-	-	-
48	Pool	Replace light fitting (approx.30%)	-	-	-	-
49	Pool	Replace membrane to pool building (approx. 1)	-	-	-	4,000
50	Pool	Replace tiling to pool surrounds (approx. 10%)	-	-	-	1,800
51	Pool	Replace aluminium pool gates	-	-	-	-
52	Pool	Replace pebblecrete finish to pool surface	-	-	-	-
53	Pool	Replace aluminium pool fence	-	-	-	-
54	Pool	Replace tiling to pool building	-	-	-	14,500
55	Roof	Paint over roof membrane	-	-	-	99,100
56	Roof	Replace membrane to tower building (approx	-	-	-	30,900
57	Roof	Replace gas hot water boiler system (approx.	-	27,800	-	86,600
58	Roof	Replace aluminium balustrade (approx 20%)	-	-	-	16,600
59	Roof	Replace pointing to roof tiles	-	-	-	5,600
60	Roof	Replace 4 downpipes (approx.30%)	-	-	-	4,200
61	Roof	Replace eaves gutters (approx.30%)	-	-	-	4,100
62	Roof	Replace television aerial (approx. 25%)	-	-	-	73,900
63	Roof	Replace ventilation fans and motors approx.3	-	-	-	15,000
64	Roof	Replace metal roof sheeting (approx.25%)	-	-	9,500	9,500
65	Roof	Replace concrete roof tiles (approx.20%)	-	-	33,300	33,300
66	Roof/Plant	Replace hot water boiler pumps (approx.25%)	-	-	-	56,600
67	Service Roof	Replace electric hot water system (approx.25%)	-	-	-	-

Strata Plan No 52948 - 1-15 Fontenoy Road Macquarie Park NS Last actual CPI available (auto) 30/06/2010
Sinking Fund Expenditure Plan as at 31 August 2010 Inflation forecast percentage per annum 3.00

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Item	Area	Description	Aug 2028	Aug 2029	Aug 2030	Proof Total
75	Stairwells	Paint handrails	-	-	-	-
76	Stairwells	Replace door hardware (approx.30%)	-	-	-	-
77	Stairwells	Replace emergency light fittings (approx.30%)	-	-	-	-
78	Stairwells	Replace metal door frame (approx.15%)	-	-	-	4,400
80	Typical Lobby	Replace fire detectors (approx.20%)	-	-	-	-
81	Typical Lobby	Replace carpet (approx.25%)	-	-	-	10,600
82	Typical Lobby	Replace emergency light fittings (approx.30%)	-	-	-	-
83	Typical Lobby	Replace door hardware (approx.30%)	-	-	-	-
84	Typical Lobby	Replace floor tiles (approx.10%)	-	-	-	12,000
85	Typical Lobby	Replace fire hose reel and nozzle (approx.50%)	-	6,400	-	10,900
86	Typical Lobby	Replace light fittings (approx.30%)	-	5,400	-	9,200
87	Typical Lobby	Replace metal door frame (approx.15%)	-	-	-	14,800
89	Building	Water tank	-	-	167,100	291,000
88	Building	Softwash of building two faces per annum	21,800	-	-	70,700
89	Building	Electrical power supply upgrade	-	-	-	350,200
90	Building	Timberwork to townhouses	-	-	-	237,100
108	Contingency	Unplanned items of expenditure - annual cost	65,200	67,200	69,200	1,057,500
109	Contingency	Contingency percentage adjustment for pricing errors	5,600	7,900	15,000	244,000
Estimated total expenditure			116,700	164,100	314,600	5,106,000