

Ref.	Element	Qty	Unit	Rate	Cost (2020/21)	Year 0 2020/21	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Year 4 2024/25	Year 5 2025/26	Year 6 2026/27	Year 7 2027/28	Year 8 2028/29	Year 9 2029/30	Year 10 2030/31	Year 11 2031/32	Year 12 2032/33	Year 14 2033/34
1	Common Area Floor Finishes - Carpet/Rubber to Communal Areas	900	Sqm	\$133	\$119,997				\$51,500		\$66,600								
2	Common Area Floor Finishes - Cork Sheet Finish to Communal Areas	90	Sqm	\$117	\$10,521					\$12,073									
3	Common Area Floor Finishes - Road markings in Car Park	1	Item	\$3,150	\$3,150											\$4,443			
4	Common Area Toilet - Whiteware	1	Item	\$3,362	\$3,362							\$4,133							
5	Communal Fire Safety Equipment - Fire Alarm Installations	1	Item	\$127,000	\$127,000														
6	Communal Fire Safety Equipment - Sprinkler Installations	6350	Sqm	\$110	\$695,579														
7	Decks - Timber Walkways to Copper Gutters	183	lm	\$67	\$12,318				\$12,749										
8	Electrical Services - Communal Access Control & CCTV	1	No.	\$22,000	\$22,000				\$37,000								\$32,119		
9	Electrical Services - Communal Data Installations	1	Item	\$35,000	\$35,000				Included										
10	Electrical Services - Communal Emergency Exit Lighting	6	No.	\$429	\$2,576														\$4,029
11	Electrical Services - Electrical Distribution Boards and Enclosures	1	Item	\$30,000	\$30,000								\$38,168						
12	Electrical Services - Internal Lighting to 1st floor	9	No.	\$927	\$8,345														
13	Electrical Services - Internal Lighting to 2nd floor	12	No.	\$776	\$9,309														
14	Electrical Services - Internal Lighting to Car Park	1	Item	\$1	\$1														
15	Electrical Services - Internal Lighting to Common area	24	No.	\$469	\$11,250														
16	External Common Areas - Brickwork	3732	Sqm	\$139	\$518,748												\$757,356		
17	External Common Areas - Brickwork to North elevation	1	Item	\$50,000	\$50,000					\$57,376									
18	External Common Areas - External Decoration	1	Item	\$74,485	\$74,485						\$88,465								\$116,491
19	External Common Areas - External Decoration	1	Item	\$55,400	\$55,400				\$55,400					\$72,951					
20	External Joinery - Apartment and Communal Area Timber Windows	715	Sqm	\$238	\$169,998				\$50,000	\$50,000	\$50,000								
21	External Joinery - Copper Clerestorey Windows	370	Sqm	\$911	\$337,229				\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000				
22	External Joinery - Doors in Curtain Wall Systems	8	No.	\$10,680	\$85,440												\$124,740		
23	External Joinery - Frameless Curtain Walling to Ground Floor	120	Sqm	\$1,636	\$196,379														
24	External Joinery - Steel Mesh Grilles to Ground Floor	12	No.	\$500	\$6,000							\$6,210							
25	External Joinery - Vehicular Access Doors to East elevation	1	No.	\$6,582	\$6,582						\$7,817								
26	Fixtures And Fittings - Post Boxes to South elevation	1	Item	\$4,000	\$4,000														
27	Fixtures And Fittings - Storage Units to Ground Floor Car Park	1	Item	\$8,000	\$8,000								\$10,178						
28	Internal Finishes - Communal Area Steelwork	392	Sqm	\$30	\$11,760				\$120,000										\$18,392
29	Internal Finishes - Communal Area Wall and Ceiling Finishes	2529	Sqm	\$30	\$75,870				Included				\$99,906						
30	Internal Finishes - Internal Communal Area Door and Window Finishes	250	Sqm	\$30	\$7,500				Included				\$9,876						
31	Internal Joinery - Common Area and Apartment Entrance Doors	52	No.	\$3,326	\$172,940				Included										
32	Internal Joinery - Common Area Lift Lobby Doors	3	No.	\$6,437	\$19,312				Included										
33	Main Roof - Roof Access Gantry	66	lm	\$746	\$49,214								\$62,614						
34	Main Roof - Roof Lights to Main Roof	2	No.	\$3,209	\$6,418												\$9,370		
35	Mechanical Services - Gas heaters and HW supply pipework - Phase 1	1	Item	\$12,000	\$12,000														
36	Mechanical Services - Gas heaters and HW supply pipework - Phase 2	1	Item	\$12,000	\$12,000														
37	Mechanical Services - Ground floor Hot Water Cylinders	2	No.	\$4,712	\$9,423														
38	Mechanical Services - Lifts	2	No.	\$109,539	\$219,078														
39	Mechanical Services - Ventilation Housings at Roof Level	24	No.	\$2,899	\$69,582														
40	Rainwater Goods - Butyl Gutters at Roof Perimeter	189	lm	\$222	\$41,958				\$43,427										
41	Rainwater Goods - Copper Gutters at Clerestoreys	183	lm	\$206	\$37,607														
42	Rainwater Goods - Downpipes	200	lm	\$205	\$40,966														
43	Roof Coverings - Flat Roof to North elevation	10	Sqm	\$531	\$5,312						\$6,530								
44	Roof Coverings - Profiled Steel to Main Roof	1950	Sqm	\$179	\$349,479														
45	Roof Coverings - Profiled Steel to Main Roof	1950	Sqm	\$63	\$122,831				\$145,885										
46	Staircases - Handrails & Ballustrades	65	m	\$415	\$26,988														
47	Staircases - Stairs	3	No.	\$11,962	\$35,887														

Forecasted Annual Maintenance	\$0	\$0	\$0	\$400,076	\$295,334	\$249,412	\$40,343	\$140,961	\$212,734	\$30,000	\$4,443	\$923,586	\$0	\$138,912
Contingency														
Total Forecasted Annual Maintenance														
GST Inclusive														

Balance open	\$635,512	\$365,425	\$225,791	\$138,967	\$292,573	\$330,468	\$285,825	\$451,325	\$646,215	(\$215,909)	(\$15,909)
Less Spend (incl GST)	\$460,087	\$339,634	\$286,824	\$46,394	\$162,105	\$244,644	\$34,500	\$5,110	\$1,062,123	\$0	\$159,749
Add Annual top up	\$190,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Balance close	\$365,425	\$225,791	\$138,967	\$292,573	\$330,468	\$285,825	\$451,325	\$646,215	(\$215,909)	(\$15,909)	\$24,342

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.