Att. 1.

Strata Information

28/131Harold Street, Highgate

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Strata Plan No. 62106 showing Lot 28 as: Apartment 28 - 48m^2 & Balcony (Page 11) plus Carbay (Page 7) and Storage (Page 5). **3**

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By-Law (N559658) **81**

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Schedule 1 & Schedule 2 Strata By-Laws (applies to all Strata Titles Schemes in WA).....**237**

NOTE: Pet Policy in Notification O618964 – Scheme By-Laws First Consolidation - Schedule 2 By-Law 25: **prior written consent from the council of owners required to keep animals**.....**118**

Summary of Outgoings & Owners Funds		
Council Rates	$1,839.07	per year
Water Service	$1,234.48	per year
Strata Admin	$532.38	per quarter
Strata Reserve	$101.46	per quarter
Strata Residential	$566.58	per quarter
Total Owners Funds	$340,240.48	as at 31/10/2025

James Yeoman 0400 900 622

Strata Sales Specialist james@kprperth.com.au

Floor Plan



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Third Story – Apartment 28

131 Harold Street

HIGHGATE

(This floor plan is for information & guidance purposes only / measurements shown are approximate)

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~~SURVEY~~-STRATA PLAN

62106

SHEET 1 OF 13 SHEETS

PLAN OF
LOT 88
ON DEPOSITED PLAN 63195

CERTIFICATE OF TITLE
VOL: 2822 FOL: 781

LOCAL GOVERNMENT
CITY OF VINCENT

INDEX PLAN
BG 34(2) 14.26

FIELD BOOK

SCALE AS SHOWN

NAME OF SCHEME
ST. MARKS APARTMENTS

ADDRESS OF PARCEL
131 HAROLD STREET
HIGHGATE
WA 6003

MANAGEMENT STATEMENT YES (●) NO ( )

LODGED
DATE 13-Aug-13
FEE PAID $9430.00
ASSESS No. 13323126

CERTIFIED CORRECT ..... N.Abdullah 21-Aug-13
COR. FILE ..... TRIM (26545-2010)

IN ORDER FOR DEALINGS
SUBJECT TO
Approval of Deposited Plan 63195.
Lodgement of Management Statement.
Lodgement of Forms 3, 26 & BA Form.
Section 136C TLA. & Section 70A TLA.

FOR REGISTRAR OF TITLES ..... N. Abdullah 21-Aug-13 DATE

M433853 APPLICATION
16-Oct-13 DATE
REGISTERED
FOR REGISTRAR OF TITLES ..... SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION
FORM 26 W.A.P.C. REF:
Strata Titles Act 1985 - Sections 25(1), 25(4)
CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN
It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the Strata Titles Act 1985 to - the Strata Plan submitted on .....

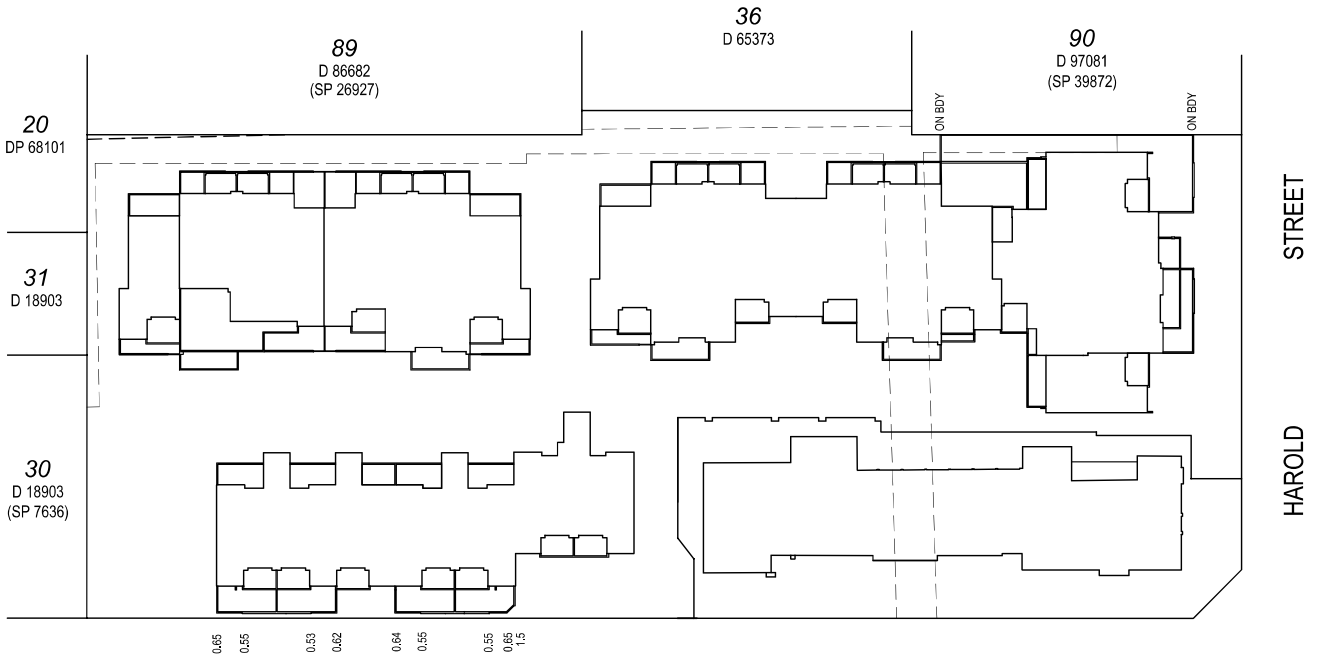
FOR CHAIRMAN, WESTERN AUSTRALIAN PLANNING COMMISSION ..... DATE

Landgate
Western Australian Land Information Authority

VER	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	H.K. TEOH	20/08/13

LOCATION PLAN

SEE SHEETS 2 - 5 INCLUSIVE OF 13 SHEETS FOR MOTOR VEHICLE EASEMENTS DIMENSIONS
SEE SHEETS 2, 3, 4, 5 & 13 OF 13 SHEETS EASEMENT DIMENSIONS AND INTEREST AND NOTIFICATIONS



SURVEYOR'S CERTIFICATE - Reg 54
I, H.K.TEOH
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
James Teoh 2013.08.20 17:25:32 +08'00'
LICENSED SURVEYOR ..... DATE

TUSCOM SUBDIVISION CONSULTANTS Pty Ltd
25 WILLCOCK STREET
ARDROSS WA 6153
Ph (08) 9316 8388
Fax (08) 9316 8378
consult@tuscom.com.au

SCALE 1:600 @ A3
0 10 20 30 40

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
33B	EASEMENT (SEWERAGE)	SEC.167 OF THE P&D ACT REG 33(b)	DP 63195	LOTS 2, 7, 8 & COMMON PROPERTY	WATER CORPORATION	RESTRICTED IN HEIGHT TO 18.8m AHD
33B	EASEMENT (SEWERAGE)	SEC.167 OF THE P&D ACT REG 33(b)	DP 63195	COMMON PROPERTY	WATER CORPORATION	RESTRICTED IN HEIGHT TO 16.5m AHD
M	EASEMENT (MOTOR VEHICLE PARKING)	SEC. 136C OF THE TLA	THIS PLAN & DOC M433855	LOT 131	LOTS 1-130	RESTRICTED IN HEIGHT FROM 13.18m AHD TO 15.58m AHD
M1	EASEMENT (MOTOR VEHICLE PARKING)	SEC. 136C OF THE TLA	THIS PLAN & DOC M433855	LOT 131	LOTS 1-130	RESTRICTED IN HEIGHT FROM 15.74m AHD TO 18.14m AHD
	NOTIFICATION	SEC. 70A OF THE TLA	DOC M433854	ALL LOTS AND COMMON PROPERTY		VEHICLE NOISE & PARKING

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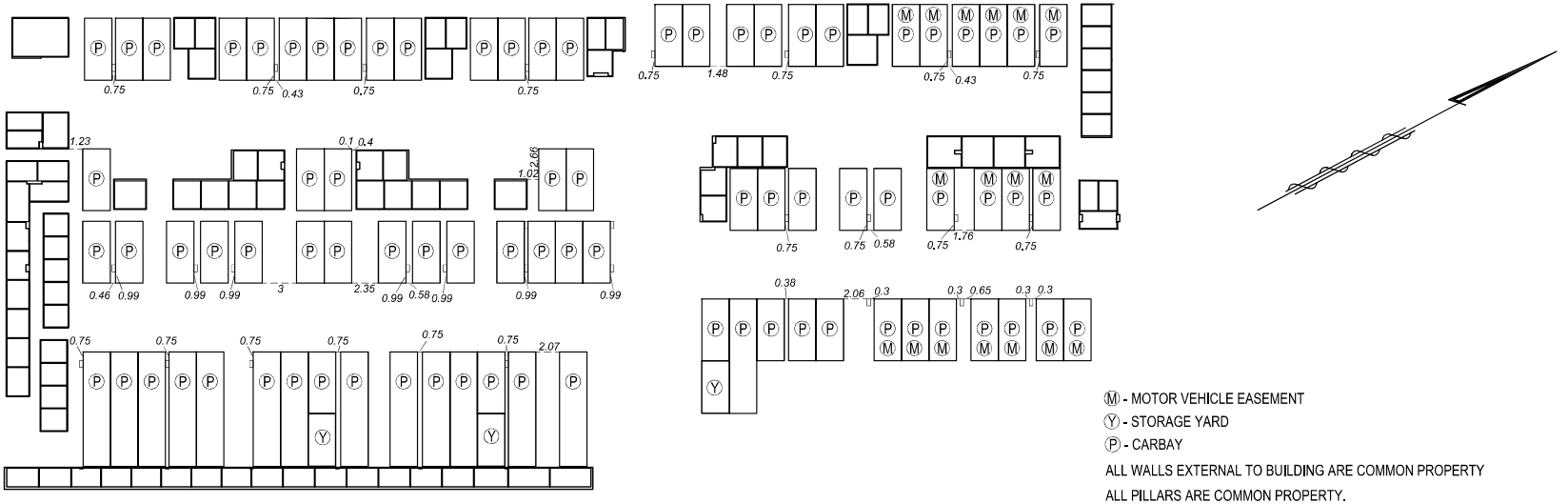
~~SURVEY~~-STRATA PLAN
62106
SHEET 2 OF 13 SHEETS

BASEMENT FLOOR PLAN

SEE SHEET 3 OF 13 SHEETS FOR ENLARGEMENTS, EASEMENT DIMENSIONS & LOT ALLOCATIONS

UPPER SURFACE OF BASEMENT FLOOR SLAB IS 13.18m AHD

SCALE 1:400 @ A3
0 10 20 30 40



Ⓜ - MOTOR VEHICLE EASEMENT
Ⓨ - STORAGE YARD
Ⓟ - CARBAY

ALL WALLS EXTERNAL TO BUILDING ARE COMMON PROPERTY

ALL PILLARS ARE COMMON PROPERTY.

ALL CARBAY TIE ANGLES ARE 90° UNLESS OTHERWISE STATED

ALL CARBAY ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

ALL 13m² CARBAY ARE 2.4m x 5.4m UNLESS OTHERWISE SHOWN

ALL 24m² CARBAY ARE 2.4m x 10.0m UNLESS OTHERWISE SHOWN

ALL YARDS ARE 2.4m x 4.6m UNLESS OTHERWISE SHOWN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE CARBAYS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE LOWER GROUND 2 FLOOR SLAB UNLESS OTHERWISE STATED.

THE STRATUM OF THE STORAGE YARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE LOWER GROUND 2 FLOOR SLAB UNLESS OTHERWISE STATED.

FOR OTHER PARTS OF LOTS 4, 5, 18 & 19 SEE SHEETS 3, 4, 5 & 7 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 7, 8, 9, 10, 11, 12, 20, 22 & 23 SEE SHEETS 3, 4, 5 & 8 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 13, 15, 16, 17, 25, 27 & 28 SEE SHEETS 3, 4, 5 & 9 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 45, 46, 47, 73, 74, 75, 76, 97, 98 & 99 SEE SHEETS 3 & 7 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 48, 49, 50, 51, 52, 77, 78, 79, 80, 81, 101, 102, 103 & 104 SEE SHEETS 3 & 8 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 53, 54, 55, 56, 57, 82, 83, 84, 85, 86, 106, 107, 108 & 109 SEE SHEETS 3 & 9 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 58, 59, 60, 61, 62, 87, 88, 89, 90, 91, 111 & 112 SEE SHEETS 3 & 10 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 63, 65, 66, 67, 92, 93, 94, 95 & 96 SEE SHEETS 3 & 11 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 68, 69, 70, 71 & 72 SEE SHEETS 3 & 12 OF 13 SHEETS
FOR OTHER PARTS OF LOT 131 SEE SHEETS 3, 4, 5, 6 & 7 OF 13 SHEETS

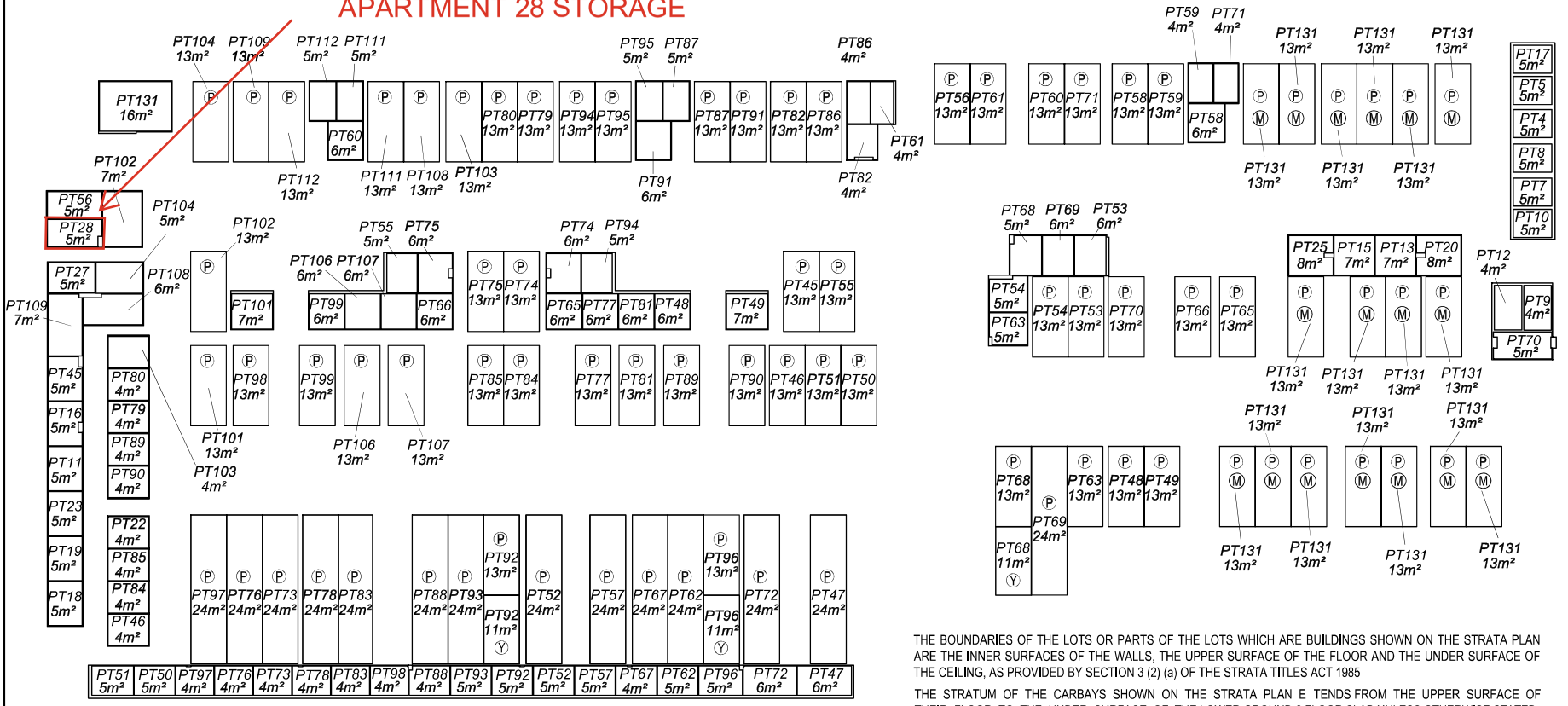
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62106
SHEET 3 OF 13 SHEETS

BASEMENT FLOOR ENLARGEMENT PLAN

SEE SHEET 2 OF 13 SHEETS FOR FLOOR PLAN

APARTMENT 28 STORAGE



Ⓜ - MOTOR VEHICLE EASEMENT
Ⓨ - STORAGE YARD
Ⓟ - CARBAY

ALL WALLS E TERNAL TO BUILDING ARE COMMON PROPERTY
ALL PILLARS ARE COMMON PROPERTY.

ALL CARBAY TIE ANGLES ARE 90 UNLESS OTHERWISE STATED
ALL CARBAY ANGLES ARE 90 UNLESS SHOWN OTHERWISE.

ALL 13m CARBAY ARE 2.4m 5.4m UNLESS OTHERWISE SHOWN
ALL 24m CARBAY ARE 2.4m 10.0m UNLESS OTHERWISE SHOWN
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SHEET 4 OF 13 SHEETS

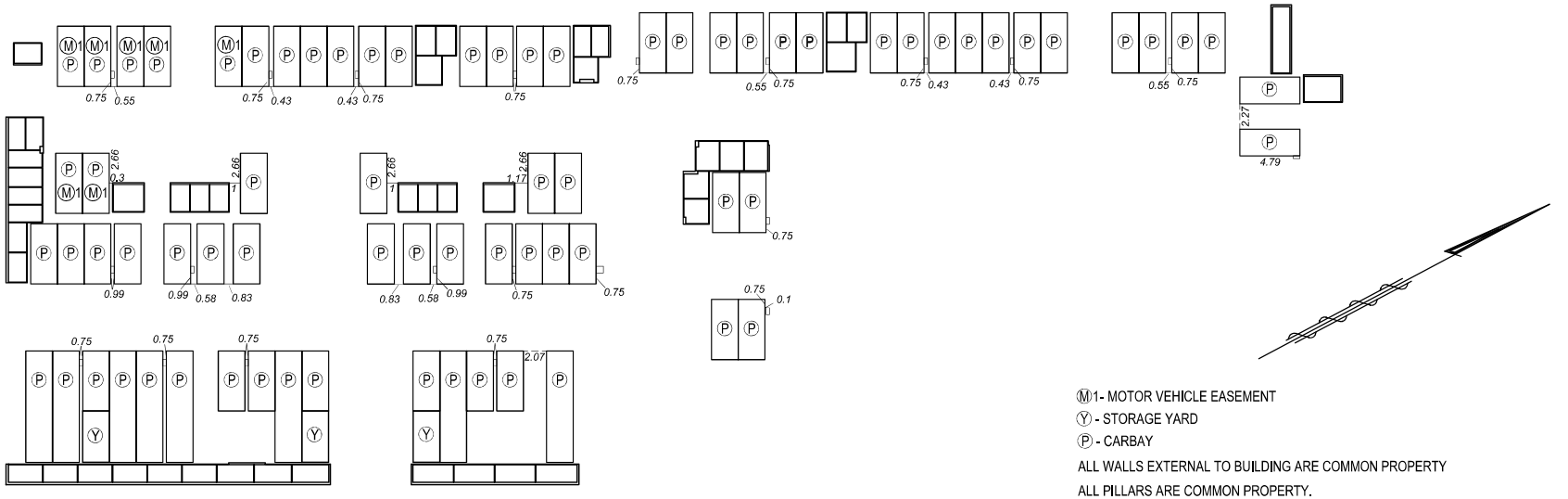
LOWER GROUND 2 FLOOR PLAN

SEE SHEET 5 OF 13 SHEETS FOR ENLARGEMENTS, EASEMENT DIMENSIONS & LOT ALLOCATIONS

UPPER SURFACE OF LOWER GROUND 2 FLOOR SLAB IS 15.74m AHD

SCALE 1:400 @ A3

0 10 20 30 40



FOR OTHER PARTS OF LOTS 1, 2, 113, 114, 121 & 122 SEE SHEETS 5 & 6 OF 13 SHEETS
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FOR OTHER PARTS OF LOTS 35, 36, 37, 38, 39 & 64 SEE SHEETS 5 & 11 OF 13 SHEETS
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Ⓜ1- MOTOR VEHICLE EASEMENT
Ⓨ - STORAGE YARD
Ⓟ - CARBAY

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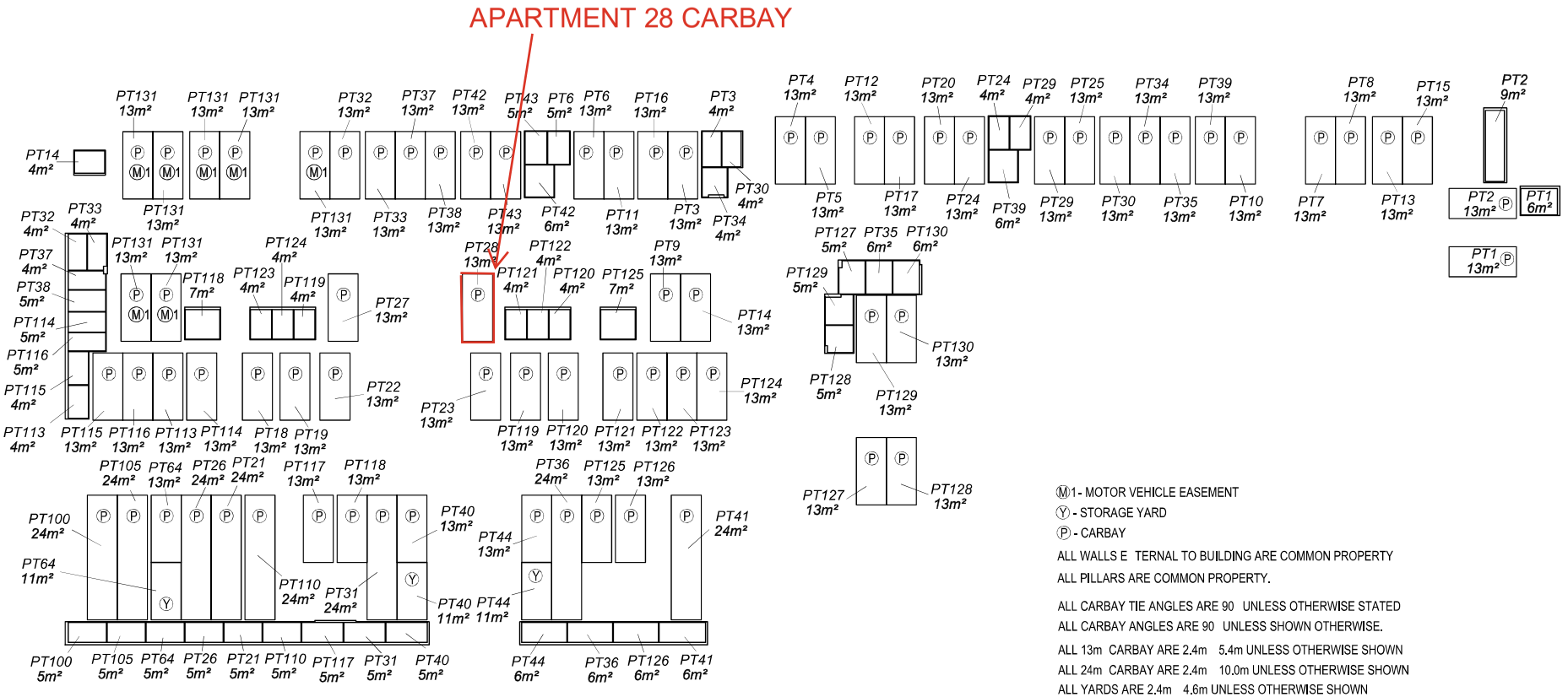
THE STRATUM OF THE STORAGE YARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE LOWER GROUND 1 FLOOR SLAB UNLESS OTHERWISE STATED.

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SHEET 5 OF 13 SHEETS

LOWER GROUND 2 FLOOR ENLARGEMENT PLAN

SEE SHEET 4 OF 13 SHEETS FOR FLOOR PLAN



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FOR OTHER PARTS OF LOTS 14, 26 & 29 SEE SHEETS 4 & 9 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 21, 24, 105, 117, 118, 120, 125, 126, 129 & 130 SEE SHEETS 4 & 8 OF 13 SHEETS
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FOR OTHER PARTS OF LOTS 40, 41, 42, 43 & 44 SEE SHEETS 4 & 12 OF 13 SHEETS
FOR OTHER PARTS OF LOT 131 SEE SHEETS 2, 3, 4, 6 & 7 OF 13 SHEETS

Ⓜ1 - MOTOR VEHICLE EASEMENT
Ⓨ - STORAGE YARD
Ⓟ - CARBAY

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62106
SHEET 6 OF 13 SHEETS

LOWER GROUND 1 FLOOR PLAN

UPPER SURFACE OF LOWER GROUND 1 FLOOR SLAB IS 16.6m AHD

KEY:

Ⓑ BALCONY

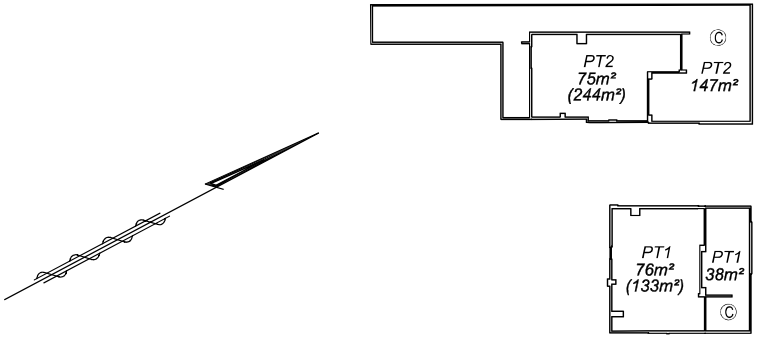
Ⓒ COURTYARD

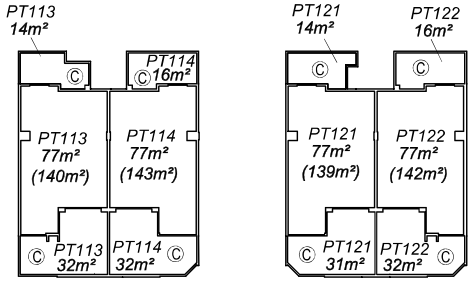
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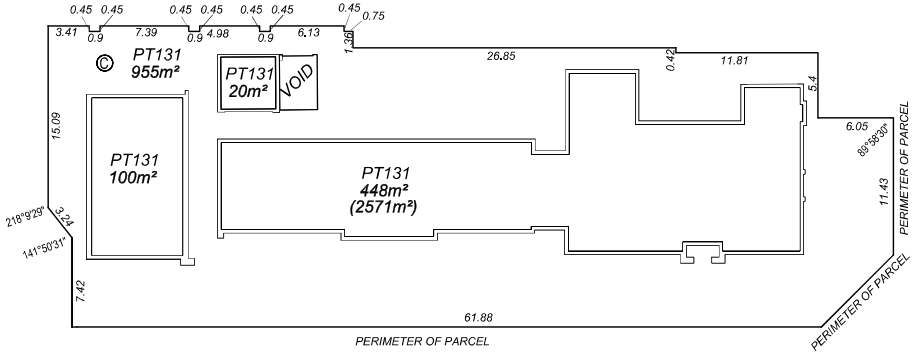
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THE BOUNDARIES OF THE COURTYARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACE OF THE BUILDING WALLS TO THE INNER FACE OF THE COURTYARD WALLS UNLESS OTHERWISE STATED

THE STRATUM OF THE COURTYARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THE ADJACENT PART LOT.







ALL ANGLES OF PT 131 COURTYARD IS 90° UNLESS OTHERWISE STATED

FOR OTHER PARTS OF LOTS 1, 2, 113, 114, 121 & 122 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOT 131 SEE SHEETS 2, 3, 4, 5 & 7 OF 13 SHEETS

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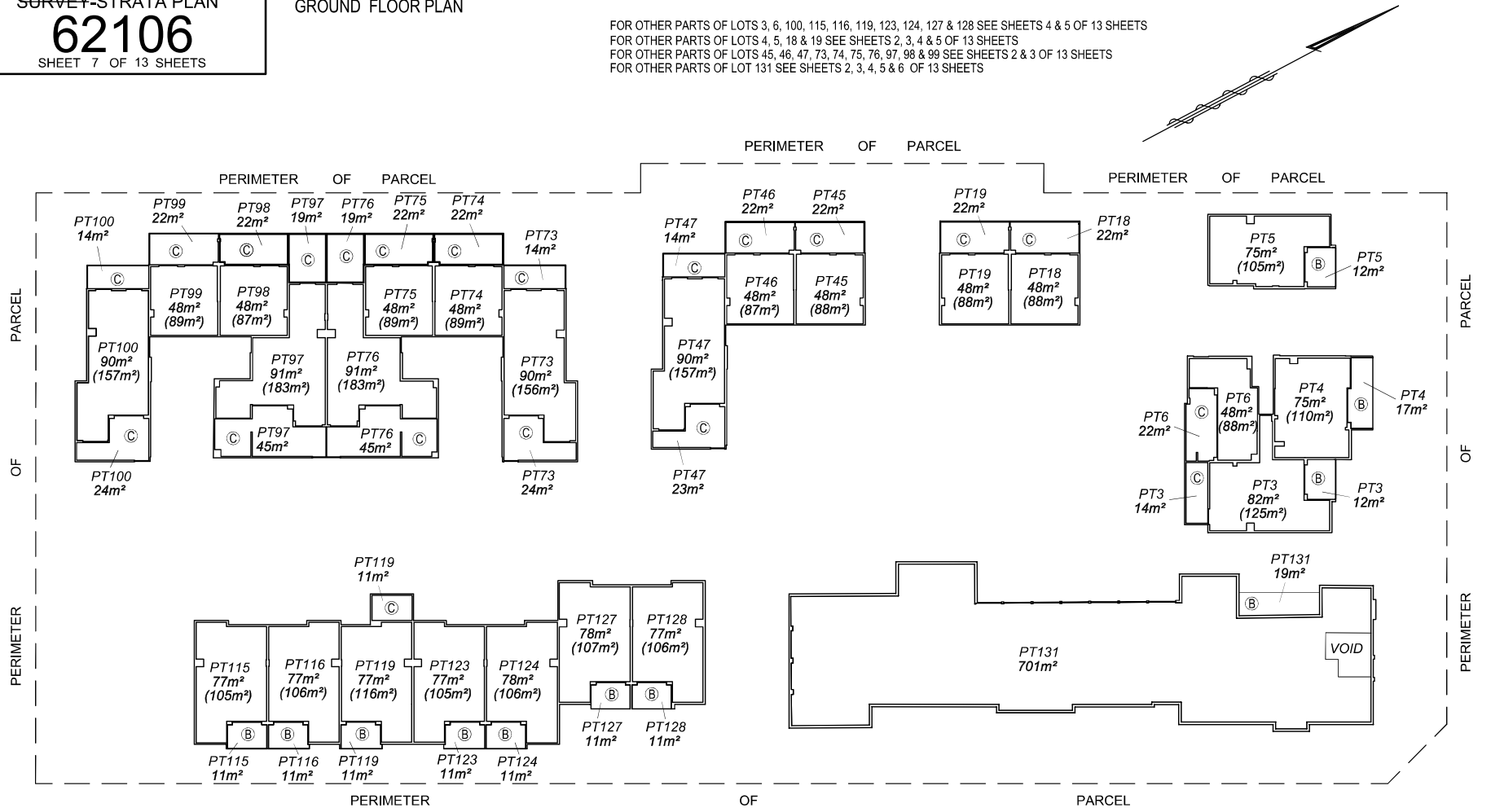
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62106
SHEET 7 OF 13 SHEETS

GROUND FLOOR PLAN

FOR OTHER PARTS OF LOTS 3, 6, 100, 115, 116, 119, 123, 124, 127 & 128 SEE SHEETS 4 & 5 OF 13 SHEETS
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FOR OTHER PARTS OF LOT 131 SEE SHEETS 2, 3, 4, 5 & 6 OF 13 SHEETS



UNLESS STATED OTHERWISE, ALL WALLS EXTERNAL TO THE PART LOTS AND BUILDING ARE COMMON PROPERTY.

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THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE EDGES OF THE BALCONY SLAB.

THE STRATUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART LOT WHERE UNCOVERED.

Ⓑ BALCONY
Ⓒ COURTYARD

THE BOUNDARIES OF THE COURTYARDS SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACE OF THE BUILDING WALLS TO THE INNER FACE OF THE COURTYARD WALLS.

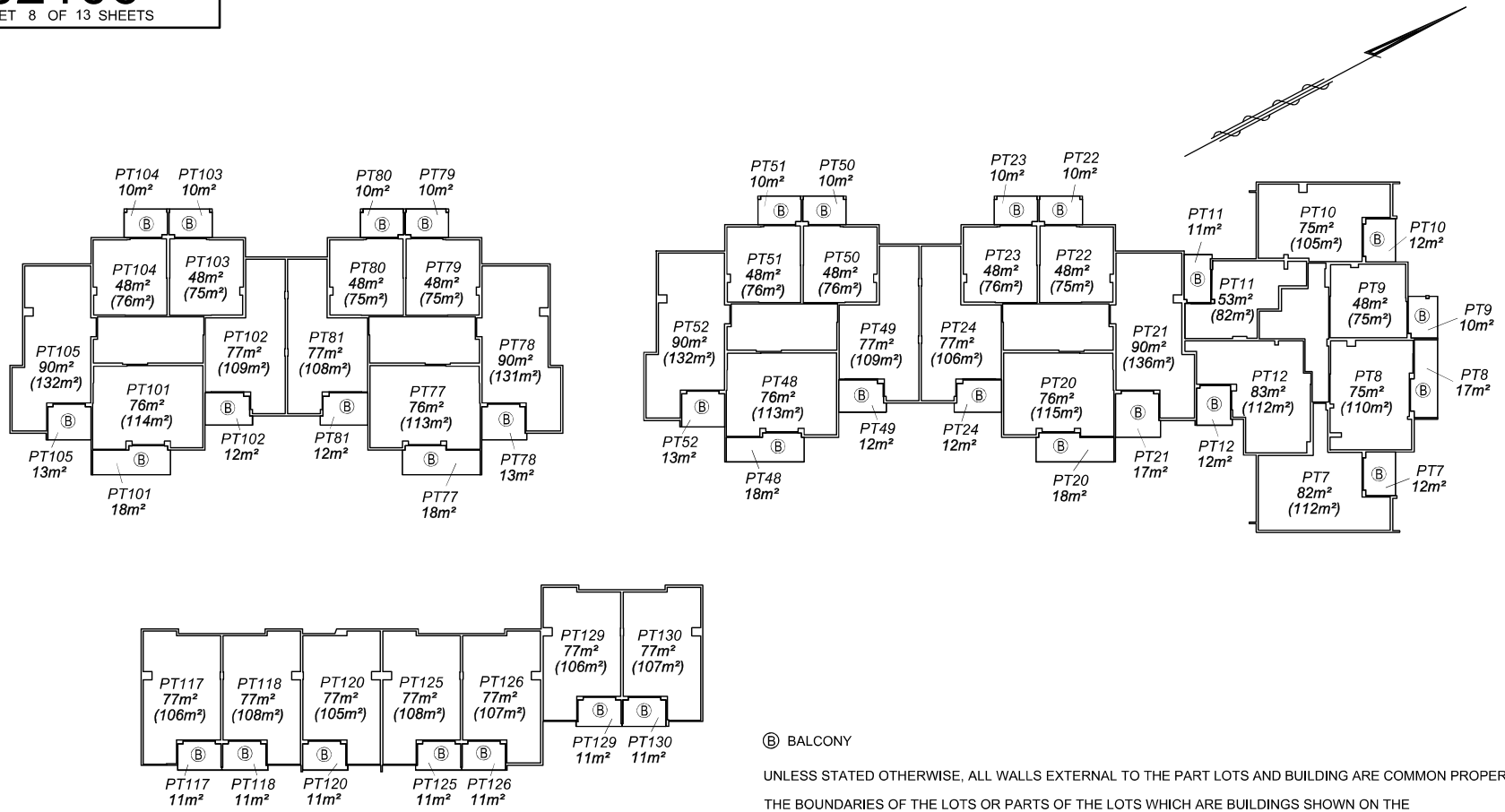
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~~SURVEY~~-STRATA PLAN
62106
SHEET 8 OF 13 SHEETS

FIRST FLOOR PLAN



Ⓑ BALCONY

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FOR OTHER PARTS OF LOTS 7, 8, 9, 10, 11, 12, 20, 22 & 23 SEE SHEETS 2, 3, 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 21, 24, 105, 117, 118, 120, 125, 126, 129 & 130 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 48, 49, 50, 51, 52, 77, 78, 79, 80, 81, 101, 102, 103 & 104 SEE SHEETS 2 & 3 OF 13 SHEETS

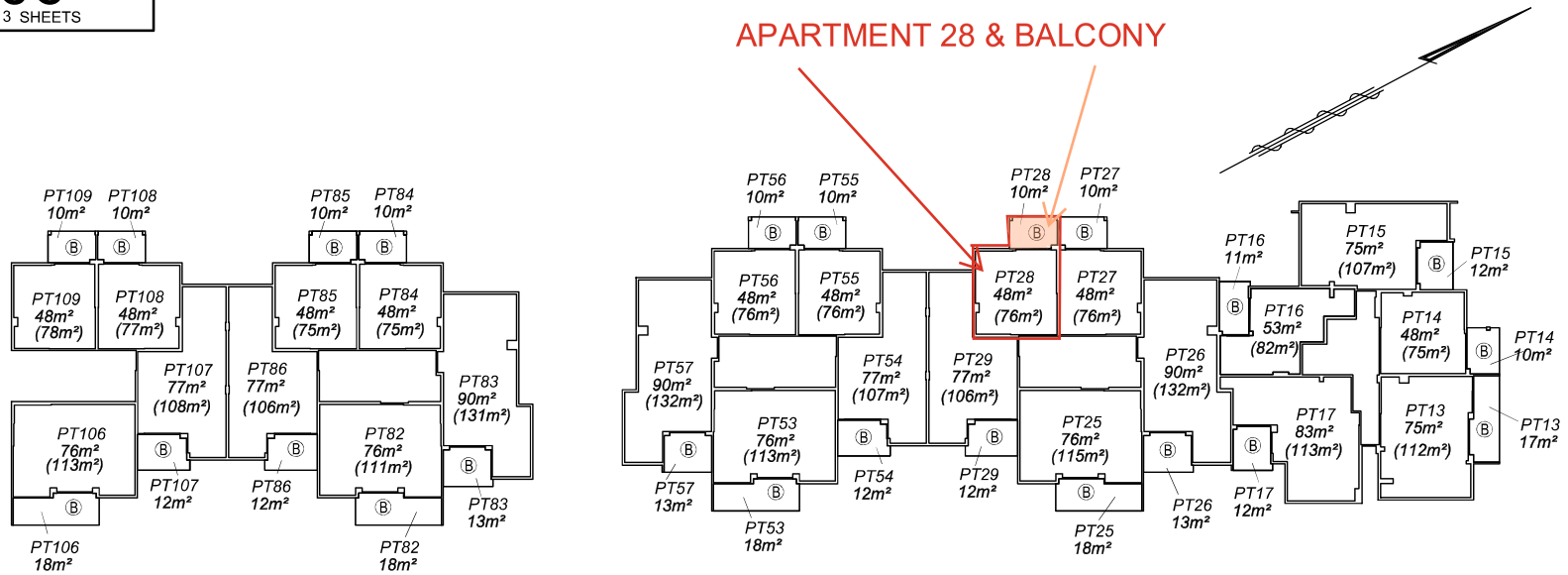
SCALE 1:400 @ A3

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~~SURVEY~~-STRATA PLAN
62106
SHEET 9 OF 13 SHEETS

SECOND FLOOR PLAN



Ⓑ BALCONY

UNLESS STATED OTHERWISE, ALL WALLS EXTERNAL TO THE PART LOTS AND BUILDING ARE COMMON PROPERTY.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE EDGES OF THE BALCONY SLAB.

THE STRATUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART LOT WHERE UNCOVERED.

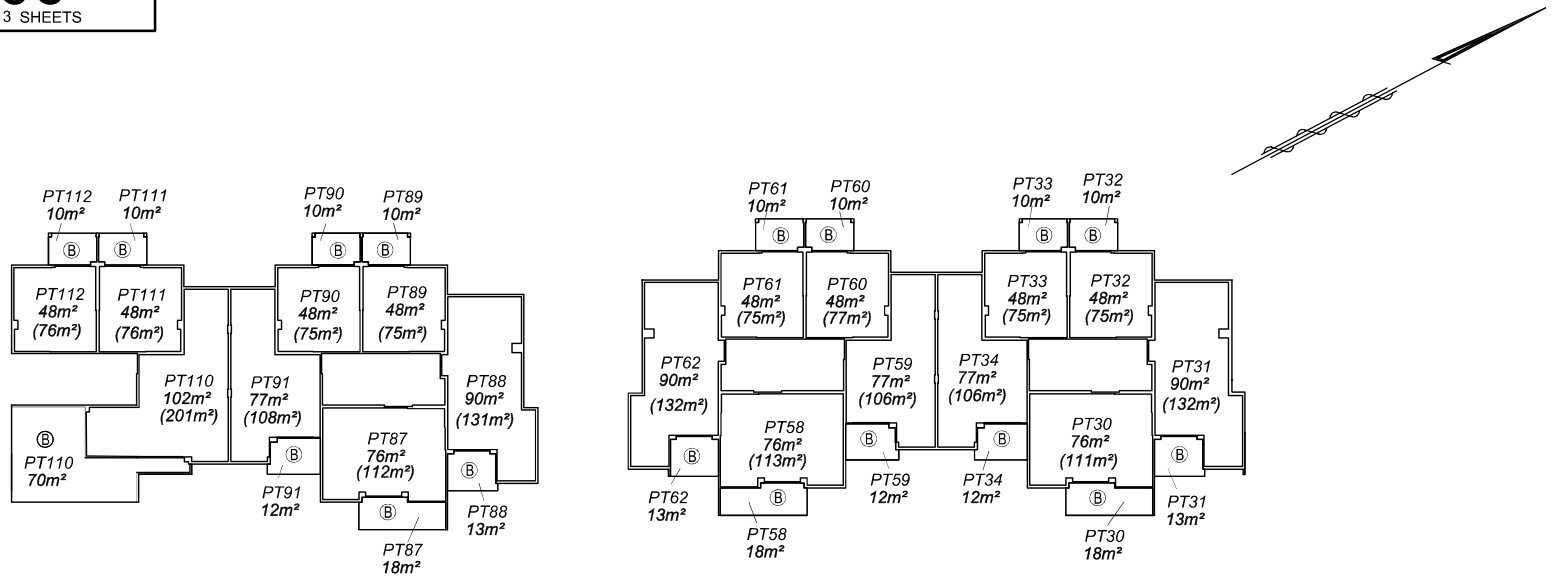
FOR OTHER PARTS OF LOTS 13, 15, 16, 17, 25, 27 & 28 SEE SHEETS 2, 3, 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 14, 26 & 29 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 53, 54, 55, 56, 57, 82, 83, 84, 85, 86, 106, 107, 108 & 109 SEE SHEETS 2 & 3 OF 13 SHEETS

SCALE 1:400 @ A3
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~~SURVEY~~-STRATA PLAN
62106
SHEET 10 OF 13 SHEETS

THIRD FLOOR PLAN



Ⓑ BALCONY

UNLESS STATED OTHERWISE, ALL WALLS EXTERNAL TO THE PART LOTS AND BUILDING ARE COMMON PROPERTY.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE EDGES OF THE BALCONY SLAB.

THE STRATUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART LOT WHERE UNCOVERED.

FOR OTHER PARTS OF LOTS 30, 31, 32, 33, 34 & 110 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 58, 59, 60, 61, 62, 87, 88, 89, 90, 91, 111 & 112 SEE SHEETS 2 & 3 OF 13 SHEETS

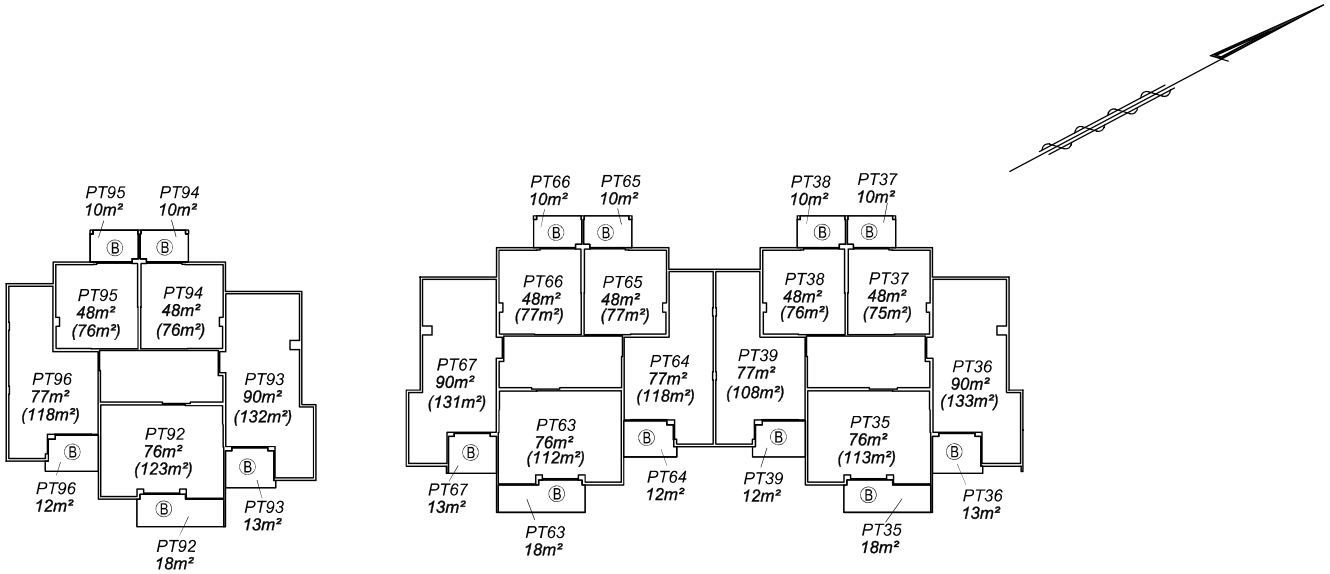
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~~SURVEY~~-STRATA PLAN
62106
SHEET 11 OF 13 SHEETS

FOURTH FLOOR PLAN



Ⓑ BALCONY

UNLESS STATED OTHERWISE, ALL WALLS EXTERNAL TO THE PART LOTS AND BUILDING ARE COMMON PROPERTY.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE EDGES OF THE BALCONY SLAB.

THE STRATUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART LOT WHERE UNCOVERED.

FOR OTHER PARTS OF LOTS 35, 36, 37, 38, 39 & 64 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 63, 65, 66, 67, 92, 93, 94, 95 & 96 SEE SHEETS 2 & 3 OF 13 SHEETS

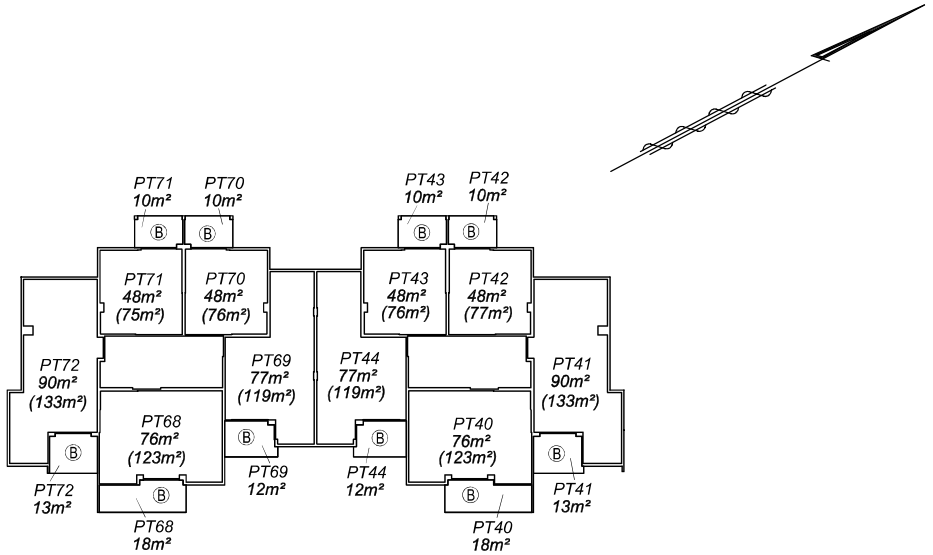
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~~SURVEY~~-STRATA PLAN
62106
SHEET 12 OF 13 SHEETS

FIFTH FLOOR PLAN



Ⓑ BALCONY

UNLESS STATED OTHERWISE, ALL WALLS EXTERNAL TO THE PART LOTS AND BUILDING ARE COMMON PROPERTY.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE OUTER SURFACES OF THE BUILDING WALLS TO THE EDGES OF THE BALCONY SLAB.

THE STRATUM OF THE BALCONIES SHOWN ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING WHERE COVERED OR THE PROJECTION OF THE UNDER SURFACE OF THE CEILING OF THEIR RESPECTIVE ADJACENT BUILDING PART LOT WHERE UNCOVERED.

FOR OTHER PARTS OF LOTS 40, 41, 42, 43 & 44 SEE SHEETS 4 & 5 OF 13 SHEETS
FOR OTHER PARTS OF LOTS 68, 69, 70, 71 & 72 SEE SHEETS 2 & 3 OF 13 SHEETS

SCALE 1:400 @ A3

0 10 20 30 40

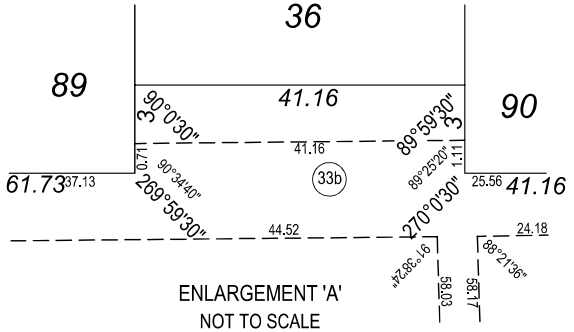
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~~SURVEY~~-STRATA PLAN
62106
SHEET 13 OF 13 SHEETS

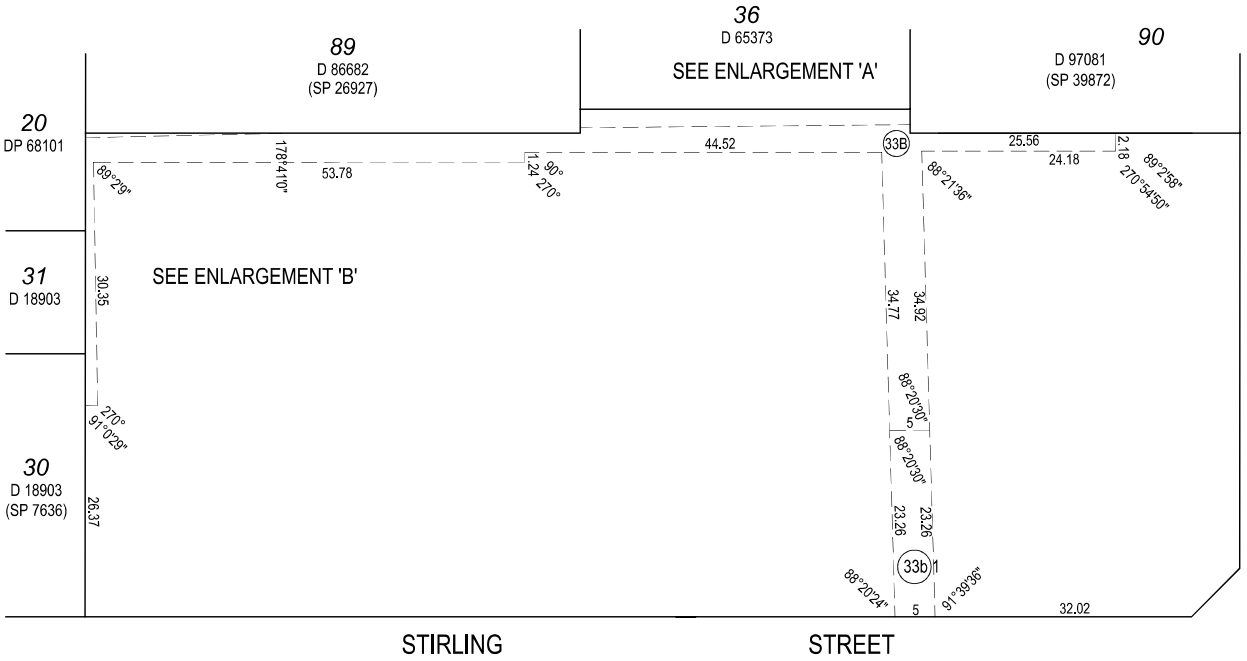
EASEMENT DIMENSIONS

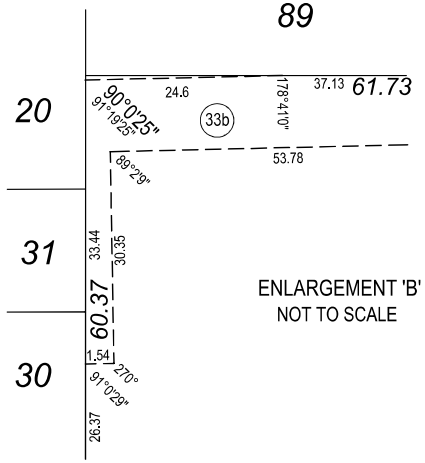
UPPER SURFACE OF BASEMENT FLOOR SLAB IS 13.18m AHD
UPPER SURFACE OF LOWER GROUND 2 FLOOR SLAB IS 15.74m AHD
UPPER SURFACE OF LOWER GROUND 1 FLOOR SLAB IS 16.6m AHD

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ENLARGEMENT 'A'
NOT TO SCALE





ENLARGEMENT 'B'
NOT TO SCALE

FORM 3

STRATA PLAN No. 62106					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title	Schedule of Unit Entitlement		Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
1	77	2824 - 701	28	57	2824 - 728
2	83	2824 - 702	29	77	2824 - 729
3	76	2824 - 703	30	79	2824 - 730
4	76	2824 - 704	31	90	2824 - 731
5	76	2824 - 705	32	58	2824 - 732
6	57	2824 - 706	33	58	2824 - 733
7	77	2824 - 707	34	78	2824 - 734
8	77	2824 - 708	35	81	2824 - 735
9	57	2824 - 709	36	91	2824 - 736
10	78	2824 - 710	37	59	2824 - 737
11	54	2824 - 711	38	59	2824 - 738
12	77	2824 - 712	39	80	2824 - 739
13	80	2824 - 713	40	84	2824 - 740
14	59	2824 - 714	41	93	2824 - 741
15	80	2824 - 715	42	62	2824 - 742
16	56	2824 - 716	43	62	2824 - 743
17	78	2824 - 717	44	84	2824 - 744
18	57	2824 - 718	45	57	2824 - 745
19	57	2824 - 719	46	57	2824 - 746
20	76	2824 - 720	47	89	2824 - 747
21	86	2824 - 721	48	76	2824 - 748
22	55	2824 - 722	49	75	2824 - 749
23	55	2824 - 723	50	55	2824 - 750
24	75	2824 - 724	51	55	2824 - 751
25	77	2824 - 725	52	87	2824 - 752
26	88	2824 - 726	53	77	2824 - 753
27	57	2824 - 727	54	77	2824 - 754

Continued Overleaf

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FORM 3

STRATA PLAN No. 62106					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title	Schedule of Unit Entitlement		Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
55	57	2824 - 755	82	77	2824 - 782
56	57	2824 - 756	83	88	2824 - 783
57	88	2824 - 757	84	57	2824 - 784
58	79	2824 - 758	85	57	2824 - 785
59	78	2824 - 759	86	77	2824 - 786
60	58	2824 - 760	87	79	2824 - 787
61	58	2824 - 761	88	90	2824 - 788
62	90	2824 - 762	89	58	2824 - 789
63	81	2824 - 763	90	58	2824 - 790
64	82	2824 - 764	91	78	2824 - 791
65	59	2824 - 765	92	83	2824 - 792
66	59	2824 - 766	93	92	2824 - 793
67	91	2824 - 767	94	60	2824 - 794
68	84	2824 - 768	95	60	2824 - 795
69	84	2824 - 769	96	83	2824 - 796
70	62	2824 - 770	97	92	2824 - 797
71	62	2824 - 771	98	57	2824 - 798
72	93	2824 - 772	99	57	2824 - 799
73	89	2824 - 773	100	89	2824 - 800
74	57	2824 - 774	101	76	2824 - 801
75	57	2824 - 775	102	75	2824 - 802
76	92	2824 - 776	103	55	2824 - 803
77	76	2824 - 777	104	55	2824 - 804
78	87	2824 - 778	105	87	2824 - 805
79	55	2824 - 779	106	78	2824 - 806
80	55	2824 - 780	107	77	2824 - 807
81	75	2824 - 781	108	57	2824 - 808

Continued Overleaf

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FORM 3

STRATA PLAN No. 62106					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title	Schedule of Unit Entitlement		Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
109	57	2824 - 809	124	74	2824 - 824
110	96	2824 - 810	125	76	2824 - 825
111	59	2824 - 811	126	76	2824 - 826
112	59	2824 - 812	127	72	2824 - 827
113	76	2824 - 813	128	75	2824 - 828
114	76	2824 - 814	129	75	2824 - 829
115	75	2824 - 815	130	76	2824 - 830
116	74	2824 - 816	131	603	2824 - 831
117	76	2824 - 817			
118	76	2824 - 818			
119	73	2824 - 819			
120	75	2824 - 820			
121	76	2824 - 821			
122	76	2824 - 822			
123	74	2824 - 823	Aggregate	10,000	

DESCRIPTION OF PARCEL AND BUILDING

ONE HUNDRED AND THIRTY APARTMENT DWELLINGS AND ONE COMMERCIAL HERITAGE BUILDING IN A MULTIPLE-LEVEL DEVELOPMENT
UPON LOT 88 ON DEPOSITED PLAN 63195
ADDRESS OF PARCEL: 131 HAROLD STREET, HIGHGATE WA 6003

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Bradley J Dawson**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

18-Aug-2013
Date

Brad Dawson
2013.08.19
12:30:26 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 62106

DESCRIPTION OF PARCEL & BUILDING

One Hundred & Thirty Apartment Dwellings & One Commercial Heritage Building made of brick and concrete in a Multi-Level Development, upon Lot 88 on Deposited Plan 63195 and having the address of 131 Harold Street Highgate WA 6003

CERTIFICATE OF LICENSED SURVEYOR

I, H.K.TEOH . . . . . ., being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

(a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel*;* and either

(b) each building shown on the plan is within the external surface boundaries of the parcel;* or

~~*(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel —~~

~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~

~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent*;* and~~

~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) . . . . . on Strata Plan No. . . . . registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

James Teoh
2013.08.06 16:09:52 +08'00'

. . . . . .

Licensed Surveyor Date

*Delete if inapplicable

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PERMIT BUILDER'S COPY FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY **6.2013.516.1**

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	**Vol: 2001 Folio: 277**		
Lot on survey	**88**		
Strata plan number	**62106**	Land being re-subdivided (if applicable)	**N/A**
Property street address (unit no, level, street no, lot no, street name, suburb, postcode)	**131 Harold Street HIGHGATE WA 6003**		
Description of building	**Apartments, Carpark and School**		
Main BCA class of the building	**2, 7a and 9b**	Secondary BCA class (for multi-purpose buildings)	
Use(s) of building	**Apartments, Carpark and School**	Each restriction on use (if applicable)	**N/A**

2. Permit details

This occupancy permit is for whole of building.

Details

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer **Rasaratnam Rasiah** Title **Acting Manager Planning and Building Services**

Signature Date **27/09/13**

Permit authority **City of Vincent – Local Government Authority**

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FORM 26

CITY OF VINCENT **STRATA PLAN NO 62106**

Strata Titles Act 1985
Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —

*(i) the *Strata Plan/plan of re-subdivision/plan of consolidation submitted on ..... 7- AUG-13 ..... and relating to the property described below;

*(ii) the sketch submitted on .....of the proposed *subdivision of the property described below into lots on a Strata Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below, subject to the following conditions —

Property Description: Lot (or Strata Plan) No. ..... 88 .....
Location ..... 131 HAROLD STREET .....
Locality ..... HIGHGATE .....
Local Government ..... CITY OF VINCENT .....

Lodged by: TUSCOM SUBDIVISION CONSULTANTS
Date: 7-Aug-13

For Chairman, Western Australian Planning Commission
Delegated under Section 16 (3) (e) of the P & D Act 2005.

7/10/13
Date

DELEGATED UNDER SECTION 16 (3) (c) OF THE P & D ACT 2005.

(*To be deleted as appropriate.)

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FORM 8

ANNEXURE 'A' OF STRATA PLAN NO. 62106 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR MOTOR VEHICLE PARKING PURPOSES - SEE STRATA PLAN 62106 AND INSTRUMENT					
M433855					
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS					

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	
		EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE							
		PURPOSES TO WATER CORPORATION - SEE STRATA PLAN 62106 AS CREATED ON							
		DEPOSITED PLAN 63195							
NOTIFICATION	M433854	CONTAINS FACTORS AFFECTING THE WITHIN LAND LODGED	16.10.13						
STATEMENT	M433856	MANAGEMENT STATEMENT	16.10.13						
		EASEMENT BURDEN CREATED UNDER SECTION 136C TLA FOR MOTOR VEHICLE							
		PARKING PURPOSES - SEE STRATA PLAN 62106 AND INSTRUMENT M433855							
NOTIFICATION	N559658	NOTIFICATION OF CHANGE OF BY-LAWS	21.2.2017						
		SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS							

Note: Entries may be affected by subsequent endorsements.

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Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
Version 3 – 1/07/2020

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ANNEXURE B
STRATA PLAN 62106

REGISTRAR OF TITLES

Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
O618943	SCHEME BY-LAWS - FIRST CONSOLIDATION	21.1.2021			

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

OFFICE USE ONLY

M433856 SM
16 Oct 2013 16:29:26 Perth

REG $ 160.00

EBS NO 13751314 $80

LODGED BY

ADDRESS

PARAMOUNT SETTLEMENTS
POST OFFICE BOX 378
NORTHBRIDGE WA 6865

PHONE No. PH: 9228 0988

FAX No FAX: 9228 0883

REFERENCE No. LTO BOX 192L PERTH

ISSUING BOX No.

PREPARED BY Norton Rose Fulbright Australia

ADDRESS Level 39
108 St Georges Terrace
Perth WA 6000

PHONE No. (08) 6212 3222 FAX No. (08) 6212 3444

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

4 4

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items
Nos.
Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

I, Christopher Joel Fare am the Settlement Agent for the Registered Proprietor. I have made and authorised and I have authority to make and to authorise on behalf of such persons the amendment hereon countersigned by me.

Date: 16/10/2013

Witness:

REGISTRAR OF TITLES WESTERN AUSTRALIA

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FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

(Note 1)

See fax 21.10.13

FORM 25

Strata Titles Act 1985

Section 5C(1)

STRATA PLAN No. 62106

MANAGEMENT STATEMENT

Pty Ltd

Finbar Funds Management ~~Ltd~~ ACN 123 073 781

Cnr Stirling Street and Harold Street, Highgate, Western Australia

Formerly.

Lot 33 on Diagram 15303, being the whole of the land contained in Certificate of Title Volume 41 Folio 212A;

Lot 123 on Diagram 2642, being the whole of the land contained in Certificate of Title Volume 1493 Folio 415; and

Lot 35 on Diagram 65374, being the whole of the land contained in Certificate of Title Volume 2001 Folio 277.

Now:
Lot 88 on Deposited Plan 63195 being the whole of the land contained in Certificate of Title Volume 2822 Folio 781

This management statement to be lodged with a Strata Plan in respect of the above land sets out the By-Laws of the Strata Company or amendments to the By-Laws contained in Schedule 1 and Schedule 2 of the *Strata Titles Act 1985 (as amended)* that are to have effect upon registration of the Strata Plan.

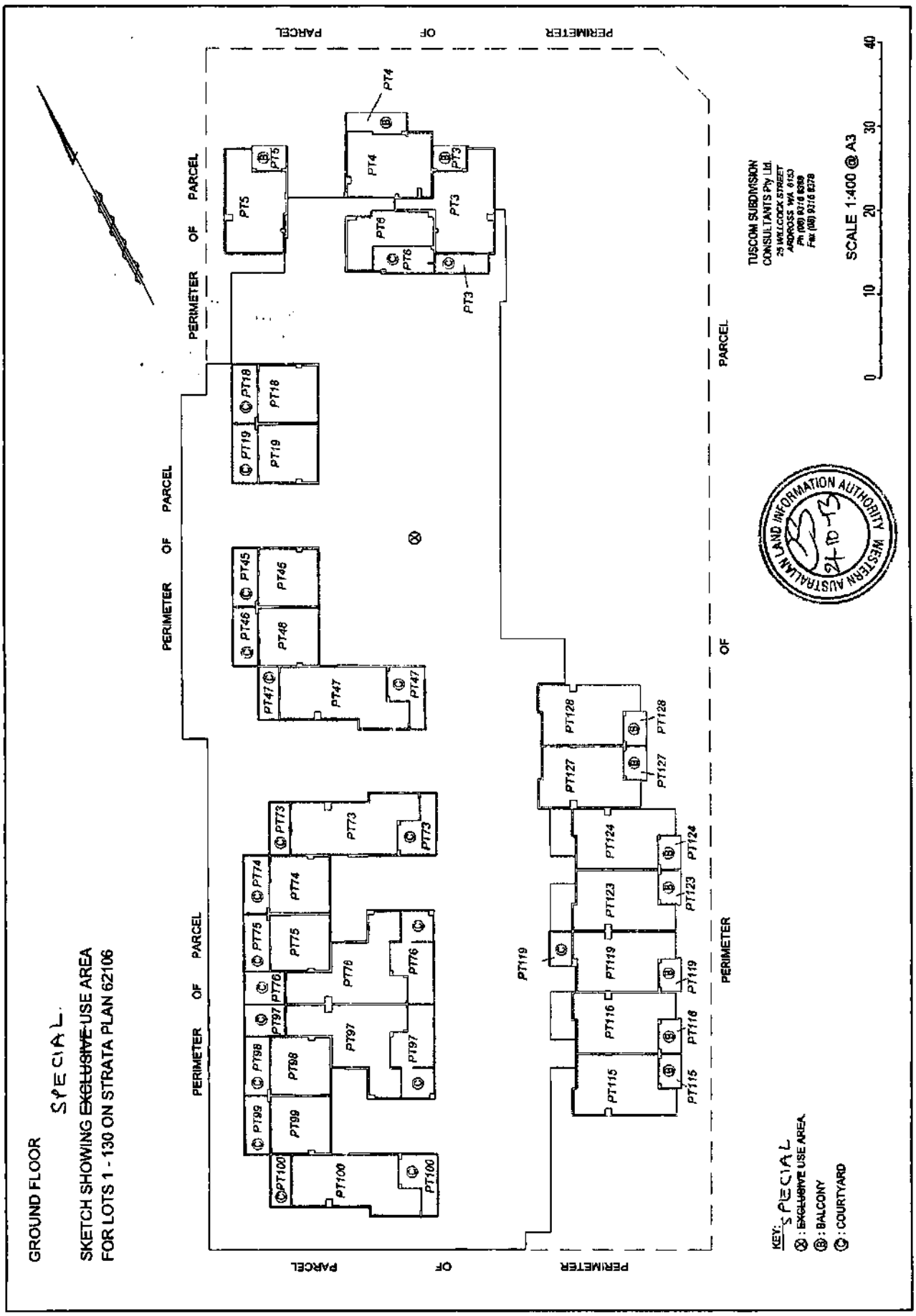
* * * * *

The Schedule 1 By-Laws and the Schedule 2 By-Laws are hereby, repealed and replaced as follows.

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From	**Robyn Rogers**	**Date**	21 October 2013
Direct Line	+61 8 6212 3437	**Our ref**	2769048
Email	robyn.rogers@nortonrosefulbright.com	**No of pages (including this one)**	
To	**Linda Ivulich**		
	Landgate		
Fax	**92737673**	**Your ref**	2769048

Requisition Notice - M433855 and M433856

We refer to the above Requisition Notice.

We confirm that we act on behalf of the applicant, Finbar Funds Management Pty Ltd, in relation to this matter.

On behalf of our client, we authorise and direct you to make the following amendments:

1 Document M433855:

(1) Please insert, in clause 3.1 at the end of the second line, the words "*under and by virtue of the provisions of section 136C Transfer of Land Act 1893*".

(2) Please insert as an encumbrance in Item 3 of the Schedule the words "*Easement Burden, s167 P&D Act for sewerage purposes - Water Corporation – see Deposited Plan 63195*". A copy of the Water Corporations consent to the easement will be forwarded separately.

2 Document M433856

(1) In Schedule 1, By-Law 44, please delete the word "Exclusive" in the heading of the by-law and replace it with the word *"Special"*.

(2) In Schedule 1, By-Laws 44.2 and 44.3, please amend each reference to "exclusive use" to "*special use*".

(3) In Schedule 1, By-Law 44.2, please delete the words "by way of hatching" and replace with the words "*with the letter X*".

(4) In Schedule 1, By-Law 44.2, please delete the words "Exclusive Use Sketch" and replace with "*Special Use Sketch*".

APAC-#20580087-v1

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(5) In Annexure B, please delete the references to "Exclusive Use" in the heading to Annexure B and on the sketch itself, and replace with the words "*Special Use*".

(6) We confirm page 49 is the page headed Annexure A in the document.

Please contact Robyn Rogers if you have any queries.

Robyn Rogers
Senior Associate
Norton Rose Fulbright Australia
Direct Line: +61 8 6212 3437
Email: robyn.rogers@nortonrosefulbright.com
Partner: Eagul Faigen

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Schedule 1 By-Laws

Part 1 – Definitions and Interpretation

1. Definitions

1.1 The following words have these meanings in the Schedule 1 and Schedule 2 By-Laws unless the contrary intention appears:

(1) **Act** means the *Strata Titles Act 1985* (WA) and references to sections are references to sections of the Act;

(2) **AGM** means an annual general meeting of the Strata Company;

(3) **Air-Conditioning System** includes all fixings, wiring, pipes, cables and ducts necessary for the safe and proper installation and operation of the system and any screening around the air-conditioning system;

(4) **By-Law** means a by-law of the Strata Company and a reference to a sub-bylaw will also mean a by-law of the Strata Company;

(5) **Commercial Lot** means Lot 131 on the Strata Plan;

(6) **Council** means the Strata Company's council of owners;

(7) **Façade** means the external face or elevation of the building within the Scheme;

(8) **Fixtures and Fittings** means any common property fixtures and fittings including power points, light switches, taps and water outlets, exhaust fans, security screens and doors, sliding doors, door locks, wall and floor tiles and light sockets, switches and fittings that are for the sole use or amenity of a particular Lot, together with all wiring, pipes and ducts necessary for the installation and safe operation or use of such systems and equipment;

(9) **Invitee** means each of a Proprietor's or occupier's agents, contractors, tenants, lessees, licensees, customers and those persons who at any time are under the control of and in or upon a Lot or the Land with the consent (express or implied) of a Proprietor or occupier;

(10) **Land** means the land on which the Strata Scheme is situated;

(11) **Local Government** means the Local Government within whose area the Land is situated;

(12) **Lot** has the meaning set out in the Act and includes each of the Commercial Lots and the Residential Lots;

(13) **Management Agreement** means the agreement made between the Strata Company and the Strata Manager;

(14) **Original Proprietor** means the registered proprietor of the Land at the time that the Scheme was constituted by registration of the Strata Plan;

(15) **Plumbing Fixtures** includes any common property grease traps, exhaust ducts, drainage systems and the like that are for the sole use of or amenity of a particular

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Lot, together with all wiring, pipes and ducts necessary for the installation and safe operation or use of such systems and equipment;

(16) **Proprietor** means the person who is for the time being registered under the Transfer of Land Act 1893 as Proprietor of an estate in fee simple and includes that person's successors in title, personal representatives, permitted assigns and transferees or registered mortgagee in possession;

(17) **Recreational Facilities** means the swimming pool, sauna, gymnasium, barbecue facilities, meeting room, games room and residents lounge located within the common property of the Scheme;

(18) **Residential Lot** means any one of Lots 1 to 130 which are intended solely for occupation as a residence;

(19) **Scheme** means the strata scheme constituted under the Strata Plan, comprising residential apartments and commercial space constructed on the Land and includes any additions or alterations that may be approved by the Strata Company from time to time in accordance with the Act and also the rights and obligations conferred or imposed by the Act;

(20) **Services** means all pipes, wires, cables and ducts and associated equipment and fittings that provide or deal with electricity, gas, water, sewerage, drainage, telephone or other communication services to any part of the Scheme;

(21) **Sign** includes any sign located on a Lot or common property, together with all fixings and supports necessary for the sign's safe installation;

(22) **Strata Company** means The Owners of St Marks Apartments constituted on registration of the Strata Plan;

(23) **Strata Company records** means the records of the Council and the Strata Company and includes the documents referred to in sections 35, 35A, 43(1) and 49(3);

(24) **Strata Manager** means any person who is appointed from time to time as such by the Strata Company pursuant to the By-Laws;

(25) **Strata Plan** means the strata plan to which these By-Laws apply;

(26) **Structure** includes any improvement erected in accordance with Section 7; and

(27) **Vehicle** means any motor car, van truck, float, bus, caravan, campervan, trailer, motorcycle, all-terrain motor-cycle, bicycle or any other conveyance of any kind used as or as an adjunct to a method of transport on land.

2. Interpretation

2.1 In the Schedule 1 and Schedule 2 By-Laws:

(1) Reference to any statute or statutory provision includes a reference to:

(a) that statute or statutory provision as may from time to time be amended, extended, re-enacted or consolidated; and

(b) all statutory instruments or orders made pursuant to it.

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(2) Words denoting the singular number shall include the plural and vice versa.

(3) Words denoting any gender include all genders and words denoting persons shall include firms and corporations and vice versa.

(4) A reference to a person includes a natural person and an incorporated entity.

(5) Headings are inserted for convenience only and shall not affect the construction or interpretation of the Schedule 1 and Schedule 2 By-Laws.

(6) Unless otherwise defined, terms used in these Schedule 1 and Schedule 2 By-Laws have the same meaning as defined in the Act.

Part 2 – Formation and Management of the Strata Company and Council

3. Constitution of the Council

3.1 The Strata Company is to have a Council.

3.2 The members of the Council must be elected at each annual general meeting.

3.3 Subject to any restriction imposed or direction given by the Strata Company at a general meeting:

(1) The functions, powers and duties of the Strata Company are to be exercised and performed by the Council; and

(2) a Council meeting at which a quorum is present is competent to exercise all or any of those functions, powers and duties.

4. Membership of the Council

4.1 The Council is to consist of not less than 5 nor more than 9 Proprietors as determined by the Strata Company at each AGM except that:

(1) when there are less than 5 Proprietors, the Council must consist of all Proprietors; and

(2) despite any other By-Law, the Original Proprietor must be a member of Council for so long as it is a Proprietor and it shall not be necessary for it to consent to be or to be nominated for election to the Council or to be voted on for election to the Council.

4.2 In determining the number of Proprietors for the purposes of By-Law 4:

(1) co-Proprietors of a Lot are deemed to be one Proprietor; and

(2) a person who owns more than one Lot is deemed to be one Proprietor.

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5. Nominations for election to the Council

5.1 Nominations

Nomination of members of the Council must be conducted as follows:

(1) the AGM must determine, in accordance with the requirements of By-Law 4, the number of members of which the Council is to consist;

(2) while the Original Proprietor continues to be a Proprietor, the number of Council members to be elected to the Council under these By-Laws must be one less than the number of members of the Council determined upon under sub-bylaw 4.1;

(3) the chairman must call upon those persons present who, under these By-Laws are entitled to vote on an ordinary resolution, to nominate eligible Proprietors for election to the Council;

(4) a nomination, or a deemed nomination under sub-bylaw 6.4, must be supported by the consent of the nominee to their nomination, including where the nominee is a corporation, the consent of that corporation's authorised representative under section 45 of the Act. That consent must be given to the chairman and can be provided orally by a nominee or its duly appointed proxy who is present at the meeting or in writing by a nominee who is not present. In the absence of that consent, that nomination is of no effect.

5.2 Procedure following nominations

(1) Subject to By-Law 4 and to sub-bylaw 5.2(2), if the number of candidates is less than or equal to the determined number of members of the Council that the general meeting has resolved to elect, the chairman must declare those candidates to have been elected as members of the Council;

(2) If the number of candidates exceeds the number of members to be elected, the chairman must direct that a ballot be held pursuant to By-Law 7.

6. Eligibility of a Co-Proprietor to be elected to the Council

6.1 If there are co-Proprietors of a Lot, one only of the co-Proprietors is eligible to be or to be elected to be a member of the Council.

6.2 The co-Proprietor who is so eligible must be nominated by their co-Proprietors or their duly appointed proxy.

6.3 If the co-Proprietors fail to agree on a nominee, the co-Proprietor who owns the largest share of the Lot will be deemed to be their nominee.

6.4 If all co-Proprietors own equal shares of the Lot, the co-Proprietor whose name appears first in the certificate of title for the Lot will be deemed to be their nominee, subject to sub-bylaw 5.1(4).

7. Ballot for the election of members of the Council

7.1 If a ballot must be held for the election of members of the Council, the Proprietors entitled to vote in the ballot are those entitled to vote on an ordinary resolution at an AGM.

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7.2 Subject to sub-bylaw 4.1(2), for the purposes of the ballot, the chairman must:

(1) announce the names of the candidates; and

(2) cause to be provided to each person present and entitled to vote a blank paper for use as a ballot-paper, in respect of each Lot in respect of which he is entitled to vote.

7.3 A person who is entitled to vote and who wishes to vote must complete a valid ballot-paper by:

(1) writing on it the names of candidates he wishes to elect, equal in number to the number of members of the Council to be elected and so that no name is repeated;

(2) indicating on it the number of the Lot in respect of which their vote is cast;

(3) indicating on it the capacity in which the person is voting, e.g. as a Proprietor, co-Proprietor or proxy;

(4) signing it; and

(5) returning it to the chairman.

7.4 The chairman, or a person appointed by him, must validate and count the votes recorded on valid ballot-papers in favour of each candidate.

7.5 Subject to sub-bylaw 7.6, candidates being equal in number to the number of members of the Council to be elected who receive the highest numbers of votes will be deemed to be elected to the Council.

7.6 If the number of votes recorded in favour of a candidate is the lowest of the numbers of votes referred to in sub-bylaw 7.5 and:

(1) that number equals the number of votes recorded in favour of any other candidate; and

(2) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected,

then, as between those candidates, those present and entitled to vote must determine by a vote by a show of hands which of those candidates is to be elected to the Council and the person who receives the greater number of votes will be deemed to be elected to the Council.

7.7 The chairman must declare the outcome of the ballot at the AGM.

8. Ceasing to be a member of the Council

8.1 Except where the Council consists of all the Proprietors, the Strata Company may by special resolution remove any member of the Council other than the Original Proprietor while it remains a member of the Council, before the expiration of the Councillor's term of office and may, in the same or in a separate resolution, resolve who the replacement is to be until the next AGM or resolve that the vacancy is to be filled in accordance with sub-bylaw 9.1.

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8.2 A member of the Council vacates the office as a member of the Council if the Councillor:

(1) is removed from office under sub-bylaw 8.1;

(2) dies;

(3) or ceases to be a Proprietor; or

(4) resigns by written notice to the Strata Company;

whichever first occurs.

9. Filling a vacancy on the Council

9.1 If a vacancy arises on the Council because of the removal from office of a member under sub-bylaw 8.1, and the Strata Company in its resolution under sub-bylaw 8.1 has so resolved, the vacancy is to be filled by a Proprietor who is not already a member of the Council and who is elected by the Strata Company at its next AGM, but if the Strata Company has not so resolved the Council may appoint a Proprietor to the Council pursuant to sub-bylaw 9.2.

9.2 Subject to sub-bylaw 9.1, if a vacancy arises on the Council, the remaining members of the Council may appoint a Proprietor who is not already a member of the Council to fill that vacancy.

10. Council powers while there is a vacancy

10.1 Subject to sub-bylaw 10.2, while there is a vacancy on the Council, the remaining members of the Council may continue to act.

10.2 While the number of members of the Council is reduced below the number fixed by these By-Laws as the quorum for a Council meeting, the continuing members may act only:

(1) to convene an AGM or extraordinary general meeting; or

(2) in any other case, to increase the number of members of the Council to the number fixed by the Strata Company at its most recent AGM.

11. Quorum for a meeting of the Council

11.1 If the Council consists of:

(1) 1 member, that member;

(2) 2 members, 2 of them;

(3) 3 or 4 members, 2 of them;

(4) 5 or 6 members, 3 of them;

(5) 7 or 8 members, 4 of them; or

(6) 9 members, 5 of them,

as the case may be, will constitute a quorum for a Council meeting.

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12. Validity of Council's acts

12.1 If it is later discovered that there was a defect in the appointment or continuance in office of a member of Council, all acts done in good faith by the Council while that member acted as a member must be as valid as if that member had been duly appointed or had duly continued in office until such time that the defect has been notified to the relevant member of Council.

13. Chairman, secretary and treasurer of the Council

13.1 The members of a Council must, at the first Council meeting after they assume office as members, appoint a chairman, a secretary, a treasurer and a nominated representative of the Council.

13.2 A person:

(1) cannot be appointed as the chairman, secretary, treasurer or nominated representative unless that person is a member of the Council;

(2) may be appointed to more than one of those positions; and

(3) may at any time be replaced by the Council in any of those offices.

13.3 A person appointed to an office referred to in sub-bylaw 13.1 will hold office until:

(1) that person ceases to be a member of the Council;

(2) the Strata Company receives a written notice of resignation of that person from that office; or

(3) another person is appointed by the Council to hold that office,

whichever first occurs.

14. Meetings of the Council

14.1 Subject to the Act and the By-Laws, the Council may meet together at any time or place and in any manner (including by phone, electronically or in person) that may be mutually agreed by a majority of the members and which has been notified to all members for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit.

14.2 The Council must meet when any member of the Council gives to the other members not less than 7 days written notice of a proposed meeting, specifying in the notice the reason for calling the meeting.

14.3 A member of the Council may, by notice in writing, with the written consent of the proposed appointee and served on the Council, appoint a Proprietor or an individual authorised under section 45 by a corporation that is a Proprietor, to act in the member's place as a member of the Council at any Council meeting. Any Proprietor or individual so appointed will, when so acting, be deemed to be a member of the Council and is eligible to be appointed to chair a meeting pursuant to sub-bylaw 16.2.

14.4 A Proprietor or individual appointed under sub-bylaw 14.3 need not be a member of the Council.

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14.5 Subject to Section 50A, if a person appointed under sub-bylaw 14.3 is a member of the Council they may, at any Council meeting, separately vote in their capacity as a member and on behalf of the member in whose place they have been appointed to act.

14.6 At Council meetings, all matters are to be determined by a simple majority vote.

14.7 It is not necessary for a motion at a Council meeting to be seconded before it is voted on.

14.8 The Council must keep minutes of Council meetings and those minutes will be incorporated into the records of the Strata Company.

15. Council's powers to appoint advisers, agents and employees

15.1 The Council may:

(1) on behalf of the Strata Company employ solicitors, agents, managers, caretakers and others in connection with the exercise and performance of all or any of the functions, powers and duties of the Council and the Strata Company; and

(2) delegate to one or more of its members or to any of the other persons referred to in sub-bylaw (1) all or any of its functions, powers and duties as it thinks fit, on any terms and conditions it thinks fit, and may at any time revoke that delegation or vary or amend those terms and conditions.

16. Duties of the chairman of the Council

16.1 The chairman must preside at all Council meetings at which he is present.

16.2 If the chairman is absent from any Council meeting, the members of the Council present at that meeting must appoint one of their number to preside at that meeting. A representative of a corporation referred to in By-Law 14.3 is eligible to be so appointed.

17. Chairman, secretary and treasurer

17.1 Subject to By-Law 13, the chairman, secretary and treasurer of the Council are also respectively the chairman, secretary and treasurer of the Strata Company.

17.2 The chairman of a Council meeting or of a general meeting does not, in the event of an equality of votes, have a casting vote.

18. Powers and duties of the secretary

18.1 The powers and duties of the secretary include:

(1) preparing and distributing minutes of Council meetings and general meetings;

(2) submitting a motion to confirm the minutes of any Council meeting or general meeting, respectively, at the next such meeting;

(3) giving on behalf of the Council and of the Strata Company the notices required to be given by the Council or the Strata Company under the Act or the By-Laws;

(4) recording the particulars specified in section 35(1)(e) and (f) and retaining for the period or periods respectively prescribed under the Act the documents and records referred to in section 35(1)(h);

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(5) providing information on behalf of the Strata Company in accordance with section 43(1)(a) and (b) and any certificates under section 43(c) and (d);

(6) answering communications addressed to the Council or the Strata Company;

(7) calling of nominations of candidates for election as members of the Council;

(8) subject to sections 49 and 103 and to sub-bylaw 21.3, convening meetings of the Council and the Strata Company; and

(9) preserving the records of the Council and the Strata Company the greater of 7 years or for any longer period prescribed under section 35 of the Act.

18.2 The powers and duties of the secretary may be delegated to the Strata Manager by the Council.

19. Powers and duties of the treasurer

19.1 The powers and duties of the treasurer include:

(1) notifying Proprietors of any contributions levied pursuant to the Act; and in accordance with resolutions passed at a general meeting of the Strata Company;

(2) receiving, acknowledging, banking and accounting for any money paid to the Strata Company;

(3) preparing any certificate referred to in section 43(1)(c) and (d);

(4) keeping the books of accounts referred to in section 35(1)(f);

(5) preparing the statements of accounts referred to in section 35(1) (g);

(6) preparing the budgets of the administrative fund and any reserve fund; and

(7) preparing and maintaining an inventory of the personal property and details of the location of the personal property of the Strata Company.

19.2 The powers and duties of the treasurer may be delegated to the Strata Manager by the Council.

20. General meetings of the Strata Company

20.1 General meetings of the Strata Company must be held once in each year, but not more than 15 months may elapse between the date of one general meeting and that of the next.

20.2 All general meetings other than the AGM are to be called extraordinary general meetings.

21. How general meetings are convened

21.1 The Council must convene an AGM in accordance with these By-Laws and may convene an extraordinary general meeting whenever it thinks fit.

21.2 The Council must convene an extraordinary general meeting:

(1) as required by the Act; or

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(2) upon receiving a written requisition made by Proprietors entitled to a quarter or more of the aggregate unit entitlement of the Lots.

21.3 If the Council does not convene an extraordinary general meeting within 28 days after receiving a requisition under sub-bylaw 21.2, the requisitionists, or any of them representing more than one-half of the aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in which meetings are convened by the Council, convene an extraordinary general meeting.

21.4 Any meeting convened under sub-bylaw 21.3 must be held within 3 months from the date on which the requisition was made and is subject to sub-bylaw 26.3.

22. Agenda items for general meetings by request

22.1 If a Proprietor gives notice in writing to the secretary of an item of business that the Proprietor requires to be included on the agenda for the next general meeting, the secretary must include that item in the agenda of that meeting.

23. Notices of general meetings

23.1 The secretary must give a written notice of and an agenda for every general meeting to:

(1) all Proprietors; and

(2) any registered mortgagee who is entitled to give and who has given the Strata Company written notice of their mortgage pursuant to section 50(7).

23.2 The secretary must give such notice of and an agenda for a general meeting:

(1) not less than 14 days before the date of the meeting;

(2) that specifies the place, date and hour of the meeting;

(3) that, in the case of any proposal to vote on an unanimous resolution, a resolution without dissent or a special resolution, incorporates a copy of the proposed resolution; and

(4) that provides a statement of the general nature of any other items of business proposed to be determined at the meeting.

23.3 Accidental omission to give a notice of general meeting to anyone entitled to receive it will not invalidate any proceedings at the meeting.

24. Quorum for a general meeting

24.1 Except as otherwise provided in these By-Laws, no business may be transacted at a general meeting unless a quorum of members is present at the time when the meeting proceeds to business.

24.2 The quorum to enable a general meeting to proceed to business is one-half of the persons entitled to vote present in person or by duly appointed proxy.

24.3 A Proprietor is only entitled to vote on an ordinary resolution or a special resolution if all money recoverable by the Strata Company in respect of its Lot has been paid before the meeting commences.

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24.4 A Proprietor is entitled to vote on a resolution sought to be passed as a resolution without dissent or an unanimous resolution even if money due to the Strata Company in respect of its Lot remains unpaid before the meeting commences.

25. Chairman of a general meeting

25.1 At a general meeting or at the resumption of an adjourned general meeting the chairman of the Strata Company is to be the chairman of the meeting, subject to sub-bylaw 25.2.

25.2 The chairman of the Strata Company either before or at the commencement of the meeting may elect not to chair that meeting or a particular part of that meeting even if intending to be or is present at the meeting.

25.3 If the chairman makes an election under sub-bylaw 25.2 or is unavailable to act as chairman at that meeting or at a part of the meeting, those present at the meeting must authorise another person to act as chairman of the Strata Company for the purposes of that meeting or that part of the meeting, as the case may be.

25.4 A person appointed under sub-bylaw 25.3 need not be a Proprietor.

25.5 A person appointed under sub-bylaw 25.3 may be appointed to act as chairman until the end of the meeting or until the conclusion of the part of the meeting for which that person was appointed to act.

25.6 Subject to sub-bylaws 25.1 to 25.5, the person appointed to be chairman of or of any part of a resumed adjourned meeting may be a different person to the person who was chairman of the meeting or any part of the meeting that was adjourned.

26. Adjournment of a general meeting

26.1 Subject to sub-bylaw 26.3, if a quorum is not present within 30 minutes after the time appointed for a general meeting, the meeting will stand adjourned to either:

(1) the same day in the next week at the same place and time; or

(2) at a date and time to be determined by the Council and notified to the Proprietors.

26.2 If, on the date and at the time and place determined under sub-bylaw 26.1, a quorum is not present within 30 minutes after the time appointed for the meeting, the persons entitled to vote and present will constitute a quorum to enable the meeting to proceed to business;

26.3 If a quorum is not present within 30 minutes after the time appointed for a general meeting convened on the requisition of Proprietors, the meeting will be dissolved.

26.4 The chairman may, with the consent of a general meeting at which a quorum is present, adjourn the meeting from time to time and from place to place, and if a quorum is not present within 30 minutes after the time appointed for the adjourned meeting the meeting will be dissolved.

26.5 No business may be transacted at a general meeting which is adjourned other than the business left unfinished at the meeting from which the adjournment took place but the meeting will continue to be subject to sub-bylaw 27.2.

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27. Voting at a general meeting

27.1 Subject to sub-bylaw 27.2, a motion may be passed at a general meeting by a simple majority vote.

27.2 If a motion at a general meeting is sought to be passed as a resolution without dissent or a special resolution, the quorum and voting requirements of section 3C(1) must be complied with in respect of that motion.

27.3 Before a motion at a general meeting can be voted on, it must be moved by a Proprietor or proxy of a Proprietor entitled to vote on the motion and must be seconded by a Proprietor or proxy of a Proprietor entitled to vote on the motion.

27.4 All motions at a general meeting are to be determined on a show of hands, unless any person present personally or by duly appointed proxy and entitled to vote demands a poll, whether or not a declaration has been made under sub-bylaw 27.6, save that any requirements of the Act in relation to the unanimous resolutions, resolutions without dissent and special resolution must be complied with.

27.5 On a show of hands, each person entitled to vote has one vote for each Lot owned by that person.

27.6 On a poll, each person entitled to vote has one vote for each unit entitlement allocated to the Lot in respect of which they are voting.

27.7 Subject to the requirements of voting under section 3C(1)(c) in respect of a resolution without dissent or a special resolution, a declaration by the chairman that a resolution has been carried on a show of hands is conclusive evidence of the fact, without proof of the number or proportion of votes recorded in favour of or against the resolution, unless a poll is demanded under sub-bylaw 27.4.

27.8 If a poll is duly demanded, it must be taken immediately in any manner the chairman thinks fit and the chairman must declare the result of the poll.

27.9 A demand for a poll may be withdrawn before the result of the poll is declared and if withdrawn any steps taken in relation to the poll must be cancelled and of no effect.

27.10 In the case of equality in the votes, on a show of hands or on a poll, the question will be deemed to be determined in the negative.

27.11 The chairman has a deliberative vote if they are otherwise entitled to vote, but does not have a casting vote.

28. Restrictions on moving or seconding a motion

28.1 A person is not entitled to move or second a motion at a general meeting unless the person is entitled to vote on the motion.

29. Entitlement to vote

29.1 Subject to sub-bylaw 29.2 and to the Act, all Proprietors are entitled to vote at a general meeting.

29.2 If a person entitled to vote at a general meeting has not paid in full all money recoverable to the Strata Company in respect of that Lot before the meeting starts, that person is not entitled to:

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(1) vote at the meeting on an ordinary resolution or a special resolution but may vote on a motion which is sought to be passed as a unanimous resolution or a resolution without dissent;

(2) be nominated as a candidate for election to the Council; or

(3) nominate any person, including themselves, as a candidate for election to the Council.

30. Voting by proxy

30.1 Any person entitled to vote at a general meeting is entitled, subject to section 50A, to appoint a proxy holder to vote on their behalf at that meeting.

30.2 A proxy instrument must be in writing under the hand of the appointor or their attorney and may be either for a particular general meeting or for all general meetings.

30.3 A proxy holder need not be a Proprietor.

30.4 On a poll, the joint proxy holder (if any) has a vote proportionate to the interests in the Lot of such of the joint Proprietors as do not vote personally or by an individual proxy holder.

30.5 The co-Proprietors of a Lot may only vote on a show of hands or on a poll by a proxy holder jointly appointed by them and the appointee may be one of them.

30.6 If the co-Proprietors of a Lot have not jointly appointed a proxy holder to vote for them, they are not entitled to vote on a show of hands, on a poll or otherwise, except when the unanimous resolution of Proprietors is required by the Act.

31. Common Seal

31.1 Unless, in any particular case, otherwise directed by the Strata Company, the common seal of the Strata Company may only be used with the Council's authority at a Council meeting and in the presence of at least 2 members of the Council, who must sign every instrument to which the seal is affixed, unless there is only one member of the Council, in which case, the signature of that councillor alone shall be sufficient.

Part 3 – Theme of Development

32. Mixed Use Development

32.1 All Proprietors acknowledge that:

(1) the strata Scheme is a residential / commercial development and may not be used for activities unrelated to the approved use;

(2) the quiet enjoyment of the Scheme and the Lots may be impacted on by noise associated with a mixed use development; and

(3) restrictions have been placed, and further restrictions may be placed, on the Scheme by the City of Vincent; and

(4) where the By-Laws include restrictions imposed by the City of Vincent, the prior approval of the City of Vincent is required before the relevant By-Laws can be changed, amended or repealed.

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Part 4 – Grants of Exclusive Use

33. Exclusive Use of Common Property: Air-conditioning

33.1 Subject to compliance with By-Law 36, each Proprietor of a Residential Lot shall have, in relation to its Residential Lot, the exclusive use and enjoyment over that cubic space of the common property occupied by any Air-Conditioning System that services and relates to the Residential Lot.

33.2 Each Proprietor referred to in By-Law 33.1 must:

(1) maintain the common property occupied by the Air-Conditioning System in accordance with section 35(1)(c) of the Act;

(2) maintain in proper working order any Air-Conditioning System installed within or for the benefit of their Lot; and

(3) not replace or make any changes to or the positioning of any such Air-Conditioning System without the written consent of the Council.

34. Exclusive Use of Common Property: Fixtures and Fittings

34.1 Subject to compliance with By-Law 36, each Proprietor shall have in relation to its Lot:

(1) the special privilege of installing and keeping the Fixtures and Fittings on common property; and

(2) the exclusive use of the common property consisting of the Fixtures and Fittings and the cubic space occupied by them.

34.2 Each Proprietor must:

(1) maintain the common property occupied by the Fixtures and Fittings in accordance with section 35(1)(c) of the Act;

(2) maintain in proper working order any Fixtures and Fittings installed within or for the benefit of their Lot; and

(3) not replace or make any changes to or the positioning of any such Fixtures or Fittings without the written consent of the Council.

35. Exclusive Use of Common Property: Signage Rights

35.1 In this By-Law, **Signage Area** means that portion of the common property cubic space on the external façade of the buildings set aside by the Strata Company for the installation of a Sign from time to time.

35.2 If, at any time, a Proprietor is granted the exclusive use of the Signage Area, that Proprietor may:

(1) if the Proprietor is the Original Proprietor, or is the Proprietor of a Commercial Lot, install its own Sign in the Signage Area that complies with the requirement of this By-Law 35; or

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(2) licence the use of the Signage Area to a person or corporation that is the Proprietor or occupier of a Commercial Lot who may install a Sign that complies with the requirements of this By-Law 35. A licence granted in accordance with this sub-bylaw 35.2(2) may not be assigned to any party other than a Proprietor of a Commercial Lot.

35.3 Any Sign installed in the Signage Area must:

(1) be approved in writing by the Council;

(2) be in compliance with:

(a) any conditions specified by any approval of the Council and the City of Vincent or any other relevant authority; and

(b) any signage strategy for the Scheme put in place by the Council from time to time.

35.4 A Proprietor granted exclusive use of the Signage Area must maintain the Signage Area in accordance with section 35(1)(c) of the Act.

35.5 This Schedule 1 By-Law 35 shall not apply to signage installed by the Strata Company advertising the name and address of the Scheme.

36. Exclusive Use of Common Property: Conditions of Grant of Rights

36.1 In this By-Law 36, **Permitted Item** means, each of the items the subject of rights granted by Schedule 1 By-Law 33, 34 and 35 installed, erected, fixed or attached before the Strata Plan is registered and also any such items later permitted by the Council that solely relate to or provide a utility or service to a specific Lot and are solely for the benefit of the Proprietor of that Lot.

36.2 A Proprietor who applies to the Council for the permission referred to in sub-bylaw 36.1 must provide evidence of approval by the Local Government as may be required and also such other documents in support of the application for permission as the Council shall reasonably specify.

36.3 Subject to sub-bylaw 36.4, the permission of the Council referred to in sub-bylaw 36.1:

(1) must be in writing;

(2) may be subject to such conditions as the Council may from time to time reasonably determine, including, but not limited to, conditions as to the installation process, style, type, colour, capacity, odour, noise levels, position and method of fixing of such items; and

(3) may be withdrawn, as the Council may from time to time reasonably determine.

36.4 The Council:

(1) must not permit the installation of any item visible from another Lot that is not in keeping with the rest of the improvements on the Land; and

(2) is not obliged to permit the installation of any item or improvement.

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36.5 Each Proprietor granted rights by Schedule 1 By-Law 33, 34 and 35 must:

(1) install any item permitted by the Council after the registration of the Strata Plan, at its own cost;

(2) not alter, modify, erect, demolish, remove or add to the Permitted Item without the written approval of the Council;

(3) keep any part of the Permitted Item that is visible from any part of the Land free from dirt, corrosion and unsightly marks or objects;

(4) ensure that the use of the Permitted Item does not by acoustic impact or otherwise affect the quiet and peaceful enjoyment of any part of the Land;

(5) allow the Strata Company by its members, agents, employees and contractors to enter upon its Lot to inspect and carry out works on common property, after giving reasonable notice;

(6) at the Proprietor's own cost, keep in good and serviceable repair, properly maintain and, where necessary, renew and replace the Permitted Item and do so whether damage or deterioration arises from fair wear and tear, inherent defect or any other cause;

(7) not assign sub-lease or in any other way grant any such rights to any other person;

(8) remove the Permitted Item after having received notice from the Council of being required to do so;

(9) on the written request of the Council, make good, at the Proprietor's own cost and to the reasonable satisfaction of the Council, any damage caused by the installation, repair, maintenance, renewal, replacement and removal of the Permitted Item;

(10) indemnify the Strata Company and the Council against all actions, claims, demands, suits or causes of action arising out of any wilful or negligent act or omission or breach of duty of care in respect of the Permitted Item; and

(11) obtain and ensure that all occupiers of the Lot obtain comprehensive insurance to adequately cover all actions, claims, demands, suits or causes of action referred to in sub-bylaw 36.5(10) and, upon demand by the Council, produce evidence that such insurance has been obtained and is current.

36.6 If a Proprietor fails to comply with sub-bylaw 36.5(7), (9) or (10), after giving that Proprietor reasonable notice, the Council may arrange and carry out all works required. The costs of any such works may be recovered from that Proprietor as if such costs were a contribution levied pursuant to section 36(1) of the Act.

37. Exclusive Use of Car Parking, Disabled Bays and Visitor Car Parking Bays

37.1 If, at any time, a Proprietor of a Lot is granted the exclusive use of a car bay within the common property, that Proprietor must comply with the requirements set out in Schedule 1 By-Law 42.

37.2 The Strata Company must, and the Proprietors and occupiers of all Lots acknowledge and agree that the Strata Company must, set aside:

(1) at least 32 car bays located on and forming part of the Common Property exclusively for the use as visitors car parking (**Visitor Car Parking Bays**): and

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(2) 1 car bay located on and forming part of the Common Property as a disabled bay exclusively for the use by visitors of the Commercial Lots between the hours of 7:00am and 6:00pm on weekdays (excluding public holidays in the State of Western Australia), subject to the display of a valid ACROD sticker (**Disabled Car Parking Bays**);

and the Strata Company must ensure that the Visitor Car Parking Bays and Disabled Car Parking Bay are appropriately marked or signed as such at all times.

37.3 The Proprietors and occupiers of the Lots acknowledge and agree that:

(1) they are not permitted to park Vehicles in or otherwise use or obstruct the Visitor Car Parking Bays at any time; and

(2) they are not permitted to obstruct the Disabled Car Parking Bay at any time nor are they permitted to park Vehicles in or otherwise use the Disabled Car Parking Bay during the hours of 7:00am and 6:00pm weekdays (excluding public holidays in the State of Western Australia) and that any use outside of these hours shall be subject to the Proprietor or occupier displaying a valid ACROD sticker on the Vehicle to be parked within the Disabled Car Parking Bay.

37.4 The Strata Company may:

(1) for the purpose of the exclusive use Schedule 1 By-Laws 37 and 42 make rules in respect of the Visitor Car Parking Bays and the Disabled Car Parking Bay in accordance with Schedule 2 By-Law 19.1; and

(2) enter into a private parking agreement with the City of Vincent in respect of the Visitor Car Parking Bay and the Disabled Car Parking Bay for the City of Vincent to enforce the Parking and Parking Facilities Local Law 2007 and issue penalties pursuant to the Parking and Parking Facilities Local Law 2007 where any Proprietors or occupiers of the Lots fail to comply with Schedule 1 By-Laws 37.3 or 42.

37.5 The Strata Company may not, without the consent of the City of Vincent, grant rights of exclusive use or special privilege over the Visitor Car Parking Bays or Disabled Car Parking Bay to any Proprietor at any time.

38. Commercial Lot Car Bays

38.1 The Proprietor or occupier of a Commercial Lot acknowledges and agrees that those parts of the Commercial Lot comprising car parking are, or will be, burdened by a registered easement in favour of the Proprietors and occupiers of the Residential Lots whereby the Residential Lot Proprietors are or will be granted the non-exclusive right to park vehicles in the car parking comprised within the Commercial Lot between the hours of 6:00pm and 7:00am Monday to Saturday and at any time on a day that is a Sunday or public holiday in the State of Western Australia.

38.2 The Proprietor or occupier of a Commercial Lot must not agree to a surrender of any easement registered as contemplated by By-Law 38.1 without the prior approval of the City of Vincent.

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39. Exclusive use of Common Property - Signs by Original Proprietor

39.1 In addition to the rights of the Original Proprietor under any other By-Law, the Original Proprietor and its authorised selling agents shall have, for so long as it is a Proprietor:

(1) the special privilege of installing and keeping Signs on common property advertising Lots for sale or lease;

(2) the exclusive use of the common property cubic space occupied by such Signs; and

(3) the special privilege of installing and keeping Signs on the balconies of Lots advertising those Lots for sale or lease.

Part 5 – Obligations of Proprietors

40. Use of Residential Lots

40.1 A Proprietor of a residential Lot may only use its Residential Lot as a residence.

40.2 The Proprietor or occupier of a Residential Lot must not use or allow its Residential Lot to be used:

(1) for any illegal, immoral, noxious, dangerous or offensive purpose, activity or occupation;

(2) for the keeping of any animal subject to section 42(15) of the Act and Schedule 2, By-Law 17;

(3) in an excessively noisy, noxious or offensive manner that causes damage, nuisance or disturbance to the owners or occupiers of adjoining properties, including other Lots within the Scheme.

40.3 A Residential Lot may not be occupied by more than 2 persons for every bedroom comprised in the Residential Lot except where the Proprietor obtains the prior written consent of the Strata Company.

40.4 Despite By-Law 40.1, a Proprietor of a Residential Lot may:

(1) grant occupancy rights in respect of the Residential Lot to residential tenants for a term not less than 3 months;

(2) conduct business from the Residential Lot so long as:

(a) the proprietor does not invite customers of the business to visit the Residential Lot for the purpose of conducting the business;

(b) the conduct of the business does not breach any local authority by-law or regulation;

(c) the conduct of the business does not cause any inconvenience to the other Proprietors or occupiers of the Residential Lots;

(d) the business does not involve the manufacture, storage or selling of goods.

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40.5 Despite By-Law 40.1 and 40.4(2)(a), the Original Proprietor may use any Lot (including a Residential Lot) owned by the Original Proprietor for the purposes of display to prospective purchasers of that Lot or other Lots within the Scheme.

40.6 If a Proprietor of a Residential Lot grants occupancy rights in respect of a Residential Lot, the Proprietor must:

(1) if requested by the Strata Company, promptly provide the Strata Manager with the full name of each occupier;

(2) give each occupier a copy of the By-Laws and the rules (if any) at the commencement of occupation;

(3) procure that the occupancy agreement contains a provision to the effect that the occupier will comply with the By-Laws and any rules and that any breach will constitute a breach of the occupancy agreement which will entitle the Proprietor to terminate the occupancy agreement;

(4) procure that the occupancy agreement contains a provision to the effect that the Residential Lot may not be occupied by more than 2 persons for every bedroom comprised in the Residential Lot except where the Proprietor obtains the prior written consent of the Strata Company. The Proprietor must, if requested by the Strata Company, promptly provide the Strata Company with a copy of the relevant occupancy agreement to evidence compliance with this By-Law 40.6(4).

40.7 A Proprietor or occupier of a Residential Lot may not install or permit to be installed an Air-Conditioning System on any balcony forming part of the Residential Lot or on any part of the Common Property in addition to any Air-Conditioning System installed and servicing the Lot as at the date of registration of the Scheme (**Existing Air-Conditioning System**). A Proprietor or occupier of a Residential Lot may, however, upgrade or replace an Existing Air-Conditioning System from time to time with the consent of the Strata Company provided the replacement Air-Conditioning System is located in the same position, and is generally the same size and configuration, as the Existing Air-Conditioning System.

40.8 A Proprietor and occupier of a Residential Lot must, in relation to the lot and the Scheme as a whole:

(1) effect and maintain with insurers approved under the Insurance Act:

(a) adequate contents insurance; and

(b) public risk insurance with an amount insured of at least $20,000,000 (or such other amount as the Strata Company may from time to time prescribe) for any one event;

(2) provide certificates of currency in respect thereof to the Strata Company within fourteen days of request; and

(3) not permit any contractors to carry out any works in relation to the Lot without ensuring that the contractor has all appropriate insurance cover in respect of those works.

41. Use of Commercial Lots

41.1 If there is any conflict between this By-Law 41 and any other By-Law, then this By-Law shall prevail.

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41.2 The Proprietor or occupier of a Commercial Lot may only use the Commercial Lot for a purpose approved by the City of Vincent from time to time. :

41.3 The Proprietor and occupier of a Commercial Lot must:

(1) conduct any business in their Commercial Lot in an orderly and reputable manner, consistent with the essence, theme, standard and quality of the Scheme;

(2) conduct business in a Commercial Lot in accordance with any restrictions applying generally or specifically to the nature of the business conducted in a Commercial Lot;

(3) ensure that all approvals, consents and licences required for the conduct of the business and use of the Commercial Lot are obtained and that all the conditions of such approvals, consents and licences are observed. The Proprietor and occupier will provide copies of all these approvals, consents and licences upon demand by the Council.

(4) observe and comply with the Act, the By-Laws and all other laws, statutes, regulations and requirements relating to their Lot, including but not limited to:

(a) the use and occupation of a Commercial Lot for the use intended by the Proprietor and occupier;

(b) the facilities to be provided in the Commercial Lot by reason of the number and sex of the Proprietor and occupier's employees and other persons working in or entering the Commercial Lot;

(c) the fixtures, fittings, machinery, plant and equipment in a Commercial Lot;

(d) occupational health and safety and environmental matters, including the safety of employees while using or accessing any car bays attaching to the Commercial Lot or forming part of the common property; and

(e) the provision of fire fighting equipment,

and must comply with the notices or requirements of all relevant authorities regarding the matters in this sub-bylaw 41.3(4).

41.4 The Proprietor or occupier of a Commercial Lot must not use or allow a Commercial Lot, plant or machinery or fixtures or fittings on it to be used:

(1) for any illegal, immoral, noxious, dangerous or offensive purpose, activity or occupation;

(2) as sleeping quarters or as residence;

(3) for the keeping of any animal;

(4) for an auction or public meeting;

(5) in an excessively noisy, noxious or offensive manner that causes damage, nuisance or disturbance to the owners or occupiers of adjoining properties, including other Lots within the Scheme.

41.5 The Proprietor and occupier of a Commercial Lot must not bring into store or use in their Commercial Lot any inflammable, dangerous or explosive substances (for example, acetylene, industrial alcohol, burning fluids) unless such substances are needed for the

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proper conduct of the business upon the lot and the substances are stored and used only whilst taking all necessary safety precautions and in compliance with all statutes and regulations relating to such substances.

41.6 The Proprietor and occupier of a Commercial Lot must keep the Commercial Lot clean and in good condition, and must:

(1) have the floor and interior of a Commercial Lot cleaned at least once on each day those premises are open for business;

(2) maintain the internal surfaces of the windows in a clean condition;

(3) have the fittings, equipment and furnishings cleaned as frequently as required to maintain them in a clean condition;

(4) not allow the accumulation of useless property, foodstuffs or any other type of rubbish in a Commercial Lot;

(5) where necessary provide a sanitary hygiene service to the female toilets.

(6) cause all rubbish accumulated in the Commercial Lot to be placed daily in the bulk rubbish container provided by the Strata Company and situated on the Land in an area set aside for that purpose; and

(7) not purposely break or permit any employee of the business to purposely break any bottles or other glass containers in or about any garbage disposal container or bottle receival receptacle or anywhere else on the common property.

41.7 The Proprietor and occupier of a Commercial Lot must not allow the loading or unloading of Vehicles other than in the designated loading bays and must not interfere with the parking of Vehicles in the car park by any other Proprietor, occupier or person entitled to the use of the car bays.

41.8 The Proprietor and occupier of a Commercial Lot must:

(1) not use the toilets, sinks, drainage and plumbing on the Commercial Lot for purposes other than those for which they were respectively designed or installed;

(2) not place in any of the facilities referred to in paragraph (1) rubbish, chemicals, contaminated material and any other substances that they are not designed to receive or that would infringe health or environmental regulations;

(3) at their cost, repair any damage caused to any of those facilities by breach of this By-Law.

41.9 The Proprietor and occupier of a Commercial Lot must:

(1) not install any electrical equipment that would overload the cables, switchboards and other equipment that supplies electricity to the Scheme or to the Commercial Lots;

(2) to the extent caused, or necessitated, by the actions of the relevant Proprietor or occupier, be liable for the cost of:

(a) repairing any damage to the electrical system;

(b) ensuring that any electrical equipment forming part of the common property is repaired and restored to working order; and

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(c) if necessary, disconnecting the Proprietors' installation or altering or upgrading the electrical supply system so that it will suffice for the load imposed by the desired installations; and

(3) not install or permit to be installed an Air-Conditioning System on any balcony forming part of the Commercial Lot.

41.10 The Proprietor and occupier of a Commercial Lot must:

(1) take reasonable action to secure the Commercial Lot against unauthorised entry;

(2) securely lock and fasten external doors and windows in the Commercial Lot whilst the Commercial Lot is unoccupied;

(3) keep the Commercial Lot and its entrances and surrounds in a thorough state of cleanliness and not allow to accumulate or remain therein or thereabouts any rubbish, papers, cartons, boxes, containers or other waste products and must place daily all such rubbish in the containers provided for that purpose for the Commercial Lot; and

(4) keep the Commercial Lot free and clear of all animals, including all rodents, termites and other pests.

41.11 Before the commencement of any works in the nature of a "fit out" requiring structural alterations or additions intended to make a lot suitable for occupation, or re-occupation of a lot, a Proprietor and occupier of a Commercial Lot must, in addition to obtaining any necessary statutory approvals in respect of the proposed works, submit an application to and receive approval of that application for those works from the Council.

41.12 In considering an application pursuant to sub-bylaw 41.11, the Council must particularly consider the potential impact of the proposal upon the Services and may require the applicant to supply written certification from a mechanical engineer in regard to any aspect of the compatibility of the proposal with the Services and from a structural engineer in relation to the effect any proposed structural works may have on the structural soundness of the building.

41.13 A Proprietor and occupier of a Commercial Lot must, in relation to the lot and the Scheme as a whole:

(1) effect and maintain with insurers approved under the Insurance Act:

(a) adequate business insurance; and

(b) public risk insurance with an amount insured of at least $20,000,000 (or such other amount as the Strata Company may from time to time prescribe) for any one event;

(2) must provide certificates of currency in respect thereof to the Strata Company within fourteen days of request; and

(3) must not permit their contractors to carry out any works in relation to the Lot without ensuring that the contractor has all appropriate insurance cover in respect of those works.

41.14 Subject to the approval of the City of Vincent and any other relevant authority in relation to the proposed use of the Commercial Lot, the Proprietor of a Commercial Lot shall have the right to make an application to the Department of Racing, Gaming and Liquor for the issue of a liquor licence in respect of the Commercial Lot. The Proprietor of the Commercial Lot must comply with all requirements and conditions imposed on any licence issued to it in

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respect of the Commercial Lot. A Proprietor who makes an application pursuant to this sub-bylaw 41.14 must make no claim against the Strata Company for any refusal of an application by the Department as a result of any limitations in the Scheme which render it impossible for the Proprietor to comply with any conditions imposed by the Department.

42. Acknowledgements and Obligations in relation to Car Bays

42.1 No Proprietor or occupier shall lease, licence, rent or otherwise allow use of a car bay which forms part of its Lot, or over which it has been granted exclusive use, to any person, company or corporation who is not a Proprietor or occupier of a Lot within the Scheme.

42.2 A Proprietor is responsible, at its cost, for the maintenance of any car bay which forms part of its Lot, or over which it has been granted exclusive use, and must ensure that the car bay is kept in a neat and tidy condition and ensure that all oil spills are promptly removed from the floor surface of any of the car bays.

42.3 A Proprietor or occupier may not, without the consent of the Strata Company, erect any form of structure within or on the boundary of any part of a car bay which forms part of its Lot, or over which it has been granted exclusive use, nor use the car bay as a storage area.

43. Facades of Lots

43.1 A Proprietor or occupier of a Lot must not alter, modify, erect or carry out any works to the Facades of their Lot or to any other Lot, including changing the external colour scheme of the Lot, without the prior written approval of the Strata Company.

Special.

44. ~~Exclusive~~ Use of Recreational Facilities

44.1 The Council may make rules regarding the use of the Recreational Facilities from time to time.

44.2 The Proprietors of the Residential Lots shall be entitled to the ~~exclusive~~ Special use and enjoyment of that part of the Common Property (and which includes the Recreational Facilities) as delineated and identified ~~by way of hatching on~~ the attached plan marked Annexure B and entitled "~~Exclusive~~ Special Use Sketch" and on the conditions contained in By-laws 44.2 and 44.5. ↓ "with the letter 'X'".

44.3 The Proprietors of the Commercial Lot consent to the granting to the Proprietors of the Residential Lots of the ~~exclusive~~ use the Common Property (including the Recreational Facilities) as provided for in By-law 44.2. Special

44.4 A Proprietor or occupier of a Lot, including any lessee, licensee, guest or visitor must, at all times, comply with the rules made from time to time by the Council in relation to the Recreational Facilities.

44.5 The rules made by the Council in relation to the use of the Recreational Facilities may include the following rules:

(1) the Recreational Facilities may only be used between the hours prescribed by the Strata Company from time to time;

(2) a guest or visitor of a Proprietor or occupier of a Lot may only use the Recreational Facilities provided that they are accompanied by that Proprietor, occupier or other resident;

Acted Registrar of Titles See fax 21.10.13

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(3) children under the age of 16 years may use the Recreational Facilities only if accompanied and supervised by an adult;

(4) glass objects, drinking glasses, food and sharp objects are not permitted in or about the Recreational Facilities except in areas designated by the Council from time to time as specifically designed for eating and drinking;

(5) running, ball playing, noisy or hazardous activities are not permitted in or about the Recreational Facilities;

(6) gymnasium and swimming pool equipment may only be used for their intended purpose and must not be interfered with;

(7) all users must be appropriately attired whilst using the Recreational Facilities and nude bathing is not permitted at any time;

(8) all users must remove all items they take with them onto the Recreational Facilities and properly dispose of refuse;

(9) a maximum of 2 guests or visitors of a Proprietor, occupier or other resident of a Lot are permitted to use the Recreational Facilities at any one time;

(10) all users use the Recreational Facilities at their own risk and must be responsible for their own safety.

45. Public Artwork

45.1 The Proprietors acknowledge and agree that:

(1) the Scheme includes, or may include, one or more pieces of public art installed, or to be installed, by the Original Proprietor at the direction of the City of Vincent pursuant to the City of Vincent's "Percent for Public Art" policy (**Public Artwork**); and

(2) any Public Artwork installed by the Original Proprietor shall be the subject of an agreement between the relevant artist and the Original Proprietor in relation to, amongst other things, the ongoing maintenance of the Public Artwork to a safe and aesthetic standard and the relocation and removal of the Public Artwork (**Public Artwork Agreement**).

45.2 The Proprietors further acknowledge and agree that:

(1) the Strata Company:

(a) shall be bound by, and must comply at its cost with, the terms of any Public Artwork Agreement entered into by the Original Proprietor and, if required by the Original Proprietor or the City of Vincent, enter into a deed of assignment in respect of any Public Artwork Agreement, or enter into a replacement Public Artwork Agreement direct with the relevant artist;

(b) must comply with any other requirements imposed from time to time by the City of Vincent in respect of the Public Artwork; and

(c) must otherwise comply with the directions of the relevant artist commissioned to prepare the Public Artwork.

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46. Heritage

46.1 The Proprietors acknowledge and agree that:

(1) the Scheme encompasses the building previously known as the "Christian Brothers High School", an "Interwar Georgian Revival" style building which has been listed on the City of Vincent Municipal Inventory (**Heritage Building**);

(2) the Strata Company has present obligations imposed by the City of Vincent pursuant to the City of Vincent's Heritage Management Policies to maintain the heritage values of the building and will have future obligations to do so, including but not limited to the retention and conservation of:

(a) an interpretive plaque explaining the heritage development of the site and its cultural heritage value; and

(b) the red brick and iron fence featuring a geometric pattern that surrounds the building.

46.2 The Proprietors shall be bound by, and the Strata Company must comply with, the requirements of the City of Vincent and the Heritage Council of Western Australia from time to time in relation to the conservation of the Heritage Building.

Part 6 – Miscellaneous Rights and Obligations of the Strata Company

47. Penalty for breach of By-Laws

47.1 Subject to Section 42A of the Act, the penalty for breaching any of Schedule 1 By-Laws or any Schedule 2 By-Law shall be $500 or such other amount as may from time to time be prescribed by the Act.

48. Alternative Solution

48.1 The Building Code of Australia (BCA) states a number of Performance Requirements that a building design should meet.

48.2 The Performance Requirements are the only part of the BCA to which a design must comply.

48.3 The BCA states the methods whereby it may be demonstrated that the building design achieves the Performance Requirements, namely:

(1) complying with the Deemed-to-Satisfy Provisions of the BCA;

(2) formulating an Alternative Solution which:

(a) complies with the performance Requirements; or

(b) is shown to be at least equivalent to the Deemed-to-Satisfy provisions; or

(3) a combination of (1) and (2).

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48.4 The Original Proprietor may adopt or be required to adopt Alternative Solutions by the Local Government from time to time.

48.5 WARNING: By reason of the adoption of the Alternative Solutions risk of damage to the building fabric and contents of adjoining Lots may be greater than under a BCA Deemed-to-Satisfy design.

48.6 Each Proprietor is obligated to notify its own insurer of the adoption of the Alternative Solutions and the warning contained in this By-Law 48.

48.7 The Strata Company shall notify its own insurer of the adoption of the Alternative Solution and the warning contained in this By-Law 48.

48.8 The Strata Company acknowledges and agrees that it must comply with all of the obligations related to the adoption of the Alternative Solutions by the Original Proprietor.

48.9 To the extent permitted by law, the Strata Company and each Proprietor and any other person having any interest in a Lot releases the Original Proprietor and each of its officers and agents from all obligations in relation to compliance with the Alternative Solutions and from all Claims that may arise by reason of the adoption of the Alternative Solutions rather than the Deemed-to-Satisfy Provisions of the BCA.

48.10 In this By-Law 48, **Claim** means all actions, suits, claims, causes of action, proceedings, demands, costs (including solicitor's own costs on a solicitor/own client basis), judgments, charges, expenses, agreements, obligations, warranties, undertakings, indemnities, claims for contribution, losses, damages and all other liabilities, contingent, prospective, actual or otherwise and whether in contract, tort or under statute.

49. Essential Services to be inspected or tested

49.1 The Strata Company must comply with the Building Code of Australia and in particular, to Section 1 in respect of its obligations to maintain the common property including, but not limited to, all equipment and safety systems.

49.2 In addition to the general obligations of the Strata Company to repair and maintain the common property, the Strata Company must ensure that the following essential services are inspected or tested, as the case may be, in accordance with the installation standards or levels of performance described below and in accordance with the nature and frequency of inspection or testing described below:

ESSENTIAL SERVICES TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE AND FREQUENCY OF INSPECTION OR TEST
Fire Detectors and Alarm Systems	BCA E1.7, AS 1670	Monthly to AS 1851
Fire Hydrants – including pump sets and booster connection where installed	BCA E1.3, AS 2419.1	6 Monthly to AS 1851
Sprinklers, including isolation valves where installed	BCA, E1.S, AS 2118, Code of practice for installation of residential life safety sprinkler systems	Monthly to AS 1851
Emergency and Intercommunications Systems	BCA Part E4.9, A51670.4 &	Monthly to AS 1851

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Maintenance where installed	A54428.1	
Fire doors (including signs)	BCA Spec C3.4, AS 1905.1	Monthly to AS 1851
Smoke doors	BCA Spec C3, 4	Monthly to AS 1851 equivalent
Exit Doors	BCA Section D	3 monthly inspections to confirm exit doors are intact, operational and fitted with conforming hardware.
Paths of travel to exits	BCA Section D	3 monthly inspections to confirm travel paths are intact and annually to AS 1851
Emergency Lighting	BCA Part E4, AS 2293.1	6 monthly to AS 2293
Exit Signs	BCA Part E4, A5 2293.1	6 monthly to AS 2293
Fire Extinguishers (portable)	BCA E1.6, AS 2444	6 monthly to AS 1851
Fire Hose Reels	BCA E1.4	6 monthly to AS 1851
Fire indices for materials	BCA C1, 10, AS 1530.3	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire isolated stairs	BCA Sections C and D	Annual Inspection
Penetrations in fire-rated and smoke rated structures	BCA Part C3	Annual Inspection
OTHER SERVICE/MAINTENANCE TO BE PERFORMED		**NATURE AND FREQUENCY**
External metal surfaces (including painted or powder coated surfaces)		
• *Gates and fences*		To be washed and soft brushed once a month – repainted when required.
• *Gates*		To be serviced once every 3 months
• *Reticulation System*		To be checked regularly – important to not overwater, and not to water other than on allocated days for no longer than 15 minutes per station.
• *Lift*		Ensure contractor adheres to service agreement
• *Roof Gutters / Drains*		To be cleaned every 3 months
• *Soak wells*		To be inspected every 6 months and emptied when required.
• *Carpets*		Dry-clean communal carpets in lounge areas etc. once every 6 months or more often if required.

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• *Timberwork*		To be kept clean and repainted every 3 to 5 years or when required.

50. Administrative Expense Contributions Varied

50.1 Pursuant to section 36(1), the Strata Company must at each AGM or at an extraordinary general meeting called for the purpose, review and amend as considered necessary the Administration Fund of the Strata Company.

50.2 In accordance with the provisions of Section 42B, if an item of administrative expense is specifically related to:

(1) only the Residential Lots; or

(2) only the Commercial Lot; or

(3) to an area of the common property over which rights of exclusive use have been granted; or

(4) to any particular Lot or Lots within the Scheme;

the cost of that expense shall wherever practicable be borne by the Proprietors of the relevant Lot or Lots, or the grantee of the exclusive use, to which that item of expense specifically relates.

50.3 The proportions by which costs referred to in sub-bylaw 50.2 hereof are allocated to Lots must be determined in each instance by the Strata Company in a fair and equitable manner. The Strata Company must notify the Proprietors as to the method of allocation.

50.4 An allocation of cost pursuant to sub-bylaw 50.3 may, but need not bear any relationship to the unit entitlement of any or all of the Lots.

50.5 All other costs not otherwise allocated in accordance with sub-bylaw 50.2 for the administrative fund must be shared by all the Proprietors in accordance with unit entitlement.

51. National Broadband Network

51.1 In this By-Law:

(1) **Developer Agreement** means a developer agreement entered into between the Original Proprietor and NBN Co in relation to the installation of Network Infrastructure on the Land for the purposes of connecting the Strata Scheme to the NBN;

(2) **NBN** means the National Broadband Network;

(3) **NBN Co** means NBN Co Limited ABN 86 136 533 741;

(4) **Network Infrastructure** means the physical infrastructure of the high speed broadband fibre optic network to be installed on the Land including all fibre, cables, electronic devices and equipment, ducts, cabinets, housing and any other active and passive equipment and distribution infrastructure;

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(5) **Pathways** means that portion of the Common Property that comprises conduit, pathway or pathways of duct or catenary in or which only NBN Co's fibre is installed or attached;

(6) **Supplier** means Fujitsu Australia Limited and any contract, subcontractor, consultant or agent of NBN Co or Fujitsu Australia Limited, engaged to carry out the design and installation of Network Infrastructure for the NBN network, including the Pathways; and

(7) **Telecommunications Act** means the Telecommunications Act 1997 (Cth).

51.2 Exclusive use of Pathways

(1) The Strata Company acknowledges and agrees that:

(a) the Original Proprietor has granted, or intends to grant, to NBN Co an exclusive licence to use of the Pathways for the period of time that NBN Co supplies Network Infrastructure to the Scheme; and

(b) NBN Co may sub-licence the use of the Pathways or transfer its exclusive licence to a Supplier of Network Infrastructure in its discretion.

(2) The Strata Company agrees that it will, at the request of the Original Proprietor or NBN Co. either take an assignment of any existing licence granted to NBN Co in respect of the Pathways, or grant an exclusive licence direct to NBN Co in respect of the use of the Pathways.

51.3 Telecommunications Act

(1) The Strata Company acknowledges and agrees that the Original Proprietor has entered into the Developer Agreement.

(2) The Strata Company agrees to comply with clause 14 of the Developer Agreement as follows:

(a) the Strata Company must give any reasonable assistance which NBN Co or the Supplier requires in issuing notices under schedule 3 of the Telecommunications Act and the Telecommunications Code of Practice 1997;

(b) the Strata Company agrees in accordance with clause 17(5), 18(3) and 19(2) of schedule 3 of the Telecommunications Act to waive its right to be given notice under clause 17(1), 18(1) or 19(1) of schedule 3 of the Telecommunications Act in relation to the exercise by NBN Co or the Supplier of its power to inspect land, to install a low impact facility within the meaning of the Telecommunications (Low Impact Facilities) Determination 1997 or to maintain a facility; and

(c) the Strata Company acknowledges and agrees that by waiving its right to receive a notice under clause 17(5), 18(3) or 19(2) of schedule 3 of the Telecommunications Act it is also waiving any right, including without limitation any right conferred by clause 4.30 of the Telecommunications Code of Practice 1997, to object to the activities that are the subject of the notice.

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Schedule 2 By-Laws

1. Payments and notifications

1.1 A Proprietor must:

(1) pay by the respective due dates all rates, taxes, charges, outgoings and assessments that may be payable in respect of its Lot;

(2) within 14 days after becoming a Proprietor, give Council written notice of an address of the Proprietor within Western Australia for service of notices and other documents under the Act;

(3) if required by Council, notify Council of any mortgage or other dealing in connection with its Lot, including in the case of a lease of a Lot, the name of the lessee and the term of the lease.

2. Maintenance and repairs

2.1 A Proprietor must, at its cost:

(1) carry out all work that may be ordered by any competent public authority or Local Government in respect of its Lot within the time period specified in the order;

(2) keep its Lot clean and in a state of good repair and free from vermin.

3. Refuse, cleaning and Waste Management

3.1 Proprietors and occupiers must:

(1) maintain within their Lot, or on such part of the common property as may be authorised by Council, a garbage bin in clean and dry condition and adequately covered;

(2) must ensure that garbage bins are only placed on the verge of the Strata Scheme shortly prior to the scheduled collection times and must be removed as soon as reasonably practicable following collection (and in any event, must not be left on the verge overnight);

(3) comply with all By-Laws of the Local Government relating to the disposal of garbage;

(4) not deposit rubbish on common property or on their Lot other than properly wrapped or otherwise sealed and, subject to Schedule 2 sub-bylaw 3.1, placed in garbage bins provided or approved by the Strata Company, or on any other Lot.

3.2 The Strata Company must engage a caretaker who shall be responsible for the management, storage, placement and collection of bins as required under sub-bylaw 3.1(1) and 3.1(2) however, the Proprietors and occupiers acknowledge and agree that they are not released from their obligations in sub-bylaw 3.1 and, in particular, in the absence of an appointed caretaker, the Proprietors and occupiers must carry out the duties that would otherwise be performed by the caretaker.

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4. Alterations to lot

4.1 A Proprietor must not commence any structural alterations, building or associated works of any kind to their Lot before they have:

(1) obtained all the necessary approvals and permits of the Local Government;

(2) obtained the consent of the Strata Company if the structural alterations are improvements within the meaning of Section 7 of the Act;

(3) in addition to section 7 of the Act, given to the Strata Company at least 14 days written notice of the proposed structural alterations and the date that work is to commence and true and complete copies of all relevant plans and specifications in respect thereto and the approvals and permits obtained from the Local Government;

(4) indemnified the Strata Company in respect of any cost, expense or liability that may be incurred by the Strata Company consequent upon the Proprietor undertaking the structural alterations, building or associated works which indemnity must be in writing in a form reasonably required by the strata company and prepared and stamped at the cost of the Proprietor; and

(5) if requested by the Strata Company, provided the Strata Company with a bond in an amount reasonably determined by the Council, in respect of any cost, expense or liability that may be incurred by the Strata Company consequent upon the Proprietor undertaking the structural alterations, building or associated work

4.2 In causing or allowing any structural alterations, building or associated works of any kind to be carried out on its Lot, a Proprietor must ensure:

(1) subject to By-Law 15, that all tradesmen's vehicles are parked, stored or kept within that part of the Proprietor's Lot intended for use as a car parking bay;

(2) that no refuse, rubbish, trash or building materials are stored on or within any part of the common property;

(3) that no security door or gate within the scheme remains open while the works are carried out;

(4) that any common property damaged as a result of conducting the works is cleaned and restored to the same state and condition as it was prior to the works commencing;

(5) that access to or egress from the Proprietor's Lot by all tradesmen bringing materials to the lot for the purpose of carrying out the works is pre-arranged with the council or the strata company manager;

(6) that no noxious or offensive activity be carried on upon its Lot between the hours of 5:00 p.m. and 8:30 a.m. Monday to Friday and not at all on a Saturday or Sunday nor must anything be done thereon which may be or may become an annoyance or nuisance to the Proprietors or occupiers of other Lots or which shall in any way interfere with the quiet enjoyment of other Proprietors and occupiers and without limiting the generality of the foregoing no mechanical or pneumatic tools must be used in the performance of the works during the hours specified in this sub-bylaw 4.2(6);

(7) that all works are carried out in an enclosed environment so as to prevent the escape of dust, debris and other materials from the lot; and

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(8) that all works and installations carried out comply with all Australian Standards and Building Codes applicable from time to time to the building industry and without limiting the foregoing, all codes applicable in relation to electrical and plumbing works and installations.

5. Use of Common Property - Conduct of Proprietors, occupiers and Invitees

5.1 Proprietors and occupiers must:

(1) use and enjoy the common property in such a manner as not to interfere with the reasonable use and enjoyment of the common property by other Proprietors, occupiers or Invitees;

(2) take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another Lot or other Lots by other Proprietors, occupiers or Invitees; and

(3) ensure that they comply, and that their Invitees comply, with the provisions of the By-Laws and the regulations or by-laws of the Local Government or any other relevant authority, and they must do all such things as are reasonably necessary to ensure that the Invitees vacate the Land as soon as possible, if the Invitees fail to comply with any By-Law or regulation.

5.2 Proprietors and occupiers must not:

(1) use their Lot or permit it to be used in such a manner or for such purposes as are illegal or immoral or cause a nuisance to a Proprietor or occupier of another Lot;

(2) use language or behave in a manner that causes offence or embarrassment to a Proprietor or occupier of another Lot or to any person lawfully using common property;

(3) permit any child of whom he has control to play upon the common property or use the facilities unless accompanied by an adult exercising effective control;

(4) ride bicycles, skateboards or rollerblades or similar equipment on the common property;

(5) make undue noise or allow undue noise to be made in or about any Lot or common property;

(6) allow the escape of irrigation water from the Proprietor's garden or balconies; nor

(7) damage common property, except for reasonable wear and tear during its use for the purposes for which it is intended or used.

5.3 Proprietors and occupiers must not, without the prior consent of the Strata Company:

(1) obstruct the lawful use of the common property (other than where a grant of exclusive use has been made) by any person or permit to be done anything whereby any obstruction, restriction or hindrance may be caused to the entrances, exits, access roads or pathways of any Lot or any part of the common property;

(2) maintain within its Lot anything that is visible from the outside of the Lot which is not in keeping with the amenity or reputation of the Scheme.

(3) store any items in or upon the common property;

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(4) use any part of the common property for their own purposes to the exclusion of others, save as otherwise permitted by these By-Laws; nor

(5) transport any large object through or upon common property, unless they have first given to Council at least 2 days written notice of their intention to do so in order to enable the Council to determine if it is necessary for a representative appointed by them to be present at the time to ensure that no damage is caused to the common property but if any damage is so caused, the Proprietor or occupier must indemnify the Strata Company for the cost of any works necessary to repair that damage.

6. Safety and Security

6.1 Proprietors and occupiers must:

(1) take all reasonable steps to maintain the safety and security of its Lot and the Scheme;

(2) notify the Council immediately they become aware of any threat to the Scheme;

(3) comply with all directions of the Council concerning the safety and security of the Scheme; and

(4) maintain the safe custody of all security keys or access cards used by them in relation to access to restricted areas within the Scheme and if any of them is lost or damaged, it must be repaired or replaced, as Council shall require, at the cost of the Proprietor provided that if, in the opinion of Council, that loss or damage affects the security of the Scheme, then the Proprietor or occupier must pay all costs necessary to ensure security is preserved for all the Lots and the common property.

7. Lot Appearance

7.1 A Proprietor or occupier must not maintain within the Lot anything visible from outside their Lot, other than goods stored on a Commercial Lot for the purposes of the business conducted on that Lot, that, viewed from outside that Lot, is not in the opinion of Council, in keeping with the rest of the Scheme.

8. Floor Coverings

8.1 A proprietor must ensure that all floor space within that Proprietor's Lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission there from of noise likely to disturb the peaceful enjoyment of the Proprietors or occupiers of any other Lots;

8.2 A Proprietor may install a wooden or other hard-surfaced floor-covering to their lot with the prior written approval of the Council provided that a sound proof membrane approved by the Council and which complies with all applicable Australian Standards and the Building Code of Australia is first installed between the concrete slab and the proposed flooring and the Proprietor must comply with all current Australian Standards and the Building Code of Australia applicable to the sound proofing of flooring at the time of installation.

9. Balconies

9.1 A Proprietor or occupier of a Lot must not:

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(1) use any balcony other than for passive recreational pursuits directly related to the use to which the Lot adjacent to the relevant balcony is put;

(2) place any umbrellas, white goods or other furniture on the balcony other than outdoor furniture;

(3) leave loose objects on the balcony and the Proprietor acknowledges that wind may have adverse impacts on loose objects including lightweight chairs and tables left on the balcony or on internal partitions of the Lot if the balcony doors are left open;

(4) allow any items, including any umbrella or other form of shade shelter, to protrude over the edge of the balcony;

(5) hang any washing, bedding, clothing or other article on the balcony that is visible outside the Lot.

9.2 A Proprietor or occupier of a Lot shall be responsible for all costs associated with any damage caused to the Lot, the Scheme or to any other property of the Proprietor or occupier of the Lot, or to the property of any other Proprietor or occupier within the Scheme as a result of unsecured items being left in or about the balcony of its Lot.

9.3 The Proprietors and occupiers of a Lot acknowledge and agree that their use of any balcony may be adversely impacted by the prevailing wind conditions from time to time. Wind conditions may have a number of adverse effects whilst the balcony area is unoccupied including:

(1) the removal of lightweight furniture during storms; and

(2) the removal of planter boxes during storms.

10. Window Treatments

10.1 A Proprietor or occupier of a Commercial Lot must not, without the consent of the Strata Company:

(1) fit any blinds or screens within its Commercial Lot that are visible from outside its lot unless they are of such uniform style and colour as determined by the Strata Company from time to time; or

(2) apply any tinting, surface film or coloured glass to either the inside or outside surface of any window visible from outside the Lot.

10.2 A Proprietor or occupier of a Residential Lot must not, without the consent of the Strata Company:

(1) hang window treatments in any Lot which are visible from the outside of a Lot unless those window treatments are of such uniform material and colour as from time to time prescribed by the Strata Company; or

(2) apply any tinting, surface film (including foil) or coloured glass to either the inside or outside surface of any window visible from outside the Lot.

11. Floor Loading

11.1 Neither a Proprietor nor a Proprietor's Invitee must do any act or thing which may result in:

(1) excessive stress or floor loading to any part of a Lot; or

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(2) a breach of any restrictive covenant applicable to the Strata Plan.

11.2 For the purposes of sub-bylaw 11.1, the maximum floor loadings are:

(1) for Commercial Lots, 3kPa live load;

(2) for internal areas of Residential Lots, 1.5kPa live load; and

(3) for balconies adjacent to Residential Lots, 2kPa live load.

12. Cleaning Windows

12.1 A Proprietor must keep clean all internal glass in windows, all internal and external glass in doors on the boundary of its Lot, and all inward facing balcony glass on the boundary of its Lot.

12.2 The Proprietor of a Commercial Lot must, in addition to its obligations in Schedule 2 sub-bylaw 12.1, keep all external glass (whether in windows, doors or otherwise) on the boundary of its Lot clean and serviced at its cost at all times.

13. Signage on Commercial Lots

13.1 The Proprietors and occupiers of Commercial Lots must not, without the consent of the Council display a sign on the internal window of its Lot that is visible from the outside of the Lot, or on the common property unless:

(1) they comply with the requirements of the Local Government, the Council and the conditions in Schedule 1 By-Law 35;

(2) the sign is reasonably required for the purposes of a business lawfully conducted on that Commercial Lot;

(3) the sign does not contain any offensive material.

14. Signage on Residential Lots

14.1 No sign or billboard may be displayed:

(1) within public view on any portion of a Residential Lot; or

(2) on the common property in respect of a Residential Lot.

15. Vehicles

15.1 A Proprietor or occupier or Invitee must not park or stand a Vehicle in any other Proprietor's part Lot car bay or exclusive use car bay, or park or stand a Vehicle on common property except within a bay set aside for the parking of a motor Vehicle.

15.2 Subject to the Act, each Proprietor and occupier acknowledges and confirms that they will not hold the Strata Company responsible for:

(1) damage from any cause a Vehicle may sustain at any time;

(2) the theft of any Vehicle or for the theft of any parts, equipment or contents of any Vehicle however occurring;

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(3) the theft of any of the goods or belongings of any Proprietor, occupier or Invitee from a Vehicle, whether the theft occurred in a Lot, part Lot or on common property, including any exclusive use car bay; or

(4) any injury which any Proprietor, occupier or visitor to the Land may sustain however or wherever occurring.

15.3 Each Proprietor will indemnify and keep indemnified the Strata Company and the Strata Manager and their respective employees and agents against all costs, claims, actions, suits, demands and expenses arising from any loss or damage caused to any Vehicle belonging to that Proprietor or any injury to or death of any person caused by that Proprietor using any part of the Land.

15.4 A Proprietor or occupier must not drive any Vehicle on any common property access ways in excess of 10 kilometres per hour.

15.5 A Proprietor, occupier or Invitee must not, without the prior written approval of the Strata Company:

(1) park or stand any Vehicle upon common property, except as permitted by the By-Laws or with the written approval of the Council;

(2) park or stand any Vehicle on a part-lot car parking bay lot or common property other than wholly within a car parking bay;

(3) park or stand any Vehicle within any visitors car parking bay on common property;

(4) park or stand any Vehicle other than a motor car, on a Lot or common property, other than for and in the course of deliveries to the Lot; nor

(5) conduct substantial repairs to or restorations of any Vehicle upon common property or allow any inoperable Vehicle to remain on its Lot or on common property.

16. Flammable materials

16.1 A Proprietor and occupier must not use or store any inflammable or hazardous material upon the Lot or the common property, other than materials used or intended to be used for domestic purposes or fuel in the fuel tank of a Vehicle.

17. Animals

17.1 Subject to section 42(15) of the Act a Proprietor or occupier must not bring onto or keep any animal within its Lot without the prior written consent of the Council.

17.2 The Council will not unreasonably withhold its consent if the animal is of a breed or size which is suitable to be kept as a domestic pet in a residential complex.

17.3 A Proprietor or occupier granted consent under sub-bylaw 17.2:

(1) must not keep the animal if the keeping of the animal breaches any regulation or bylaw of the Local Government;

(2) may only enter upon the common property with the animal for the purposes of access and egress to its Lot;

(3) is responsible for the health, hygiene, control and supervision of the animal; and

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(4) must ensure that the animal does not interfere with the quiet and peaceful enjoyment of St Marks Apartments by other Proprietors.

17.4 The Strata Company may serve a notice on a Proprietor or occupier of a Lot whose animal causes a nuisance to other Proprietors requiring that Proprietor or occupier to take all reasonable actions to remedy the behaviour creating the nuisance within 14 days.

17.5 A Proprietor or occupier that fails to comply with a notice issued under sub-bylaw 17.4 must immediately remove the animal from the Lot.

18. Prohibition on Smoking

18.1 No Proprietor, occupier or Invitee shall smoke or consume or permit to be smoked or consumed any tobacco based product or other substance upon or within any portion of a Commercial Lot or common property and further, they must comply with any laws or regulations in relation to smoking in any areas of the Scheme.

19. Rules

19.1 The Strata Company may determine, in a general meeting from time to time to withdraw or amend rules for the use, control and management of the common property including:

(1) affixing of external aerials;

(2) parking of vehicles, including restrictions and requirements applicable to the parking of vehicles, Visitor Car Parking Bays and Disabled Car Parking Bays for the purpose of Schedule 1 By-Laws 37 and 42;

(3) fire and emergency exercises;

(4) use of lifts, stairways and passageways;

(5) rubbish collection;

(6) security of the building and charges relating to the security system and security keys.

19.2 A Proprietor and a Proprietor's Invitees will comply at all times with the rules.

20. Fire Protection and Equipment

20.1 The Strata Company must:

(1) adopt, regularly review and put into effect a fire management plan designed to minimise the risk of an outbreak of fire being initiated within the Land, to control and extinguish any outbreak of fire which may occur within the Land and to preserve the safety of people located upon or within the Land;

(2) enter into a contract with a qualified and reputable fire service contractor to regularly maintain all the fire equipment located on the common property in accordance with the recommendations of DFES from time to time, and the Building Code of Australia, or any other code or regulation governing the care and maintenance of such equipment, including the following standards:

(a) Fire Protection Equipment – A.S. 1851;

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(b) Fire Hose Reels – A.S. 1851;

(c) Fire Hydrants - A.S. 1851;

(d) Pumpset System - A.S. 1851; and

(e) Fire Sprinkler System - A.S. 1851.

20.2 A Proprietor or occupier must not, and must not allow any other person, to hang any object from any fire equipment within a Lot or the common property.

21. Public Address and Sound Amplification Systems

21.1 No Proprietor or occupier of a Residential Lot or their Invitees shall place or operate any radio or television receiver, loud speaker, amplifier, public address system or other similar device in a Lot or the common property, exclusive use area or in any other place where it may be heard in any other part of the Scheme without the consent of the Council.

21.2 A Proprietor of a Commercial Lot may operate a radio or television receiver on their Lot subject to the Proprietor complying with all reasonable restrictions imposed by the Council from time to time in relation to noise restrictions for the Land.

22. Power to Decorate

22.1 A Proprietor may, without obtaining the consent of the Strata Company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the boundary of its Lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property.

23. Common Property Damage & Contractor Instructions

23.1 If damage of any nature is caused to any part of the common property by the actions of any Proprietor, occupier or their Invitee, that Proprietor must bear the full cost of making good such damage.

23.2 If the Strata Company expends money to make good the damage to the common property (which has been notified to the relevant proprietor and in relation to which notice the Proprietor is in default under Schedule 2, By-Law 24), the Strata Company shall be entitled to recover from the Proprietor or occupier, as the case may be, the amount so expended as a debt in any court of competent jurisdiction.

23.3 No Proprietor, occupier or Invitee may directly instruct any contractors or workmen employed by the Strata Company unless authorised by the Strata Company. Any person instructing any contractor or workmen without authorisation from the Strata Company shall be responsible personally for the payment of such contractor or workmen and shall also be personally responsible for the cost of removing or altering any such work as the Strata Company deems unsatisfactory.

24. Default

24.1 If a Proprietor or occupier defaults in the performance of any term or condition of any By-Law and such default continues for a period of seven (7) days after notice thereof is given to the Proprietor or occupier by the secretary of the Strata Company or the Strata Manager appointed pursuant to Schedule 1 By-Law 15 then the Strata Company may enter upon

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any portion of a Lot or the common property and make good such default and any costs or expenses incurred by the Strata Company in so doing shall be recoverable as a levy pursuant to section 36(1) of the Act from the Proprietor or occupier making such default.

25. Costs of legal proceedings

25.1 This By-Law takes effect subject to sections 81(11) and 111 of the Act.

25.2 If:

(1) a Proprietor institutes legal proceedings against the Strata Company or legal proceedings in which the Strata Company becomes involved; or

(2) the Strata Company institutes legal proceedings against a Proprietor or legal proceedings in which a Proprietor becomes involved as a party with an adverse interest;

and:

(3) that Proprietor is not successful in those legal proceedings; and

(4) the Strata Company incurs costs in preparing for, being a party in or being involved in those legal proceedings; and

(5) some or all of those costs are not recoverable in those legal proceedings (**Extra Costs**);

then the Council is empowered to:

(6) determine that the Extra Costs shall be included in the amounts to be raised for the purposes set out in section 36(1)(a) of the Act (specifically, the Strata Company's obligation to pay the costs of the parties engaged to assist in the preparation for and involvement in the legal proceedings); and

(7) raise the amount of the Extra Costs so determined by levying a contribution for that amount pursuant to section 36(1) of the Act solely on the Proprietor who was unsuccessful in those legal proceedings.

25.3 For the purposes of this By-Law, "legal proceedings" includes (but is not limited to):

(1) the issuing of a notice alleging a breach of the Act or By-Laws that could lead to an application to the State Administrative Tribunal or any Court;

(2) an application to the State Administrative Tribunal for relief under the Act;

(3) an application for leave to appeal to the Supreme Court from an order of the State Administrative Tribunal;

(4) a claim in any Court for the recovery of any contribution or other amount levied on the Proprietor; and

(5) any other proceedings in any court.

25.4 For the purposes of this By-Law, "costs" includes (but is not limited to):

(1) Strata Manager's costs;

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(2) debt recovery agent's costs;

(3) costs of any employees of and contractors to the Strata Company preparing for or being involved in the legal proceedings;

(4) costs of any consultants and experts; and

(5) legal costs and disbursements on a solicitor/own-client indemnity basis.

26. Power of Strata Company regarding Sub meters

26.1 Where the supply of electricity to a lot is regulated by means of a sub meter, the Strata Company must arrange for the sub meters to be read periodically to determine the usage of electricity by each Lot and may engage the services of a third party for this purpose.

26.2 The Strata Company may recover the costs of the supply of electricity attributable to each Lot, such costs to be determined based on the prevailing Synergy retail tariffs from time to time.

26.3 The Strata Company may, at its election, recover the costs referred to in sub-bylaw 26.2 as a levy against the relevant proprietor and the proprietors acknowledge that a levy imposed by the Strata Company pursuant to this sub-bylaw 26 will be in addition to any levies raised by the Strata Company pursuant to section 36 of the Act.

26.4 The Strata Company may require the Proprietor or occupier of the Lot to pay the Strata Company by way of security for the payment of charges arising through the sub meter an amount not exceeding $500 and if any amount so paid is applied by the Strata Company under sub-bylaw 26.6, to pay such further amounts by way of such security as may be necessary to maintain the amount of the security as the Strata Company may require.

26.5 The Strata Company must lodge every sum received under this By-Law to the credit of an interest bearing account with a bank, building society or credit union and all interest accruing in respect of amounts so received must, subject to this By-Law, be held in trust for the Proprietor or occupier who made the payment.

26.6 If the Proprietor or occupier in respect of which a sub meter is used for the supply of electricity refuses or fails to pay any charges due for the supply of electricity to that Lot by the due date for payment as specified in a tax invoice rendered by the Strata Company in respect of those charges, the Strata Company may:

(1) apply in payment of those charges all, or such part as is necessary, of any amount paid to the Strata Company by that Proprietor or occupier a security under sub-by-law 26.4, including any interest that may have accrued in respect of that account; and

(2) issue the Proprietor or occupier with:

(a) a payment reminder notice (**Reminder Notice**) requiring payment within a further 10 Business Days from the date of issue of the Reminder Notice; and

(b) failing compliance with a Reminder Notice, a disconnection notice (**Disconnection Notice**) requiring payment within a further 5 Business days from the date of issue of the Disconnection Notice; and

(3) disconnect the electricity supply where the Proprietor or occupier has failed to comply with a Disconnection Notice; and

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(4) take all other steps available at law or under the Act to recover the unpaid charges from the Proprietor or occupier, including taking all steps for the recovery of unpaid levies under the Act where the charge has been raised as a levy pursuant to sub-bylaw 26.3.

26.7 A Proprietor or occupier of a Lot must promptly notify the Strata Company if that Proprietor or occupier ceases to be the Proprietor or occupier of a Lot.

26.8 A Proprietor of a Lot must promptly provide the Strata Company with the full name of each current occupier of its Lot for the purposes of this By-Law 26.

26.9 Where a person who has paid an amount under this By-Law to a Strata Company satisfies the Strata Company that they are no longer the Proprietor or occupier of a Lot and that the Strata Company no longer has any liability or contingent liability for the supply of electricity to that Lot during the period when that person was a Proprietor or occupier of the Lot; the Strata Company must refund to that person the amount then held on their behalf under this By-Law.

27. Conditions of Approval

27.1 When the consent of the Strata Company is required, the consent:

(1) may be withheld;

(2) may be given on conditions; and

(3) may be withdrawn,

as the Council shall reasonably determine.

28. Strata Manager

28.1 The Strata Company will appoint a Strata Manager upon such terms and conditions as are usual for such appointment.

28.2 Prior to the appointment of the Strata Manager the Council members must confirm that the manager:

(1) operates a trust account where the funds of the Strata Company will be deposited;

(2) has in place current professional indemnity insurance; and

(3) is a member of the Strata Titles Institute of W.A.

28.3 The Strata Company may delegate all of the Strata Company's power, authorities, duties and functions to the Strata Manager (to the extent that the same are capable of being delegated).

29. Limiting access to parts of common property

29.1 The Strata Company may take measures to ensure the security and to preserve the safety of the common property and the Lots from damage, fire or other hazards and, without limitation, may in respect of any part of the common property not required for access to a Lot, close off on either a temporary or permanent basis, or otherwise restrict the access to, or use by, Proprietors or occupiers of any part of the common property.

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DATED THIS 14th **DAY OF** OCTOBER **2013.**

SIGNATURE OF APPLICANT

Executed by **Finbar Funds Management Pty Limited** ACN 123 073 781 in accordance with section 127 of the *Corporations Act 2001:*

Director/company secretary

EDWARD GUY BANK

Name of director/company secretary (BLOCK LETTERS)

Director

JOHN CHAN

Name of director (BLOCK LETTERS)

(TO BE SIGNED BY EACH APPLICANT)

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SIGNED BY PERSONS HAVING REGISTERED INTERESTS AND CAVEATORS (IF ANY)

COMMONWEALTH BANK OF AUSTRALIA ACN 123 123 124
ENCUMBRANCE Document & No. **Mortgage M032759**

SIGNED BY JUSTIN CHARLES PEARCE
The Attorney of
COMMONWEALTH BANK OF AUSTRALIA ACN 123 123 124 and signed as Attorney on behalf of the said Bank in the presence of

COMMONWEALTH BANK OF AUSTRALIA
By its Attorney

Officer of the said Bank
LANCE MALONE
C/- LVL 2, 150 ST GEORGES TCE
PERTH

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WATER CORPORATION
ENCUMBRANCE Document & No. **Easement created on Deposited Plan 63199**

SEE 'ANNEXURE A'

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'ANNEXURE A'

SIGNED by **Josephus Johannes Henricus Mensink** the **Manager, Procurement and Property Branch of Water Corporation (a Level 1 Attorney)** and by **Phillip Robert Bland** the **Manager, Property Acquisitions of Water Corporation (a Level 1 Attorney)** as the attorneys for Water Corporation who state that they have no notice of revocation of the **Power of Attorney No M115043 dated 19 November 2012** under which they sign in the presence of:

Witness

Nancy Marie Elliss

Name (please print)

629 Newcastle Street,

Address

Leederville WA 6007

Address (continued)

Personal Assistant

Occupation

Witness

Nancy Marie Elliss

Name (please print)

629 Newcastle Street,

Address

Leederville WA 6007

Address (continued)

Personal Assistant

Occupation

Attorney

Josephus Johannes Henricus Mensink

Manager, Procurement and Property of Water Corporation

Designated Post

Attorney

Phillip Robert Bland

Manager, Property Acquisitions of Water Corporation

Designated Post

49.

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SPECIAL

Annexure B – ~~Exclusive~~ Use Plan (Schedule 1, By-Law 44)

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CITY OF VINCENT
ENCUMBRANCE Document & No.
Easement
Notification



THE COMMON SEAL of the CITY OF VINCENT was affixed by the authority of a resolution of Council in the presence of:

.....
Cr Warren Mc Gurath.
A/MAYOR

John Giorgi, JP
.....
CHIEF EXECUTIVE OFFICER

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INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page ..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number, to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

M433854 NR
16 Oct 2013 18:29:26 Perth
REG $ 160.00

NOTIFICATION

LODGED BY

ADDRESS PARAMOUNT SETTLEMENTS
POST OFFICE BOX 378
NORTHBRIDGE WA 6865
PH: 9228 0988
FAX: 9228 0883

PHONE No. LTO BOX 192L PERTH

FAX No

REFERENCE No. 110994917
[PARAMOUNT ST/9000]

ISSUING BOX No. 175L

PREPARED BY Norton Rose Fulbright Australia

ADDRESS Level 39
108 St Georges Terrace
Perth WA 6000

PHONE No. (08) 6212 3222 FAX No. (08) 6212 3444

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY.

2/4

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items
Nos.

Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

I, Christopher Joel Fare am the Settlement Agent for the Registered Proprietor. I have made and authorised and I have authority to make and to authorise on behalf of such persons the amendments hereon counterisnged by me.

Date: 16/10/2013

Witness:

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FORM N 1

FORM APPROVED
NO. B2905

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
Lot 88 on Deposited Plan ~~63190~~ 63195	Whole	2822	781

REGISTERED PROPRIETOR (Note 2)

Finbar Funds Management ~~Ltd~~ ABN 45 123 073 781 of Level 6, 181 Adelaide Terrace, East Perth, Western Australia Pty Ltd

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

City of Vincent, 224 Vincent Street (cnr Loftus Street), Leederville, Western Australia

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

This is to notify:

1) the proprietors and / or (prospective) purchasers of the property that the use and enjoyment of the property may be affected by noise, traffic, car parking and other impacts associated with nearby commercial and non-residential activities; and

2) (prospective) purchasers of the residential units/apartments and commercial unit/office on the Land that the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential units/apartments or commercial unit/office. This is because at the time the planning application for the development was submitted to the City of Vincent, the on-site parking was in accordance with the requirements of the Residential Design Codes and the City of Vincent's Policy No. 3.7.1 relating to parking and access.

Dated this 11th day of October Year 2013

LOCAL GOVERNMENT / PUBLIC AUTHORITY ATTESTATION (Note 5)	REGISTERED PROPRIETOR/S SIGN HERE (Note 6)
The COMMON SEAL of CITY OF VINCENT was hereunto affixed by authority of the Council in the presence of:	Executed by Finbar Funds Management Pty Ltd ~~Management Ltd~~ ABN 45 123 073 781 in accordance with section 127 of the *Corporations Act 2001*:
[redacted] OF Alister Warren McGrath	
SIGNATURE OF MAYOR / FULL NAME OF MAYOR	~~Director~~/company secretary: EDWARD GUY BANK — Director: DARREN JOHN PATEMAN
John Giorgi, JP	
SIGNATURE OF CHIEF EXECUTIVE OFFICER / FULL NAME OF CHIEF EXECUTIVE OFFICER	Name of ~~director~~/company secretary (BLOCK LETTERS) — Name of director (BLOCK LETTERS)

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FORM 21

N559658 AE

21 Feb 2017 08:30:00 Midland

LODGED BY i.fresh strata

ADDRESS po box 8664
Perth BC WA 6849

PHONE No. 08 6500 0260

FAX No. 08 6311 7396

REFERENCE No.

ISSUING BOX No. 999L

PREPARED BY
i.fresh strata

ADDRESS po box 8664
Perth BC WA 6849

PHONE No. 08 6500 0260

FAX No. 08 6311 7396

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1/1

1/1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.
2.
3.
4.
5.
6.

Received Items

Nos.

0

Receiving Clerk

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

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GOVERNMENT OF WESTERN AUSTRALIA

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The Common Seal of the Owners of of **ST. MARKS APARTMENTS - STRATA PLAN 62106** was here unto fixed on 10th January 2017 in the presence of;

The Owners of St Marks Apartments Strata Plan 62106 ★ COMMON SEAL

Signature: Member of the Council

Signature: Member of the Council

Stelliani Travella

Full Name

Amanda Morgan

Full Name

32

Lot Number

16

Lot Number

Company Name (if applicable)
As per Section 45, 2, Strata Titles Act 1985

Company Name (if applicable)
As per Section 45, 2, Strata Titles Act 1985

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FORM 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles act 1985
Section 42

The Owners of **ST. MARKS APARTMENTS - STRATA PLAN 62106** hereby certifies-

That by resolution without dissent duly passed at a meeting of the Strata Company on Tuesday 13th December 2016 at 5.30PM -which became unconditional on 10th January 2017, the by-laws in Schedule 1 of the Strata Titles Act 1985 as they applied to the Strata Company, were **AMENDED** as follows;

BY-LAW 24.2

By adding:
24.2 And, if within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened upon the requisition of proprietors, shall be dissolved and in any other case it shall stand adjourned for 30 minutes and if after 30 minutes a quorum is not present, the persons entitled to vote and present constitute a quorum and the meeting shall proceed to business.

That by resolution without dissent duly passed at a meeting of the Strata Company on Tuesday 13th December 2016 at 5.30PM -which became unconditional on 10th January 2017, the by-laws in Schedule 1 of the Strata Titles Act 1985 as they applied to the Strata Company, were **ADDED** as follows;

BY-LAW 52 Insurance Excess

Each Proprietor shall be responsible for the excess on any claim lodged against the Strata Company insurance policy pertaining to any additions, alterations, installations or improvements to his lot, or any claim lodged for any portion of his lot

BY-LAW 53 Service of Documents

Any notice or other document required or authorised by the Act or these by-laws to be served by the strata company on a proprietor may be served:

a) personally; or
b) by sending it by post to an address as specified in the roll kept by the strata company in compliance with Section 35A of the Act; or
c) by sending it to the fax number or electronic address nominated by a proprietor; or
d) by sending it by other electronic means nominated by the proprietor; or
e) if the proprietor nominates electronic access, by notification using the nominated electronic means that the Notice of Meeting is available and how the nominated access means may be used to access the Notice of Meeting".

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O618943 SB
21 Jan 2021 08:30:00 Midland

SB Scheme By-laws – First Consolidation

Lodged by:[13]

Address:

Phone Number:

Fax Number:

Reference Number:

Issuing Box Number:

Instruct if any documents are to issue to other than Lodging Party

_____

Prepared by: **Chalmers Legal Studio**

Address: **7/82 King Street, Perth WA 6000**

Phone Number: **9360 4100**

Fax Number: **9360 4199**

Reference Number: **LC:45516T**

Titles, Leases, Evidence, Declarations etc. lodged herewith

1. _____
2. _____
3. _____
4. _____
5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: _____

Landgate Officer Initial:

[13] Lodging Party Name may differ from Applicant Name.

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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ATTACHMENT "B" TO SCHEME BY-LAWS - NEW SCHEME

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SCHEDULE 1 GOVERNANCE BY-LAWS

1. DUTIES OF OWNERS

1.1 The Owner of a Lot must:

1.1.1 immediately carry out all work that may be ordered under a written law in respect of the Lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the Lot;

1.1.2 maintain and repair the Lot and keep it in a state of good condition, reasonable wear and tear, and damage by fire, sort, tempest or act of God excepted;

1.1.3 notify in writing the Strata Company immediately on becoming the Owner of the Lot, including in the notice the Owner's address for service for the purposes of the Act; and

1.1.4 if required in writing by the Strata Company, notify the Strata Company of any mortgage or other dealing in connection with the Lot, including in the case of a lease of a Lot, the name of the lessee and the term of the lease.

2. POWER OF STRATA COMPANY REGARDING SUBMETERS

2.1 If the supply of gas or electricity to a Lot is regulated by means of a submeter, the Strata Company may require the Owner or occupier of the Lot to pay the Strata Company by way of security for the payment of charges arising through the submeter an amount not exceeding $200.00 and, if any amount so paid is applied by the Strata Company under this By-law to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this By-law, the Strata Company may require.

2.2 The Strata Company must lodge every sum received under this By-law to the credit of an interest-bearing ADI account and all interest accruing in respect of amounts so received must, subject to this By-law, be held on trust for the Owner or occupier who made the payment.

2.3 If the Owner or occupier of a Lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that Lot, the Strata Company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the Strata Company by that Owner or occupier under this By-law, including any interest that may have been accrued in respect of that amount.

2.4 If a person who has paid an amount under this By-law to a Strata Company satisfied the Strata Company that the person is no longer the Owner or occupier of a Lot and that the Strata Company no longer has any liability or contingent liability for the supply of gas or electricity to that Lot during the period when that person was an Owner or occupier of the Lot, the Strata Company must refund to that person the amount then held on the person's behalf under this By-law.

3. CONSTITUTION OF COUNCIL

3.1 The powers and duties of the Strata Company must, subject to any restrictions imposed or direction given at a general meeting, be exercised and performed by the Council of the Strata Company and a meeting of the Council at which a quorum is present is competent to exercise all or any of the authorities, functions or powers of the Council.

3.2 Until the first annual general meeting of the Strata Company, the Owners of all the Lots constitute the Council.

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3.3 If there are not more than three (3) Lots in the Scheme, the Council consists of all of the Owners of the Lots and, if there are more than three (3) Lots in the Scheme, the Council consists of not less than three (3) nor more than seven (7) of the Owners of the Lots, as is determined by the Strata Company.

3.4 If there are more than three (3) Lots in the Scheme, the members of the Council must be elected at each annual general meeting of the Strata Company or, if the number of Lots in the Scheme increases to more than three (3), at an extraordinary general meeting convened for that purpose.

3.5 If there are co-Owners of a Lot, one only of the co-Owners is eligible to be, or to be elected to be, a member of the Council and the co-Owner who is so eligible must be nominated by the co-Owners, but, if the co-Owners fail to agree on a nominee, the co-Owner who owns the largest share of the Lot is the nominee or, if there is no co-Owner who owns the largest share of the Lot, the co-Owner whose name appears first in the certificate of title for the Lot is the nominee.

3.6 Except if the Council consists of all the Owners of Lots in the Scheme, the Strata Company may by special resolution remove any member of the Council before the expiration of the member's term of office.

3.7 A member of the Council vacates office as a member of the Council:

3.7.1 if the member dies or ceases to be an Owner or co-Owner of a Lot; or

3.7.2 on receipt by the Strata Company of a written notice of the member's resignation from the office of member; or

3.7.3 at the conclusion of an annual general meeting of the Strata Company at which an election of members of the Council takes place and at which the member is not elected or re-elected; or

3.7.4 in a case where the member is a member of the Council by reason of there being not more than three (3) Owners of Lots in the Scheme, on an election of members of the Council (as a result of there being an increase in the number of Owners to more than three) at which the member is not elected; or

3.7.5 if the member is removed from office under By-law 3.6; or

3.7.6 if the Tribunal orders that the member's appointment is revoked and the member is removed from office.

3.8 The remaining members of the Council may appoint a person eligible for election to the Council to fill a vacancy in the office of a member of the Council, other than a vacancy arising under By-laws 3.7.3 or 3.7.4, and any person so appointed holds office, subject to this By-law, for the balance of the predecessor's terms of office.

3.9 Except if one person is the Owner of all the Lots in the Scheme, a quorum of the Council is two (2) if the Council consists of three (3) or four (4) members; three (3) if it consists of five (5) or six (6) members; and four (4) if it consists of seven (7) members.

3.10 The continuing members of the Council may act even if there is a vacancy in the Council, but so long as the number of members is reduced below the number fixed by these By-laws as the quorum of the Council, the continuing members or member of the Council may act for the purpose of increasing the number of members of the Council or convening a general meeting of the Strata Company, but for no other purpose.

3.11 All acts done in good faith by the Council, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the Council, are as valid as if that member had been duly appointed or had duly continued in office.

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4. ELECTION OF COUNCIL

4.1 The procedure for nomination and election of members of a Council must be in accordance with the following rules:

4.1.1 The meeting must determine, in accordance with the requirements of By-law 3.3 the number of persons of whom the Council is to consist.

4.1.2 The chairperson must call on those persons who are present at the meeting in person or by proxy and entitled to nominate candidates to nominate candidates for election to the Council.

4.1.3 A nomination is ineffective unless supported by the consent of the nominee to the nomination given:

4.1.3.1 in writing, and furnished to the chairperson at the meeting; or

4.1.3.2 orally by a nominee who is present at the meeting in person or by proxy.

4.1.4 When no further nominations are forthcoming, the chairperson:

4.1.4.1 if the number of candidates equals the number of members of the Council determined in accordance with the requirements of By-law 3.3, must declare those candidates to be elected as members of the Council;

4.1.4.2 if the number of candidates exceeds the number of members of the Council as so determined, must direct that a ballot be held.

4.1.5 If a ballot is to be held, the chairperson must:

4.1.5.1 announce the names of the candidates; and

4.1.5.2 cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each Lot in respect of which the person is entitled to vote for use as a ballot form.

4.1.6 A person who is entitled to vote must complete a valid ballot form by:

4.1.6.1 writing on the form the names of candidates, equal in number to the number of members of the Council so that no name is repeated; and

4.1.6.2 indicating on the form the number of each Lot in respect of which the person's vote is cast and whether the person so votes as Owner or first mortgagee of each such Lot or as proxy of the Owner or first mortgagee; and

4.1.6.3 signing the ballot form; and

4.1.6.4 returning it to the chairperson.

4.1.7 The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.

4.1.8 Subject to By-law 4.1.9, candidates, being equal in number to the number of members of the Council determined in accordance with By-law 3.3, who receive the highest numbers (in terms of Lots or unit entitlements as required under Section 122 of the Act) of votes are to be declared elected to the Council.

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4.1.9 If the number (in terms of Lots or unit entitlements as required under Section 122 of the Act) of votes recorded in favour of any candidate is the lowest of the number of votes referred to in By-law 4.1.8 and:

4.1.9.1 that number equals the number of votes recorded in favour of any other candidate; and

4.1.9.2 if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected,

as between those candidates, the election must be decided by a show of hands of those entitled to vote and present in person or by proxy.

5. CHAIRPERSON, SECRETARY AND TREASURER

5.1 The number of a Council must, at the first meeting of the Council after they assume office as such members, appoint a chairperson, a secretary and a treasurer of the Council.

5.2 A person:

5.2.1 must not be appointed to an office referred to in By-law 5.1 unless the person is a member of the Council; and

5.2.2 may be appointed to one or more of those offices.

5.3 A person appointed to an office referred to in By-law 5.1 holds office until the first of the following events happens:

5.3.1 the person ceases to be a member of the Council under By-law 3.7;

5.3.2 receipt by the Strata Company of a written notice of the person's resignation from that office;

5.3.3 another person is appointed by the Council to hold that office.

5.4 The remaining members of the Council must appoint a member of the Council to fill a vacancy in an office referred to in By-law 5.1, other than a vacancy arising under By-laws 3.7.3 or 3.7.4, and any person so appointed holds office, subject to this By-law, for the balance of the predecessor's term in office.

5.5 The chairperson is to preside at all meetings of the Council but, if the chairperson is absent from, or is unwilling or unable to preside at, a meeting, the members of the Council present at that meeting can appoint one of their number to preside at that meeting during the absence of the chairperson.

6. CHAIRPERSON, SECRETARY AND TREASURER OF STRATA COMPANY

6.1 Subject to By-law 6.2, the chairperson, secretary and treasurer of the Council are also respectively the chairperson, secretary and treasurer of the Strata Company.

6.2 A Strata Company may at a general meeting authorise a person who is not an Owner of a Lot to act as the chairperson of the Strata Company for the purposes of that meeting.

6.3 A person appointed under By-law 6.2 may act until the end of the meeting for which the person was appointed to act.

7. MEETINGS OF COUNCIL

7.1 At meetings of the Council, all matters must be determined by a simple majority vote.

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7.2 The Council may:

7.2.1 meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the Council must meet when any member of the Council gives to the other members not less than seven (7) days' notice of a meeting proposed by the member, specifying in the notice the reasons for calling the meeting; or

7.2.2 employ or engage, on behalf of the Strata Company, any person as it thinks is necessary to provide any goods, amenity or service to the Strata Company; or

7.2.3 subject to any restriction imposed or direction given at a general meeting of the Strata Company, delegate to one or mor of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.

7.3 A member of a Council may appoint an Owner of a Lot, or an individual authorised under the Section 136 of the Act by a corporation which is an Owner of a Lot, to act in the member's place as a member of the Council at any meeting of the Council.

7.4 An Owner of a Lot or individual may be appointed under By-law 7.3 whether or not that person is a member of the Council.

7.5 If a person appointed under By-law 7.3 is a member of the Council the person may, at any meeting of the Council, separately vote in the person's capacity as a member and on behalf of the member in whose place the person has been appointed to act.

8. POWERS AND DUTIES OF SECRETARY OF THE STRATA COMPANY

8.1 The powers and duties of the secretary of a Strata Company include:

8.1.1 the preparation and distribution of minutes of meetings of the Strata Company and the submission of a motion for confirmation of the minutes of any meeting of the Strata Company at the next such meeting; and

8.1.2 the giving on behalf of the Strata Company and of the Council of the notices required to be given under the Act; and

8.1.3 the supply of information on behalf of the Strata Company in accordance with Sections 108 and 109 of the Act; and

8.1.4 the answering of communications addressed to the Strata Company and

8.1.5 the calling of nominations of candidates for election as members of the Council; and

8.1.6 subject to Sections 127, 128, 129, 200(2)(f) and 200(2)(g) of the Act, the convening of meetings of the Strata Company and of the Council.

9. POWERS AND DUTIES OF TREASURER OF THE STRATA COMPANY

9.1 The powers and duties of the treasurer of a Strata Company include:

9.1.1 the notifying of Owners of Lots of any contributions levied under the Act; and

9.1.2 the receipt, acknowledgement and banking of and the accounting for any money paid to the Strata Company; and

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9.1.3 the preparation of any certificate applied for under Section 110 of the Act; and

9.1.4 the keeping of the records of account referred to in Section 110 of the Act and the preparation of the statement of accounts referred to in Section 101 of the Act.

10. ADMINISTRATIVE EXPENSE CONTRIBUTIONS VARIED

10.1 The Strata Company must at each annual general meeting or at an extraordinary general meeting called for the purpose, review and amend as considered necessary the administration fund of the Strata Company.

10.2 If an item of administrative expense is specifically related to:

10.2.1 a Lot; or

10.2.2 to an area of the common property over which rights of exclusive use have been granted,

the cost of that expense shall wherever practicable be borne by the Owners of the relevant Lot or Lots, or the grantee of the exclusive use, to which that item of expense specifically relates.

10.3 The proportions by which costs referred to in By-law 10.2 hereof are allocated to Lots must be determined in each instance by the Strata Company in a fair and equitable manner. The Strata Company must notify the Owners as to the method of allocation.

10.4 An allocation of cost pursuant to By-law 10.3 may, but need not bear any relationship to the unit entitlement of any or all of the Lots.

10.5 All other costs not otherwise allocated in accordance with By-law 10.2 for the administrative fund must be shared by all the Owners in accordance with unit entitlement.

11. MIXED USE DEVELOPMENT

11.1 All Owners acknowledge that:

11.1.1 the strata Scheme is a residential/commercial development and may not be used for activities unrelated to the approved use;

11.1.2 the quiet enjoyment of the Scheme and the Lots may be impacted on by noise associated with a mixed use development; and

11.1.3 restrictions have been placed, and further restrictions may be placed, on the Scheme by the City of Vincent; and

11.1.4 where the By-Laws include restrictions imposed by the City of Vincent, the prior approval of the City of Vincent is required before the relevant By-Laws can be changed, amended or repealed.

12. EXCLUSIVE USE OF COMMON PROPERTY: AIR-CONDITIONING

12.1 Subject to compliance with By-Law 15, each Owner of a Residential Lot shall have, in relation to its Residential Lot, the exclusive use and enjoyment over that cubic space of the common property occupied by any Air-Conditioning System that services and relates to the Residential Lot.

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12.2 Each Owner referred to in By-Law 12.1 must:

12.2.1 maintain the common property occupied by the Air-Conditioning System in accordance with Section 91(1)(c) of the Act;

12.2.2 maintain in proper working order any Air-Conditioning System installed within or for the benefit of their Lot; and

12.2.3 not replace or make any changes to or the positioning of any such Air-Conditioning System without the written consent of the Council.

13. EXCLUSIVE USE OF COMMON PROPERTY: FIXTURES AND FITTINGS

13.1 Subject to compliance with By-Law 15, each Owner shall have in relation to its Lot:

13.1.1 the special privilege of installing and keeping the Fixtures and Fittings on common property; and

13.1.2 the exclusive use of the common property consisting of the Fixtures and Fittings and the cubic space occupied by them.

13.2 Each Owner must:

13.2.1 maintain the common property occupied by the Fixtures and Fittings in accordance with Section 91(1)(c) of the Act;

13.2.2 maintain in proper working order any Fixtures and Fittings installed within or for the benefit of their Lot; and

13.2.3 not replace or make any changes to or the positioning of any such Fixtures or Fittings without the written consent of the Council.

14. EXCLUSIVE USE OF COMMON PROPERTY: SIGNAGE RIGHTS

14.1 In this By-Law, Signage Area means that portion of the common property cubic space on the external facade of the buildings set aside by the Strata Company for the installation of a Sign from time to time.

14.2 If, at any time, an Owner is granted the exclusive use of the Signage Area, that Owner may:

14.2.1 if the Owner is the Original Owner, or is the Owner of a Commercial Lot, install its own Sign in the Signage Area that complies with the requirement of this By-Law 14; or

14.2.2 licence the use of the Signage Area to a person or corporation that is the Owner or occupier of a Commercial Lot who may install a Sign that complies with the requirements of this By-Law 14. A licence granted in accordance with this sub-bylaw 14.2.2 may not be assigned to any party other than an Owner of a Commercial Lot.

14.3 Any Sign installed in the Signage Area must:

14.3.1 be approved in writing by the Council;

14.3.2 be in compliance with:

14.3.2.1 any conditions specified by any approval of the Council and the City of Vincent or any other relevant authority; and

14.3.2.2 any signage strategy for the Scheme put in place by the Council from time to time.

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14.4 An Owner granted exclusive use of the Signage Area must maintain the Signage Area in accordance with Section 91(1)(c) of the Act.

14.5 This Schedule 1 Governance By-Law 14 shall not apply to signage installed by the Strata Company advertising the name and address of the Scheme.

15. EXCLUSIVE USE OF COMMON PROPERTY: CONDITIONS OF GRANT OF RIGHTS

15.1 In this By-Law 15, Permitted Item means, each of the items the subject of rights granted by Schedule 1 Governance By-Laws 12, 13 and 14 installed, erected, fixed or attached before the Strata Plan is registered and also any such items later permitted by the Council that solely relate to or provide a utility or service to a specific Lot and are solely for the benefit of the Owner of that Lot.

15.2 An Owner who applies to the Council for the permission referred to in sub-bylaw 16.1 must provide evidence of approval by the Local Government as may be required and also such other documents in support of the application for permission as the Council shall reasonably specify.

15.3 Subject to sub-bylaw 15.4, the permission of the Council referred to in sub-bylaw 15.1:

15.3.1 must be in writing;

15.3.2 may be subject to such conditions as the Council may from time to time reasonably determine, including, but not limited to, conditions as to the installation process, style, type, colour, capacity, odour, noise levels, position and method of fixing of such items; and

15.3.3 may be withdrawn, as the Council may from time to time reasonably determine.

15.4 The Council:

15.4.1 must not permit the installation of any item visible from another Lot that is not in keeping with the rest of the improvements on the Land; and

15.4.2 is not obliged to permit the installation of any item or improvement.

15.5 Each Owner granted rights by Schedule 1 Governance By-Laws 12, 13 and 14 must:

15.5.1 install any item permitted by the Council after the registration of the Strata Plan, at its own cost;

15.5.2 not alter, modify, erect, demolish, remove or add to the Permitted Item without the written approval of the Council;

15.5.3 keep any part of the Permitted Item that is visible from any part of the Land free from dirt, corrosion and unsightly marks or objects;

15.5.4 ensure that the use of the Permitted Item does not by acoustic impact or otherwise affect the quiet and peaceful enjoyment of any part of the Land;

15.5.5 allow the Strata Company by its members, agents, employees and contractors to enter upon its Lot to inspect and carry out works on common property, after giving reasonable notice;

15.5.6 at the Owner's own cost, keep in good and serviceable repair, properly maintain and, where necessary, renew and replace the Permitted Item and do so whether damage or deterioration arises from fair wear and tear, inherent defect or any other cause;

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15.5.7 not assign sub-lease or in any other way grant any such rights to any other person;

15.5.8 remove the Permitted Item after having received notice from the Council of being required to do so;

15.5.9 on the written request of the Council, make good, at the Owner's own cost and to the reasonable satisfaction of the Council, any damage caused by the installation, repair, maintenance, renewal, replacement and removal of the Permitted Item;

15.5.10 indemnify the Strata Company and the Council against all actions, claims, demands, suits or causes of action arising out of any wilful or negligent act or omission or breach of duty of care in respect of the Permitted Item; and

15.5.11 obtain and ensure that all occupiers of the Lot obtain comprehensive insurance to adequately cover all actions, claims, demands, suits or causes of action referred to in sub-bylaw 15.5.10 and, upon demand by the Council, produce evidence that such insurance has been obtained and is current.

15.6 If an Owner fails to comply with sub-bylaw 15.5.7, 8 or 10, after giving that Owner reasonable notice, the Council may arrange and carry out all works required. The costs of any such works may be recovered from that Owner as if such costs were a contribution levied pursuant to Section 100(1) of the Act.

16. EXCLUSIVE USE OF CAR PARKING, DISABLED BAYS AND VISITOR CAR PARKING BAYS

16.1 If, at any time, an Owner of a Lot is granted the exclusive use of a car bay within the common property, that Owner must comply with the requirements set out in Schedule 2 Conduct By-Law 3.

16.2 The Strata Company must, and the Owners and occupiers of all Lots acknowledge and agree that the Strata Company must, set aside:

16.2.1 at least 32 car bays located on and forming part of the Common Property exclusively for the use as visitors' car parking (Visitor Car Parking Bays): and

16.2.2 1 car bay located on and forming part of the Common Property as a disabled bay exclusively for the use by visitors of the Commercial Lots between the hours of 7:00am and 6:00pm on weekdays (excluding public holidays in the State of Western Australia), subject to the display of a valid ACROD sticker (Disabled Car Parking Bays),

and the Strata Company must ensure that the Visitor Car Parking Bays and Disabled Car Parking Bay are appropriately marked or signed as such at all times.

16.3 The Owners and occupiers of the Lots acknowledge and agree that:

16.3.1 they are not permitted to park Vehicles in or otherwise use or obstruct the Visitor Car Parking Bays at any time; and

16.3.2 they are not permitted to obstruct the Disabled Car Parking Bay at any time nor are they permitted to park Vehicles in or otherwise use the Disabled Car Parking Bay during the hours of 7:00am and 6:00pm weekdays (excluding public holidays in the State of Western Australia) and that any use outside of these hours shall be subject to the Owner or occupier displaying a valid ACROD sticker on the Vehicle to be parked within the Disabled Car Parking Bay.

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16.4 The Strata Company may:

16.4.1 for the purpose of the exclusive use Schedule 1 Governance By-Law 16 and Schedule 2 Conduct By-law 3 make rules in respect of the Visitor Car Parking Bays and the Disabled Car Parking Bay in accordance with Schedule 2 Conduct By-Law 27.1; and

16.4.2 enter into a private parking agreement with the City of Vincent in respect of the Visitor Car Parking Bay and the Disabled Car Parking Bay for the City of Vincent to enforce the Parking and Parking Facilities Local Law 2007 and issue penalties pursuant to the Parking and Parking Facilities Local Law 2007 where any Owners or occupiers of the Lots fail to comply with Schedule 1 Governance By-law 37.3 or Schedule 2 Conduct By-law 3.

16.5 The Strata Company may not, without the consent of the City of Vincent, grant rights of exclusive use or special privilege over the Visitor Car Parking Bays or Disabled Car Parking Bay to any Owner at any time.

17. COMMERCIAL LOT CAR BAYS

17.1 The Owner or occupier of a Commercial Lot acknowledges and agrees that those parts of the Commercial Lot comprising car parking are, or will be, burdened by a registered easement in favour of the Owners and occupiers of the Residential Lots whereby the Residential Lot Owners are or will be granted the non-exclusive right to park vehicles in the car parking comprised within the Commercial Lot between the hours of 6:00pm and 7:00am Monday to Saturday and at any time on a day that is a Sunday or public holiday in the State of Western Australia.

17.2 The Owner or occupier of a Commercial Lot must not agree to a surrender of any easement registered as contemplated by By-Law 17.1 without the prior approval of the City of Vincent.

18. EXCLUSIVE USE OF COMMON PROPERTY - SIGNS BY ORIGINAL OWNER

18.1 In addition to the rights of the Original Owner under any other By-Law, the Original Owner and its authorised selling agents shall have, for so long as it is an Owner:

18.1.1 the special privilege of installing and keeping Signs on common property advertising Lots for sale or lease;

18.1.2 the exclusive use of the common property cubic space occupied by such Signs; and

18.1.3 the special privilege of installing and keeping Signs on the balconies of Lots advertising those Lots for sale or lease.

19. FACADES OF LOTS

19.1 An Owner or occupier of a Lot must not alter, modify, erect or carry out any works to the Facades of their Lot or to any other Lot, including changing the external colour scheme of the Lot, without the prior written approval of the Strata Company.

20. PUBLIC ARTWORK

20.1 The Owners acknowledge and agree that:

20.1.1 the Scheme includes, or may include, one or more pieces of public art installed, or to be installed, by the Original Owner at the direction of the City of Vincent pursuant to the City of Vincent's "Percent for Public Art" policy (Public Artwork); and

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20.1.2 any Public Artwork installed by the Original Owner shall be the subject of an agreement between the relevant artist and the Original Owner in relation to, amongst other things, the ongoing maintenance of the Public Artwork to a safe and aesthetic standard and the relocation and removal of the Public Artwork (Public Artwork Agreement).

20.2 The Owners further acknowledge and agree that the Strata Company:

20.2.1 shall be bound by, and must comply at its cost with, the terms of any Public Artwork Agreement entered into by the Original Owner and, if required by the Original Owner or the City of Vincent, enter into a deed of assignment in respect of any Public Artwork Agreement, or enter into a replacement Public Artwork Agreement direct with the relevant artist;

20.2.2 must comply with any other requirements imposed from time to time by the City of Vincent in respect of the Public Artwork; and

20.2.3 must otherwise comply with the directions of the relevant artist commissioned to prepare the Public Artwork.

21. HERITAGE

21.1 The Owners acknowledge and agree that:

21.1.1 the Scheme encompasses the building previously known as the "Christian Brothers High School", an "Interwar Georgian Revival" style building which has been listed on the City of Vincent Municipal Inventory (Heritage Building);

21.1.2 the Strata Company has present obligations imposed by the City of Vincent pursuant to the City of Vincent's Heritage Management Policies to maintain the heritage values of the building and will have future obligations to do so, including but not limited to the retention and conservation of:

21.1.2.1 an interpretive plaque explaining the heritage development of the site and its cultural heritage value; and

21.1.2.2 the red brick and iron fence featuring a geometric pattern that surrounds the building.

21.2 The Owners shall be bound by, and the Strata Company must comply with, the requirements of the City of Vincent and the Heritage Council of Western Australia from time to time in relation to the conservation of the Heritage Building.

22. COMMON PROPERTY DAMAGE & CONTRACTOR INSTRUCTIONS

22.1 If damage of any nature is caused to any part of the common property by the actions of any Owner, occupier or their Invitee, that Owner must bear the full cost of making good such damage.

22.2 If the Strata Company expends money to make good the damage to the common property (which has been notified to the relevant Owner and in relation to which notice the Owner is in default under Schedule 2 Conduct By-Law 31), the Strata Company shall be entitled to recover from the Owner or occupier, as the case may be, the amount so expended as a debt in any court of competent jurisdiction.

22.3 No Owner, occupier or Invitee may directly instruct any contractors or workmen employed by the Strata Company unless authorised by the Strata Company. Any person instructing any contractor or workmen without authorisation from the Strata Company shall be responsible personally for the payment of such contractor or workmen and shall also be personally responsible for the cost of removing or altering any such work as the Strata Company deems unsatisfactory.

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23. COSTS OF LEGAL PROCEEDINGS

23.1 if:

23.1.1 an Owner institutes legal proceedings against the Strata Company or legal proceedings in which the Strata Company becomes involved; or

23.1.2 the Strata Company institutes legal proceedings against an Owner or legal proceedings in which an Owner becomes involved as a party with an adverse interest,

and:

23.1.3 that Owner is not successful in those legal proceedings; and

23.1.4 the Strata Company incurs costs in preparing for, being a party in or being involved in those legal proceedings; and

23.1.5 some or all of those costs are not recoverable in those legal proceedings (Extra Costs);

then the Council is empowered to:

23.1.6 determine that the Extra Costs shall be included in the amounts to be raised for the purposes set out in Section 100(1)(a) of the Act (specifically, the Strata Company's obligation to pay the costs of the parties engaged to assist in the preparation for and involvement in the legal proceedings); and

23.1.7 raise the amount of the Extra Costs so determined by levying a contribution for that amount pursuant to Section 100(1) of the Act solely on the Owner who was unsuccessful in those legal proceedings.

23.2 For the purposes of this By-Law, "legal proceedings" includes (but is not limited to):

23.2.1 the issuing of a notice alleging a breach of the Act or By-Laws that could lead to an application to the State Administrative Tribunal or any Court;

23.2.2 an application to the State Administrative Tribunal for relief under the Act;

23.2.3 an application for leave to appeal to the Supreme Court from an order of the State Administrative Tribunal;

23.2.4 a claim in any Court for the recovery of any contribution or other amount levied on the Owner; and

23.2.5 any other proceedings in any court.

23.3 For the purposes of this By-Law, "costs" includes (but is not limited to):

23.3.1 Strata Manager's costs;

23.3.2 debt recovery agent's costs;

23.3.3 costs of any employees of and contractors to the Strata Company preparing for or being involved in the legal proceedings;

23.3.4 costs of any consultants and experts; and

23.3.5 legal costs and disbursements on a solicitor/own-client indemnity basis.

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24. ELECTRICAL POWER ARRANGEMENTS

24.1 In this By-law and By-law 25:

"Embedded Network" means the electricity power network that services the Scheme incorporating (but not limited to) the supply by the Supplier of electricity generated by the network, the purchase of electricity supplies from a retailer by the Supplier and the on sale of electricity by the Supplier and includes all components of such Embedded Network, including without limitation, PV Systems, conduits, wiring switches, inverters, meters and associated equipment;

"Existing Network" means the electricity power network that services the scheme prior to the installation of the Embedded Network and includes all components of the Existing Network including without limitation conduits, wiring, switches, inverters, meters and associated equipment;

"Licence Deed" means the Embedded Licence Deed between the Strata Company and the Supplier relating to the use of the portion of the common property therein and access thereto to conduct regular meter reading, maintenance, repairs and inspections at the at the cost of the Supplier in the form approved by the Strata Company;

"Operator Deed" means an embedded network and electricity supply agreement between the Strata Company and the Supplier relating to the ownership and operation of the Embedded Network by the Supplier in the form approved by the Strata Company;

"Supplier" means the company or other entity which is a party to the Operator Deed and Licence Deed with the Strata Company and is responsible for the Embedded Network and its operation and the supply of electricity and/or other utilities to the Strata Company and/or Owners directly or via the Strata Company using the Embedded Network; and

"PV System" means a solar photovoltaic panel system and associated apparatus including mounting fixtures, wires, pipes and ducts.

24.2 The Strata Company may enter into the Operator Deed and the Licence Deed to secure the provision of electricity to the Scheme by the Supplier through the Embedded Network.

24.3 The Strata Company will endeavour to ensure that the Supplier must, where reasonably possible, deliver a supply of electricity to the Scheme from the Embedded Network or other renewable sources such as PV Systems and/or by purchasing electricity from wholesale electrical suppliers such as Western Power/Synergy.

24.4 The Operator Deed and the Licence Deed may require the Strata Company to purchase all electricity needs for the Common Property from the Supplier and pay all charges imposed by the Supplier for such supply and consumption.

24.5 The Operator Deed and the Licence Deed may also require the Supplier to offer a supply of electricity to each Lot from the Embedded Network.

24.6 The Owners and the Strata Company acknowledge and agree that:

24.6.1 the Embedded Network is the property of and belongs to the Supplier and will at all times remain the property of the Supplier and will not vest in the Strata Company or other person or entity (whether legally, beneficially or otherwise);

24.6.2 on termination of the Operator Deed and/or the Licence Deed the Supplier may disconnect and remove the Embedded Network but for the avoidance of doubt not the Existing Network;

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24.6.3 all internal wiring, switches and plugs that services a Lot or the Common Property are the responsibility of the respective Owner or if they are on Common Property, the Strata Company;

24.6.4 the Embedded Network does not form part of the Common Property and is not a Strata Company asset or responsibility;

24.6.5 the Existing Network forms part of the Common Property and is an asset and the responsibility of the Strata Company.

24.7 An Owner may not install any solar panel on its Lot or the Common Property.

24.8 The Strata Company must ensure that the supply of sunlight to the Embedded Network is not obscured, interrupted or overshadowed by any vegetation or other thing that does, or may reasonably be expected to, interrupt or reduce the output of the Embedded Network.

25. SUPPLIER

25.1 If any Owner or occupier of a Lot wishes to receive a supply of electricity from the Supplier (it being under no obligation to do so) then, subject to the Supplier being able to provide such supply, it will be required to enter into separate supply and billing arrangements with the Supplier. Such Owner or occupier, as the case may be, (consumer) must comply with any reasonable conditions of supply imposed by the Supplier concerning the supply of electricity to the Lot.

25.2 Pursuant to the Network Provider's arrangements with a consumer, the Supplier will read the power meters and forward details of the electricity consumed by each Lot to the relevant consumer and will regularly invoice that consumer for the electricity used by that Lot.

25.3 A consumer acknowledges that if a consumer fails to pay any charge invoiced by the Supplier at the time and in the manner required by it, the Supplier may, among other things, discontinue the supply of electricity to the consumer pending payment of all monies due by it.

25.4 A consumer acknowledges and agrees that:

25.4.1 the ability of the Supplier to supply electricity to a Lot;

25.4.2 whether all or part of any electricity supplied to a Lot is derived from the Embedded Network; and

25.4.3 the charges payable for the supply of electricity to a Lot,

are each dictated by the electricity supply available to the Supplier.

25.5 The Strata Company will not be liable to an Owner or consumer if for any reason:

25.5.1 the Supplier is unable to supply a Lot with electricity; or

25.5.2 there is any disruption in the supply of electricity to a Lot.

25.6 Except in the case of an emergency when no prior notice will be required, on receipt of reasonable prior written notice an Owner must allow or provide to the Strata Company, the Supplier and their respective

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agents, representatives and contractors access to the Lot to facilitate the provision of electricity to the Scheme or any part thereof and the maintenance of the Embedded Network.

25.7 If an Owner or occupier of a Lot does not wish to receive electricity from the Supplier then such Owner or occupier can arrange supply from another party but must, at its own cost, arrange for the supply and installation of a new power meter as the Embedded Network meter may only be used for electricity supplied by the Supplier.

25.8 The Owners acknowledge that it is the intention of By-laws 24 and 25 to enable the provision of electrical power to the scheme in a manner that may:

25.8.1 complement the environmental and sustainability aims of the scheme; and

25.8.2 result in charges to the Strata Company and consumers that are less than retail electricity rates due to factors such as electricity being purchased on an aggregated basis.

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SCHEDULE 2 CONDUCT BY-LAWS

1. USE OF RESIDENTIAL LOTS

1.1 An Owner of a residential Lot may only use its Residential Lot as a residence.

1.2 The Owner or occupier of a Residential Lot must not use or allow its Residential Lot to be used:

1.2.1 for any illegal, immoral, noxious, dangerous or offensive purpose, activity or occupation;

1.2.2 for the keeping of any animal subject to Section 46(h) of the Act and Schedule 2 Conduct By-law 25;

1.2.3 in an excessively noisy, noxious or offensive manner that causes damage, nuisance or disturbance to the owners or occupiers of adjoining properties, including other Lots within the Scheme.

1.3 A Residential Lot may not be occupied by more than 2 persons for every bedroom comprised in the Residential Lot except where the Owner obtains the prior written consent of the Strata Company.

1.4 Despite By-Law 1.1, an Owner of a Residential Lot may:

1.4.1 grant occupancy rights in respect of the Residential Lot to residential tenants for a term not less than 3 months;

1.4.2 conduct business from the Residential Lot so long as:

1.4.2.1 the Owner does not invite customers of the business to visit the Residential Lot for the purpose of conducting the business;

1.4.2.2 the conduct of the business does not breach any local authority by-law or regulation;

1.4.2.3 the conduct of the business does not cause any inconvenience to the other Owners or occupiers of the Residential Lots;

1.4.2.4 the business does not involve the manufacture, storage or selling of goods.

1.5 Despite By-Law 1.1 and 1.4.2.1, the Original Owner may use any Lot (including a Residential Lot) owned by the Original Owner for the purposes of display to prospective purchasers of that Lot or other Lots within the Scheme.

1.6 If an Owner of a Residential Lot grants occupancy rights in respect of a Residential Lot, the Owner must:

1.6.1 if requested by the Strata Company, promptly provide the Strata Manager with the full name of each occupier;

1.6.2 give each occupier a copy of the By-Laws and the rules (if any) at the commencement of occupation;

1.6.3 procure that the occupancy agreement contains a provision to the effect that the occupier will comply with the By-Laws and any rules and that any breach will constitute a breach of the occupancy agreement which will entitle the Owner to terminate the occupancy agreement;

1.6.4 procure that the occupancy agreement contains a provision to the effect that the Residential Lot may not be occupied by more than 2 persons for every bedroom comprised in the Residential Lot except where the Owner obtains the prior written consent of the Strata Company. The Owner must, if requested by the Strata Company, promptly provide the Strata Company with a copy of the relevant occupancy agreement to evidence compliance with this By-Law 1.6.4.

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1.7 An Owner or occupier of a Residential Lot may not install or permit to be installed an Air-Conditioning System on any balcony forming part of the Residential Lot or on any part of the Common Property in addition to any Air-Conditioning System installed and servicing the Lot as at the date of registration of the Scheme (Existing Air-Conditioning System). An Owner or occupier of a Residential Lot may, however, upgrade or replace an Existing Air-Conditioning System from time to time with the consent of the Strata Company provided the replacement Air-Conditioning System is located in the same position, and is generally the same size and configuration, as the Existing Air-Conditioning System.

1.8 An Owner and occupier of a Residential Lot must, in relation to the lot and the Scheme as a whole:

1.8.1 effect and maintain with insurers approved under the Insurance Act:

1.8.1.1 adequate contents insurance; and

1.8.1.2 public risk insurance with an amount insured of at least $20,000,000 (or such other amount as the Strata Company may from time to time prescribe) for any one event;

1.8.2 provide certificates of currency in respect thereof to the Strata Company within fourteen days of request; and

1.8.3 not permit any contractors to carry out any works in relation to the Lot without ensuring that the contractor has all appropriate insurance cover in respect of those works.

2. USE OF COMMERCIAL LOTS

2.1 If there is any conflict between this By-Law 2 and any other By-Law, then this By-Law shall prevail.

2.2 The Owner or occupier of a Commercial Lot may only use the Commercial Lot for a purpose approved by the City of Vincent from time to time. :

2.3 The Owner and occupier of a Commercial Lot must:

2.3.1 conduct any business in their Commercial Lot in an orderly and reputable manner, consistent with the essence, theme, standard and quality of the Scheme;

2.3.2 conduct business in a Commercial Lot in accordance with any restrictions applying generally or specifically to the nature of the business conducted in a Commercial Lot;

2.3.3 ensure that all approvals, consents and licences required for the conduct of the business and use of the Commercial Lot are obtained and that all the conditions of such approvals, consents and licences are observed. The Owner and occupier will provide copies of all these approvals, consents and licences upon demand by the Council.

2.3.4 observe and comply with the Act, the By-Laws and all other laws, statutes, regulations and requirements relating to their Lot, including but not limited to:

2.3.4.1 the use and occupation of a Commercial Lot for the use intended by the Owner and occupier;

2.3.4.2 the facilities to be provided in the Commercial Lot by reason of the number and sex of the Owner and occupier's employees and other persons working in or entering the Commercial Lot;

2.3.4.3 the fixtures, fittings, machinery, plant and equipment in a Commercial Lot;

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2.3.4.4 occupational health and safety and environmental matters, including the safety of employees while using or accessing any car bays attaching to the Commercial Lot or forming part of the common property; and

2.3.4.5 the provision of fire fighting equipment,

and must comply with the notices or requirements of all relevant authorities regarding *the* matters in this sub-bylaw 41.3(4).

2.4 The Owner or occupier of a Commercial Lot must not use or allow a Commercial Lot, plant or machinery or fixtures or fittings on it to be used:

2.4.1 for any illegal, immoral, noxious, dangerous or offensive purpose, activity or occupation;

2.4.2 as sleeping quarters or as residence;

2.4.3 for the keeping of any animal;

2.4.4 for an auction or public meeting;

2.4.5 in an excessively noisy, noxious or offensive manner that causes damage, nuisance or disturbance to the owners or occupiers of adjoining properties, including other Lots within the Scheme.

2.5 The Owner and occupier of a Commercial Lot must not bring into store or use in their Commercial Lot any inflammable, dangerous or explosive substances (for example, acetylene, industrial alcohol, burning fluids) unless such substances are needed for the proper conduct of the business upon the lot and the substances are stored and used only whilst taking all necessary safety precautions and in compliance with all statutes and regulations relating to such substances.

2.6 The Owner and occupier of a Commercial Lot must keep the Commercial Lot clean and in good condition, and must:

2.6.1 have the floor and interior of a Commercial Lot cleaned at least once on each day those premises are open for business;

2.6.2 maintain the internal surfaces of the windows in a clean condition;

2.6.3 have the fittings, equipment and furnishings cleaned as frequently as required to maintain them in a clean condition;

2.6.4 not allow the accumulation of useless property, foodstuffs or any other type of rubbish in a Commercial Lot;

2.6.5 where necessary provide a sanitary hygiene service to the female toilets.

2.6.6 cause all rubbish accumulated in the Commercial Lot to be placed daily in the bulk rubbish container provided by the Strata Company and situated on the Land in an area set aside for that purpose; and

2.6.7 not purposely break or permit any employee of the business to purposely break any bottles or other glass containers in or about any garbage disposal container or bottle receival receptacle or anywhere else on the common property.

2.7 The Owner and occupier of a Commercial Lot must not allow the loading or unloading of Vehicles other than in the designated loading bays and must not interfere with the parking of Vehicles in the car park by any other Owner, occupier or person entitled to the use of the car bays.

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2.8 The Owner and occupier of a Commercial Lot must:

2.8.1 not use the toilets, sinks, drainage and plumbing on the Commercial Lot for purposes other than those for which they were respectively designed or installed;

2.8.2 not place in any of the facilities referred to in paragraph (1) rubbish, chemicals, contaminated material and any other substances that they are not designed to receive or that would infringe health or environmental regulations;

2.8.3 at their cost, repair any damage caused to any of those facilities by breach of this By-Law.

2.9 The Owner and occupier of a Commercial Lot must:

2.9.1 not install any electrical equipment that would overload the cables, switchboards and other equipment that supplies electricity to the Scheme or to the Commercial Lots;

2.9.2 to the extent caused, or necessitated, by the actions of the relevant Owner or occupier, be liable for the cost of:

2.9.2.1 repairing any damage to the electrical system;

2.9.2.2 ensuring that any electrical equipment forming part of the common property is repaired and restored to working order; and

2.9.2.3 if necessary, disconnecting the Owners' installation or altering or upgrading the electrical supply system so that it will suffice for the load imposed by the desired installations; and

2.9.3 not install or permit to be installed an Air-Conditioning System on any balcony forming part of the Commercial Lot.

2.10 The Owner and occupier of a Commercial Lot must:

2.10.1 take reasonable action to secure the Commercial Lot against unauthorised entry;

2.10.2 securely lock and fasten external doors and windows in the Commercial Lot whilst the Commercial Lot is unoccupied;

2.10.3 keep the Commercial Lot and its entrances and surrounds in a thorough state of cleanliness and not allow to accumulate or remain therein or thereabouts any rubbish, papers, cartons, boxes, containers or other waste products and must place daily all such rubbish in the containers provided for that purpose for the Commercial Lot; and

2.10.4 keep the Commercial Lot free and clear of all animals, including all rodents, termites and other pests.

2.11 Before the commencement of any works in the nature of a "fit out" requiring structural alterations or additions intended to make a lot suitable for occupation, or re-occupation of a lot, an Owner and occupier of a Commercial Lot must, in addition to obtaining any necessary statutory approvals in respect of the proposed works, submit an application to and receive approval of that application for those works from the Council.

2.12 In considering an application pursuant to sub-bylaw 41.11, the Council must particularly consider the potential impact of the proposal upon the Services and may require the applicant to supply written certification from a mechanical engineer in regard to any aspect of the compatibility of the proposal with the Services and from a structural engineer in relation to the effect any proposed structural works may have on the structural soundness of the building.

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2.13 An Owner and occupier of a Commercial Lot must, in relation to the lot and the Scheme as a whole:

2.13.1 effect and maintain with insurers approved under the Insurance Act:

2.13.1.1 adequate business insurance; and

2.13.1.2 public risk insurance with an amount insured of at least $20,000,000 (or such other amount as the Strata Company may from time to time prescribe) for any one event;

2.13.2 must provide certificates of currency in respect thereof to the Strata Company within fourteen days of request; and

2.13.3 must not permit their contractors to carry out any works in relation to the Lot without ensuring that the contractor has all appropriate insurance cover in respect of those works.

2.14 Subject to the approval of the City of Vincent and any other relevant authority in relation to the proposed use of the Commercial Lot, the Owner of a Commercial Lot shall have the right to make an application to the Department of Racing, Gaming and Liquor for the issue of a liquor licence in respect of the Commercial Lot. The Owner of the Commercial Lot must comply with all requirements and conditions imposed on any licence issued to it in respect of the Commercial Lot. An Owner who makes an application pursuant to this sub-bylaw 41.14 must make no claim against the Strata Company for any refusal of an application by the Department as a result of any limitations in the Scheme which render it impossible for the Owner to comply with any conditions imposed by the Department.

3. ACKNOWLEDGEMENTS AND OBLIGATIONS IN RELATION TO CAR BAYS

3.1 No Owner or occupier shall lease, licence, rent or otherwise allow use of a car bay which forms part of its Lot, or over which it has been granted exclusive use, to any person, company or corporation who is not an Owner or occupier of a Lot within the Scheme.

3.2 An Owner is responsible, at its cost, for the maintenance of any car bay which forms part of its Lot, or over which it has been granted exclusive use, and must ensure that the car bay is kept in a neat and tidy condition and ensure that all oil spills are promptly removed from the floor surface of any of the car bays.

3.3 An Owner or occupier may not, without the consent of the Strata Company, erect any form of structure within or on the boundary of any part of a car bay which forms part of its Lot, or over which it has been granted exclusive use, nor use the car bay as a storage area.

4. SPECIAL USE OF RECREATIONAL FACILITIES

4.1 The Council may make rules regarding the use of the Recreational Facilities from time to time.

4.2 The Owners of the Residential Lots shall be entitled to the special use and enjoyment of that part of the Common Property (and which includes the Recreational Facilities) as delineated and identified with the letter "x" on the attached plan annexed hereto as Attachment 1 and entitled "Special Use Sketch" and on the conditions contained in By-laws 4.2 and 4.5.

4.3 The Owners of the Commercial Lot consent to the granting to the Owners of the Residential Lots of the special use the Common Property (including the Recreational Facilities) as provided for in Bylaw 4.2.

4.4 An Owner or occupier of a Lot, including any lessee, licensee, guest or visitor must, at all times, comply with the rules made from time to time by the Council in relation to the Recreational Facilities.

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4.5 The rules made by the Council in relation to the use of the Recreational Facilities may include the following rules:

4.5.1 the Recreational Facilities may only be used between the hours prescribed by the Strata Company from time to time;

4.5.2 a guest or visitor of an Owner or occupier of a Lot may only use the Recreational Facilities provided that they are accompanied by that Owner, occupier or other resident;

4.5.3 children under the age of 16 years may use the Recreational Facilities only if accompanied and supervised by an adult;

4.5.4 glass objects, drinking glasses, food and sharp objects are not permitted in or about the Recreational Facilities except in areas designated by the Council from time to time as specifically designed for eating and drinking;

4.5.5 running, ball playing, noisy or hazardous activities are not permitted in or about the Recreational Facilities;

4.5.6 gymnasium and swimming pool equipment may only be used for their intended purpose and must not be interfered with;

4.5.7 all users must be appropriately attired whilst using the Recreational Facilities and nude bathing is not permitted at any time;

4.5.8 all users must remove all items they take with them onto the Recreational Facilities and properly dispose of refuse;

4.5.9 a maximum of 2 guests or visitors of an Owner, occupier or other resident of a Lot are permitted to use the Recreational Facilities at any one time;

4.5.10 all users use the Recreational Facilities at their own risk and must be responsible for their own safety.

5. PENALTY FOR BREACH OF BY-LAWS

5.1 The penalty for breaching any of Schedule 1 Governance By-Laws or any Schedule 2 Conduct By-Law shall be such amount as may from time to time be prescribed by the Act.

6. ALTERNATIVE SOLUTION

6.1 The Building Code of Australia (BCA) states a number of Performance Requirements that a building design should meet.

6.2 The Performance Requirements are the only part of the BCA to which a design must comply.

6.3 The BCA states the methods whereby it may be demonstrated that the building design achieves the Performance Requirements, namely:

6.3.1 complying with the Deemed-to-Satisfy Provisions of the BCA;

6.3.2 formulating an Alternative Solution which:

6.3.2.1 complies with the performance Requirements; or

6.3.2.2 is shown to be at least equivalent to the Deemed-to-Satisfy provisions; or

6.3.3 a combination of (1) and (2).

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6.4 The Original Owner may adopt or be required to adopt Alternative Solutions by the Local Government from time to time.

6.5 WARNING: By reason of the adoption of the Alternative Solutions risk of damage to the building fabric and contents of adjoining Lots may be greater than under a BCA Deemed-to-Satisfy design.

6.6 Each Owner is obligated to notify its own insurer of the adoption of the Alternative Solutions and the warning contained in this By-Law 6.

6.7 The Strata Company shall notify its own insurer of the adoption of the Alternative Solution and the warning contained in this By-Law 6.

6.8 The Strata Company acknowledges and agrees that it must comply with all of the obligations related to the adoption of the Alternative Solutions by the Original Owner.

6.9 To the extent permitted by law, the Strata Company and each Owner and any other person having any interest in a Lot releases the Original Owner and each of its officers and agents from all obligations in relation to compliance with the Alternative Solutions and from all Claims that may arise by reason of the adoption of the Alternative Solutions rather than the Deemed-to-Satisfy Provisions of the BCA.

6.10 In this By-Law 6, Claim means all actions, suits, claims, causes of action, proceedings, demands, costs (including solicitor's own costs on a solicitor/own client basis), judgments, charges, expenses, agreements, obligations, warranties, undertakings, indemnities, claims for contribution, losses, damages and all other liabilities, contingent, prospective, actual or otherwise and whether in contract, tort or under statute.

7. ESSENTIAL SERVICES TO BE INSPECTED OR TESTED

7.1 The Strata Company must comply with the Building Code of Australia and in particular, to Section 1 in respect of its obligations to maintain the common property including, but not limited to, all equipment and safety systems.

7.2 In addition to the general obligations of the Strata Company to repair and maintain the common property, the Strata Company must ensure that the following essential services are inspected or tested, as the case may be, in accordance with the installation standards or levels of performance described below and in accordance with the nature and frequency of inspection or testing described below:

ESSENTIAL SERVICES TO BE INSPECTED OR TESTED	INSTALLATION STANDARDS/LEVEL OF PERFORMANCE	NATURE AND FREQUENCY OF INSPECTION OR TEST
Fire Detectors and Alarm Systems	BCA E1.7, AS 1670	Monthly to AS 1851
Fire Hydrants — including pump sets and booster connection where installed	BCA E1.3, AS 2419.1	6 Monthly to AS 1851
Sprinklers, including isolation valves where installed	BCA, El .3, AS 2118, Code of practice for installation of residential life safety sprinkler systems	Monthly to AS 1851
Emergency and Intercommunications Systems Maintenance where installed	BCA Part E4.9, A51670.4 & A54428.1	Monthly to AS 1851
Fire doors (including signs)	BCA Spec C3.4, AS 1905.1	Monthly to AS 1851

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Smoke doors	BCA Spec C3, 4	Monthly to AS 1851 equivalent
Exit Doors	BCA Section D	3 monthly inspections to confirm exit doors are intact, operational and fitted with conforming hardware.
Paths of travel to exits	BCA Section D	3 monthly inspections to confirm travel paths are intact and annually to AS 1851
Emergency Lighting	BCA Part E4, AS 2293.1	6 monthly to AS 2293
Exit Signs	BCA Part E4, A5 2293.1	6 monthly to AS 2293
Fire Extinguishers (portable)	BCA E1.6, AS 2444	6 monthly to AS 1851
Fire Hose Reels	BCA E1.4	6 monthly to AS 1851
Fire indices for materials	BCA Cl, 10, AS 1530.3	Annual inspection to confirm no materials with potentially non-conforming fire indices occur
Fire isolated stairs	BCA Sections C and D	Annual Inspection
Penetrations in fire-rated and smoke rated	BCA Part C3	Annual Inspection
OTHER		**NATURE AND FREQUENCY**
External metal surfaces (including painted or powder coated surfaces)		
• *Gates and fences*		To be washed and soft brushed once a month —repainted when
• *Gates*		To be serviced once every 3 months
• *Reticulation System*		To be checked regularly —important to not overwater, and not to water other than on allocated days for no longer
• *Lift*		Ensure contractor adheres to service agreement
• *Roof Gutters / Drains*		To be cleaned every 3 months

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• *Soak wells*		To be inspected every 6 months and emptied when required.
• *Carpets*		Dry-clean communal carpets in lounge areas etc. once every 6 months or more often if required.
• *Timberwork*		To be kept clean and repainted every 3 to 5 years or when required.

8. NATIONAL BROADBAND NETWORK

8.1 In this By-Law:

"Developer Agreement" means a developer agreement entered into between the Original Owner and NBN Co in relation to the installation of Network Infrastructure on the Land for the purposes of connecting the Strata Scheme to the NBN;

"NBN" means the National Broadband Network;

"NBN Co" means NBN Co Limited ABN 86 136 533 741;

"Network Infrastructure" means the physical infrastructure of the high speed broadband fibre optic network to be installed on the Land including all fibre, cables, electronic devices and equipment, ducts, cabinets, housing and any other active and passive equipment and distribution infrastructure;

"Pathways" means that portion of the Common Property that comprises conduit, pathway or pathways of duct or catenary in or which only NBN Co's fibre is installed or attached;

"Supplier" means Fujitsu Australia Limited and any contract, subcontractor, consultant or agent of NBN Co or Fujitsu Australia Limited, engaged to carry out the design and installation of Network Infrastructure for the NBN network, including the Pathways; and

"Telecommunications Act" means the *Telecommunications Act 1997 (Cth)*.

8.2 Exclusive use of Pathways

8.2.1 The Strata Company acknowledges and agrees that:

8.2.1.1 the Original Owner has granted, or intends to grant, to NBN Co an exclusive licence to use of the Pathways for the period of time that NBN Co supplies Network Infrastructure to the Scheme; and

8.2.1.2 NBN Co may sub-licence the use of the Pathways or transfer its exclusive licence to a Supplier of Network Infrastructure in its discretion.

8.2.2 The Strata Company agrees that it will, at the request of the Original Owner or NBN Co. either take an assignment of any existing licence granted to NBN Co in respect of the Pathways, or grant an exclusive licence direct to NBN Co in respect of the use of the Pathways.

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8.3 Telecommunications Act

8.3.1 The Strata Company acknowledges and agrees that the Original Owner has entered into the Developer Agreement.

8.3.2 The Strata Company agrees to comply with clause 14 of the Developer Agreement as follows:

8.3.2.1 the Strata Company must give any reasonable assistance which NBN Co or the Supplier requires in issuing notices under schedule 3 of the Telecommunications Act and the Telecommunications Code of Practice 1997;

8.3.2.2 the Strata Company agrees in accordance with clause 17(5), 18(3) and 19(2) of schedule 3 of the Telecommunications Act to waive its right to be given notice under clause 17(1), 18(1) or 19(1) of schedule 3 of the Telecommunications Act in relation to the exercise by NBN Co or the Supplier of its power to inspect land, to install a low impact facility within the meaning of the Telecommunications (Low Impact Facilities) Determination 1997 or to maintain a facility; and

8.3.2.3 the Strata Company acknowledges and agrees that by waiving its right to receive a notice under clause 17(5), 18(3) or 19(2) of schedule 3 of the Telecommunications Act it is also waiving any right, including without limitation any right conferred by clause 4.30 of the Telecommunications Code of Practice 1997, to object to the activities that are the subject of the notice.

9. PAYMENTS AND NOTIFICATIONS

9.1 An Owner must:

9.1.1 pay by the respective due dates all rates, taxes, charges, outgoings and assessments that may be payable in respect of its Lot;

9.1.2 within 14 days after becoming an Owner, give Council written notice of an address of the Owner within Western Australia for service of notices and other documents under the Act;

9.1.3 if required by Council, notify Council of any mortgage or other dealing in connection with its Lot, including in the case of a lease of a Lot, the name of the lessee and the term of the lease.

10. MAINTENANCE AND REPAIRS

10.1 An Owner must, at its cost:

10.1.1 carry out all work that may be ordered by any competent public authority or Local Government in respect of its Lot within the time period specified in the order;

10.1.2 keep its Lot clean and in a state of good repair and free from vermin.

11. REFUSE, CLEANING AND WASTE MANAGEMENT

11.1 Owners and occupiers must:

11.1.1 maintain within their Lot, or on such part of the common property as may be authorised by Council, a garbage bin in clean and dry condition and adequately covered;

11.1.2 must ensure that garbage bins are only placed on the verge of the Strata Scheme shortly prior to the scheduled collection times and must be removed as soon as reasonably practicable following collection (and in any event,

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must not be left on the verge overnight);

11.1.3 comply with all By-Laws of the Local Government relating to the disposal of garbage;

11.1.4 not deposit rubbish on common property or on their Lot other than properly wrapped or otherwise sealed and, subject to Schedule 2 sub-bylaw 3.1, placed in garbage bins provided or approved by the Strata Company, or on any other Lot.

11.2 The Strata Company must engage a caretaker who shall be responsible for the management, storage, placement and collection of bins as required under sub-bylaw 3.1(1) and 3.1(2) however, the Owners and occupiers acknowledge and agree that they are not released from their obligations in sub-bylaw 3.1 and, in particular, in the absence of an appointed caretaker, the Owners and occupiers must carry out the duties that would otherwise be performed by the caretaker.

12. ALTERATIONS TO LOT

12.1 An Owner must not commence any structural alterations, building or associated works of any kind to their Lot before they have:

12.1.1 obtained all the necessary approvals and permits of the Local Government;

12.1.2 obtained the consent of the Strata Company if the structural alterations are improvements within the meaning of Section 87 of the Act;

12.1.3 in addition to Section 87 of the Act, given to the Strata Company at least 14 days written notice of the proposed structural alterations and the date that work is to commence and true and complete copies of all relevant plans and specifications in respect thereto and the approvals and permits obtained from the Local Government;

12.1.4 indemnified the Strata Company in respect of any cost, expense or liability that may be incurred by the Strata Company consequent upon the Owner undertaking the structural alterations, building or associated works which indemnity must be in writing in a form reasonably required by the strata company and prepared and stamped at the cost of the Owner; and

12.1.5 if requested by the Strata Company, provided the Strata Company with a bond in an amount reasonably determined by the Council, in respect of any cost, expense or liability that may be incurred by the Strata Company consequent upon the Owner undertaking the structural alterations, building or associated work

12.2 In causing or allowing any structural alterations, building or associated works of any kind to be carried out on its Lot, an Owner must ensure:

12.2.1 subject to Schedule 2 By-Law 15, that all tradesmen's vehicles are parked, stored or kept within that part of the Owner's Lot intended for use as a car parking bay;

12.2.2 that no refuse, rubbish, trash or building materials are stored on or within any part of the common property;

12.2.3 that no security door or gate within the scheme remains open while the works are carried out;

12.2.4 that any common property damaged as a result of conducting the works is cleaned and restored to the same state and condition as it was prior to the works commencing;

12.2.5 that access to or egress from the Owner's Lot by all tradesmen bringing materials to the lot for the purpose of carrying out the works is pre-arranged with the council or the strata company manager;

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12.2.6 that no noxious or offensive activity be carried on upon its Lot between the hours of 5:00 p.m. and 8:30 a.m. Monday to Friday and not at all on a Saturday or Sunday nor must anything be done thereon which may be or may become an annoyance or nuisance to the Owners or occupiers of other Lots or which shall in any way interfere with the quiet enjoyment of other Owners and occupiers and without limiting the generality of the foregoing no mechanical or pneumatic tools must be used in the performance of the works during the hours specified in this sub-bylaw 4.2(6);

12.2.7 that all works are carried out in an enclosed environment so as to prevent the escape of dust, debris and other materials from the lot; and

12.2.8 that all works and installations carried out comply with all Australian Standards and Building Codes applicable from time to time to the building industry and without limiting the foregoing, all codes applicable in relation to electrical and plumbing works and installations.

13. USE OF COMMON PROPERTY - CONDUCT OF OWNERS, OCCUPIERS AND INVITEES

13.1 Owners and occupiers must:

13.1.1 use and enjoy the common property in such a manner as not to interfere with the reasonable use and enjoyment of the common property by other Owners, occupiers or Invitees;

13.1.2 take all reasonable steps to ensure that their Invitees do not behave in a manner likely to interfere with the peaceful enjoyment of another Lot or other Lots by other Owners, occupiers or Invitees; and

13.1.3 ensure that they comply, and that their Invitees comply, with the provisions of the By-Laws and the regulations or by-laws of the Local Government or any other relevant authority, and they must do all such things as are reasonably necessary to ensure that the Invitees vacate the Land as soon as possible, if the Invitees fail to comply with any By-Law or regulation.

13.2 Owners and occupiers must not:

13.2.1 use their Lot or permit it to be used in such a manner or for such purposes as are illegal or immoral or cause a nuisance to an Owner or occupier of another Lot;

13.2.2 use language or behave in a manner that causes offence or embarrassment to an Owner or occupier of another Lot or to any person lawfully using common property;

13.2.3 permit any child of whom he has control to play upon the common property or use the facilities unless accompanied by an adult exercising effective control;

13.2.4 ride bicycles, skateboards or rollerblades or similar equipment on the common property;

13.2.5 make undue noise or allow undue noise to be made in or about any Lot or common property;

13.2.6 allow the escape of irrigation water from the Owner's garden or balconies; nor

13.2.7 damage common property, except for reasonable wear and tear during its use for the purposes for which it is intended or used.

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13.3 Owners and occupiers must not, without the prior consent of the Strata Company:

13.3.1 obstruct the lawful use of the common property (other than where a grant of exclusive use has been made) by any person or permit to be done anything whereby any obstruction, restriction or hindrance may be caused to the entrances, exits, access roads or pathways of any Lot or any part of the common property;

13.3.2 maintain within its Lot anything that is visible from the outside of the Lot which is not in keeping with the amenity or reputation of the Scheme.

13.3.3 store any items in or upon the common property;

13.3.4 use any part of the common property for their own purposes to the exclusion of others, save as otherwise permitted by these By-Laws; nor

13.3.5 transport any large object through or upon common property, unless they have first given to Council at least 2 days written notice of their intention to do so in order to enable the Council to determine if it is necessary for a representative appointed by them to be present at the time to ensure that no damage is caused to the common property but if any damage is so caused, the Owner or occupier must indemnify the Strata Company for the cost of any works necessary to repair that damage.

14. SAFETY AND SECURITY

14.1 Owners and occupiers must:

14.1.1 take all reasonable steps to maintain the safety and security of its Lot and the Scheme;

14.1.2 notify the Council immediately they become aware of any threat to the Scheme;

14.1.3 comply with all directions of the Council concerning the safety and security of the Scheme; and

14.1.4 maintain the safe custody of all security keys or access cards used by them in relation to access to restricted areas within the Scheme and if any of them is lost or damaged, it must be repaired or replaced, as Council shall require, at the cost of the Owner provided that if, in the opinion of Council, that loss or damage affects the security of the Scheme, then the Owner or occupier must pay all costs necessary to ensure security is preserved for all the Lots and the common property.

15. LOT APPEARANCE

15.1 An Owner or occupier must not maintain within the Lot anything visible from outside their Lot, other than goods stored on a Commercial Lot for the purposes of the business conducted on that Lot, that, viewed from outside that Lot, is not in the opinion of Council, in keeping with the rest of the Scheme.

16. FLOOR COVERINGS

16.1 An Owner must ensure that all floor space within that Owner's Lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission there from of noise likely to disturb the peaceful enjoyment of the Owners or occupiers of any other Lots.

16.2 An Owner may install a wooden or other hard-surfaced floor-covering to their lot with the prior written approval of the Council provided that a sound proof membrane approved by the Council and which complies with all applicable Australian Standards and the Building Code of Australia is first installed between the concrete slab and the proposed flooring and the Owner must comply with all current Australian Standards and the Building Code of Australia applicable to the sound proofing of flooring at the time of installation.

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17. BALCONIES

17.1 An Owner or occupier of a Lot must not:

17.1.1 use any balcony other than for passive recreational pursuits directly related to the use to which the Lot adjacent to the relevant balcony is put;

17.1.2 place any umbrellas, white goods or other furniture on the balcony other than outdoor furniture;

17.1.3 leave loose objects on the balcony and the Owner acknowledges that wind may have adverse impacts on loose objects including lightweight chairs and tables left on the balcony or on internal partitions of the Lot if the balcony doors are left open;

17.1.4 allow any items, including any umbrella or other form of shade shelter, to protrude over the edge of the balcony;

17.1.5 hang any washing, bedding, clothing or other article on the balcony that is visible outside the Lot.

17.2 An Owner or occupier of a Lot shall be responsible for all costs associated with any damage caused to the Lot, the Scheme or to any other property of the Owner or occupier of the Lot, or to the property of any other Owner or occupier within the Scheme as a result of unsecured items being left in or about the balcony of its Lot.

17.3 The Owners and occupiers of a Lot acknowledge and agree that their use of any balcony may be adversely impacted by the prevailing wind conditions from time to time. Wind conditions may have a number of adverse effects whilst the balcony area is unoccupied including:

17.3.1 the removal of lightweight furniture during storms; and

17.3.2 the removal of planter boxes during storms.

18. WINDOW TREATMENTS

18.1 An Owner or occupier of a Commercial Lot must not, without the consent of the Strata Company:

18.1.1 fit any blinds or screens within its Commercial Lot that are visible from outside its lot unless they are of such uniform style and colour as determined by the Strata Company from time to time; or

18.1.2 apply any tinting, surface film or coloured glass to either the inside or outside surface of any window visible from outside the Lot.

18.2 An Owner or occupier of a Residential Lot must not, without the consent of the Strata Company:

18.2.1 hang window treatments in any Lot which are visible from the outside of a Lot unless those window treatments are of such uniform material and colour as from time to time prescribed by the Strata Company; or

18.2.2 apply any tinting, surface film (including foil) or coloured glass to either the inside or outside surface of any window visible from outside the Lot.

19. FLOOR LOADING

19.1 Neither an Owner nor an Owner's Invitee must do any act or thing which may result in:

19.1.1 excessive stress or floor loading to any part of a Lot; or

19.1.2 a breach of any restrictive covenant applicable to the Strata Plan.

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19.2 For the purposes of sub-bylaw 11.1, the maximum floor loadings are:

19.2.1 for Commercial Lots, 3kPa live load;

19.2.2 for internal areas of Residential Lots, 1.5kPa live load; and

19.2.3 for balconies adjacent to Residential Lots, 2kPa live load.

20. CLEANING WINDOWS

20.1 An Owner must keep clean all internal glass in windows, all internal and external glass in doors on the boundary of its Lot, and all inward facing balcony glass on the boundary of its Lot.

20.2 The Owner of a Commercial Lot must, in addition to its obligations in Schedule 2 sub-bylaw 12.1, keep all external glass (whether in windows, doors or otherwise) on the boundary of its Lot clean and serviced at its cost at all times.

21. SIGNAGE ON COMMERCIAL LOTS

21.1 The Owners and occupiers of Commercial Lots must not, without the consent of the Council display a sign on the internal window of its Lot that is visible from the outside of the Lot, or on the common property unless:

21.1.1 they comply with the requirements of the Local Government, the Council and the conditions in Schedule 1 Governance By-Law 14;

21.1.2 the sign is reasonably required for the purposes of a business lawfully conducted on that Commercial Lot;

21.1.3 the sign does not contain any offensive material.

22. SIGNAGE ON RESIDENTIAL LOTS

22.1 No sign or billboard may be displayed:

22.1.1 within public view on any portion of a Residential Lot; or

22.1.2 on the common property in respect of a Residential Lot.

23. VEHICLES

23.1 An Owner or occupier or Invitee must not park or stand a Vehicle in any other Owner's part Lot car bay or exclusive use car bay, or park or stand a Vehicle on common property except within a bay set aside for the parking of a motor Vehicle.

23.2 Subject to the Act, each Owner and occupier acknowledges and confirms that they will not hold the Strata Company responsible for:

23.2.1 damage from any cause a Vehicle may sustain at any time;

23.2.2 the theft of any Vehicle or for the theft of any parts, equipment or contents of any Vehicle however occurring;

23.2.3 the theft of any of the goods or belongings of any Owner, occupier or Invitee from a Vehicle, whether the theft occurred in a Lot, part Lot or on common property, including any exclusive use car bay; or

23.2.4 any injury which any Owner, occupier or visitor to the Land may sustain however or wherever occurring.

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23.3 Each Owner will indemnify and keep indemnified the Strata Company and the Strata Manager and their respective employees and agents against all costs, claims, actions, suits, demands and expenses arising from any loss or damage caused to any Vehicle belonging to that Owner or any injury to or death of any person caused by that Owner using any part of the Land.

23.4 An Owner or occupier must not drive any Vehicle on any common property access ways in excess of 10 kilometres per hour.

23.5 An Owner, occupier or Invitee must not, without the prior written approval of the Strata Company:

23.5.1 park or stand any Vehicle upon common property, except as permitted by the By-Laws or with the written approval of the Council;

23.5.2 park or stand any Vehicle on a part-lot car parking bay lot or common property other than wholly within a car parking bay;

23.5.3 park or stand any Vehicle within any visitors car parking bay on common property;

23.5.4 park or stand any Vehicle other than a motor car, on a Lot or common property, other than for and in the course of deliveries to the Lot; nor

23.5.5 conduct substantial repairs to or restorations of any Vehicle upon common property or allow any inoperable Vehicle to remain on its Lot or on common property.

24. FLAMMABLE MATERIALS

24.1 An Owner and occupier must not use or store any inflammable or hazardous material upon the Lot or the common property, other than materials used or intended to be used for domestic purposes or fuel in the fuel tank of a Vehicle.

25. ANIMALS

25.1 Subject to Section 46(h) of the Act an Owner or occupier must not bring onto or keep any animal within its Lot without the prior written consent of the Council.

25.2 The Council will not unreasonably withhold its consent if the animal is of a breed or size which is suitable to be kept as a domestic pet in a residential complex.

25.3 An Owner or occupier granted consent under sub-bylaw 17.2:

25.3.1 must not keep the animal if the keeping of the animal breaches any regulation or bylaw of the Local Government;

25.3.2 may only enter upon the common property with the animal for the purposes of access and egress to its Lot;

25.3.3 is responsible for the health, hygiene, control and supervision of the animal; and

25.3.4 must ensure that the animal does not interfere with the quiet and peaceful enjoyment of St Marks Apartments by other Owners.

25.4 The Strata Company may serve a notice on an Owner or occupier of a Lot whose animal causes a nuisance to other Owners requiring that Owner or occupier to take all reasonable actions to remedy the behaviour creating the nuisance within 14 days.

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25.5 An Owner or occupier that fails to comply with a notice issued under sub-bylaw 17.4 must immediately remove the animal from the Lot.

26. PROHIBITION ON SMOKING

26.1 No Owner, occupier or Invitee shall smoke or consume or permit to be smoked or consumed any tobacco based product or other substance upon or within any portion of a Commercial Lot or common property and further, they must comply with any laws or regulations in relation to smoking in any areas of the Scheme.

27. RULES

27.1 The Strata Company may determine, in a general meeting from time to time to withdraw or amend rules for the use, control and management of the common property including:

27.1.1 affixing of external aerials;

27.1.2 parking of vehicles, including restrictions and requirements applicable to the parking of vehicles, Visitor Car Parking Bays and Disabled Car Parking Bays for the purpose of Schedule 1 Governance By-law 16 and Schedule 2 Conduct By-law 3;

27.1.3 fire and emergency exercises;

27.1.4 use of lifts, stairways and passageways;

27.1.5 rubbish collection;

27.1.6 security of the building and charges relating to the security system and security keys.

27.2 An Owner and an Owner's Invitees will comply at all times with the rules.

28. FIRE PROTECTION AND EQUIPMENT

28.1 The Strata Company must:

28.1.1 adopt, regularly review and put into effect a fire management plan designed to minimise the risk of an outbreak of fire being initiated within the Land, to control and extinguish any outbreak of fire which may occur within the Land and to preserve the safety of people located upon or within the Land;

28.1.2 enter into a contract with a qualified and reputable fire service contractor to regularly maintain all the fire equipment located on the common property in accordance with the recommendations of DFES from time to time, and the Building Code of Australia, or any other code or regulation governing the care and maintenance of such equipment, including the following standards:

28.1.2.1 (a) Fire Protection Equipment — A.S. 1851;

28.1.2.2 Fire Hose Reels — A.S. 1851;

28.1.2.3 Fire Hydrants - A.S. 1851;

28.1.2.4 Pumpset System - A.S. 1851; and

28.1.2.5 Fire Sprinkler System - A.S. 1851.

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28.2 An Owner or occupier must not, and must not allow any other person, to hang any object from any fire equipment within a Lot or the common property.

29. PUBLIC ADDRESS AND SOUND AMPLIFICATION SYSTEMS

29.1 No Owner or occupier of a Residential Lot or their Invitees shall place or operate any radio or television receiver, loud speaker, amplifier, public address system or other similar device in a Lot or the common property, exclusive use area or in any other place where it may be heard in any other part of the Scheme without the consent of the Council.

29.2 An Owner of a Commercial Lot may operate a radio or television receiver on their Lot subject to the Owner complying with all reasonable restrictions imposed by the Council from time to time in relation to noise restrictions for the Land.

30. POWER TO DECORATE

30.1 An Owner may, without obtaining the consent of the Strata Company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the boundary of its Lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property.

31. DEFAULT

31.1 If an Owner or occupier defaults in the performance of any term or condition of any By-Law and such default continues for a period of seven (7) days after notice thereof is given to the Owner or occupier by the secretary of the Strata Company or the Strata Manager appointed pursuant to Schedule 2 Conduct By-Law 33 then the Strata Company may enter upon any portion of a Lot or the common property and make good such default and any costs or expenses incurred by the Strata Company in so doing shall be recoverable as a levy pursuant to Section 100(1) of the Act from the Owner or occupier making such default.

32. CONDITIONS OF APPROVAL

32.1 When the consent of the Strata Company is required, the consent:

32.1.1 may be withheld;

32.1.2 may be given on conditions; and

32.1.3 may be withdrawn,

32.1.4 as the Council shall reasonably determine.

33. STRATA MANAGER

33.1 The Strata Company will appoint a Strata Manager upon such terms and conditions as are usual for such appointment.

33.2 Prior to the appointment of the Strata Manager the Council members must confirm that the manager:

33.2.1 operates a trust account where the funds of the Strata Company will be deposited;

33.2.2 has in place current professional indemnity insurance; and

33.2.3 is a member of the Strata Titles Institute of W.A.

33.3 The Strata Company may delegate all of the Strata Company's power, authorities, duties and functions to the Strata Manager (to the extent that the same are capable of being delegated).

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34. LIMITING ACCESS TO PARTS OF COMMON PROPERTY

34.1 The Strata Company may take measures to ensure the security and to preserve the safety of the common property and the Lots from damage, fire or other hazards and, without limitation, may in respect of any part of the common property not required for access to a Lot, close off on either a temporary or permanent basis, or otherwise restrict the access to, or use by, Owners or occupiers of any part of the common property.

35. INSURANCE EXCESS

35.1 Each Owner shall be responsible for the excess on any claim lodged against the Strata Company insurance policy pertaining to any additions, alterations, installations or improvements to his lot, or any claim lodged for any portion of his lot.

36. SERVICE OF DOCUMENTS

36.1 Any notice or other document required or authorised by the Act or these by-laws to be served by the strata company on an Owner may be served:

36.1.1 personally; or

36.1.2 by sending it by post to an address as specified in the roll kept by the strata company in compliance with Section 105 of the Act; or

36.1.3 by sending it to the fax number or electronic address nominated by an Owner; or

36.1.4 by sending it by other electronic means nominated by the Owner; or

36.2 if the Owner nominates electronic access, by notification using the nominated electronic means that the Notice of Meeting is available and how the nominated access means may be used to access the Notice of Meeting.

37. DEFINITIONS

37.1 The following words have these meanings in the Schedule 1 Governance By-laws and the Schedule 2 Conduct By-Laws unless the contrary intention appears:

"Act" means the *Strata Titles Act 1985* (WA) and references to sections are references to sections of the Act;

"AGM" means an annual general meeting of the Strata Company;

"Air-Conditioning System" includes all fixings, wiring, pipes, cables and ducts necessary for the safe and proper installation and operation of the system and any screening around the air-conditioning system;

"By-Law" means a by-law of the Strata Company and a reference to a sub-bylaw will also mean a by-law of the Strata Company;

"Commercial Lot" means Lot 131 on the Strata Plan;

"Council" means the Strata Company's council of owners;

"Façade" means the external face or elevation of the building within the Scheme;

"Fixtures and Fittings" means any common property fixtures and fittings including power points, light switches, taps and water outlets, exhaust fans, security screens and doors, sliding doors, door locks, wall and

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floor tiles and light sockets, switches and fittings that are for the sole use or amenity of a particular Lot, together with all wiring, pipes and ducts necessary for the installation and safe operation or use of such systems and equipment;

"Invitee" means each of an Owner's or occupier's agents, contractors, tenants, lessees, licensees, customers and those persons who at any time are under the control of and in or upon a Lot or the Land with the consent (express or implied) of an Owner or occupier;

"Land" means the land on which the Strata Scheme is situated;

"Local Government" means the Local Government within whose area the Land is situated;

"Lot" has the meaning set out in the Act and includes each of the Commercial Lots and the Residential Lots;

"Management Agreement" means the agreement made between the Strata Company and the Strata Manager;

"Original Owner" means the registered Owner of the Land at the time that the Scheme was constituted by registration of the Strata Plan;

"Plumbing Fixtures" includes any common property grease traps, exhaust ducts, drainage systems and the like that are for the sole use of or amenity of a particular Lot, together with all wiring, pipes and ducts necessary for the installation and safe operation or use of such systems and equipment;

"Owner" means the person who is for the time being registered under the *Transfer of Land Act 1893* as Owner of an estate in fee simple and includes that person's successors in title, personal representatives, permitted assigns and transferees or registered mortgagee in possession;

"Recreational Facilities" means the swimming pool, sauna, gymnasium, barbecue facilities, meeting room, games room and residents lounge located within the common property of the Scheme;

"Residential Lot" means any one of Lots 1 to 130 which are intended solely for occupation as a residence;

"Schedule 1 Governance By-laws" means Schedule 1 Governance By-laws 1 to 25 inclusive;

"Schedule 2 Conduct By-laws" means Schedule 2 Conduct By-laws 1 to 38 inclusive;

"Scheme" means the strata scheme constituted under the Strata Plan, comprising residential apartments and commercial space constructed on the Land and includes any additions or alterations that may be approved by the Strata Company from time to time in accordance with the Act and also the rights and obligations conferred or imposed by the Act;

"Services" means all pipes, wires, cables and ducts and associated equipment and fittings that provide or deal with electricity, gas, water, sewerage, drainage, telephone or other communication services to any part of the Scheme;

"Sign" includes any sign located on a Lot or common property, together with all fixings and supports necessary for the sign's safe installation;

"Strata Company" means The Owners of St Marks Apartments constituted on registration of the Strata Plan;

"Strata Company records" means the records of the Council and the Strata Company;

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"Strata Manager" means any person who is appointed from time to time as such by the Strata Company pursuant to the By-Laws;

"Strata Plan" means the strata plan to which these By-Laws apply;

"Structure" includes any improvement erected in accordance with Section 87 of the Act; and

"Vehicle" means any motor car, van truck, float, bus, caravan, campervan, trailer, motorcycle, all-terrain motor-cycle, bicycle or any other conveyance of any kind used as or as an adjunct to a method of transport on land.

38. INTERPRETATIONS

38.1 In the Schedule 1 Governance By-laws and the Schedule 2 Conduct By-Laws:

38.1.1 Reference to any statute or statutory provision includes a reference to:

38.1.1.1 that statute or statutory provision as may from time to time be amended, extended, re-enacted or consolidated; and

38.1.1.2 all statutory instruments or orders made pursuant to it.

38.1.2 Words denoting the singular number shall include the plural and vice versa.

38.1.3 Words denoting any gender include all genders and words denoting persons shall include firms and corporations and vice versa.

38.1.4 A reference to a person includes a natural person and an incorporated entity.

38.1.5 Headings are inserted for convenience only and shall not affect the construction or interpretation of the Schedule 1 Governance By-laws and the Schedule 2 Conduct By-Laws.

38.1.6 Unless otherwise defined, terms used in these Schedule 1 Governance By-laws and the Schedule 2 Conduct By-laws have the same meaning as defined in the Act.

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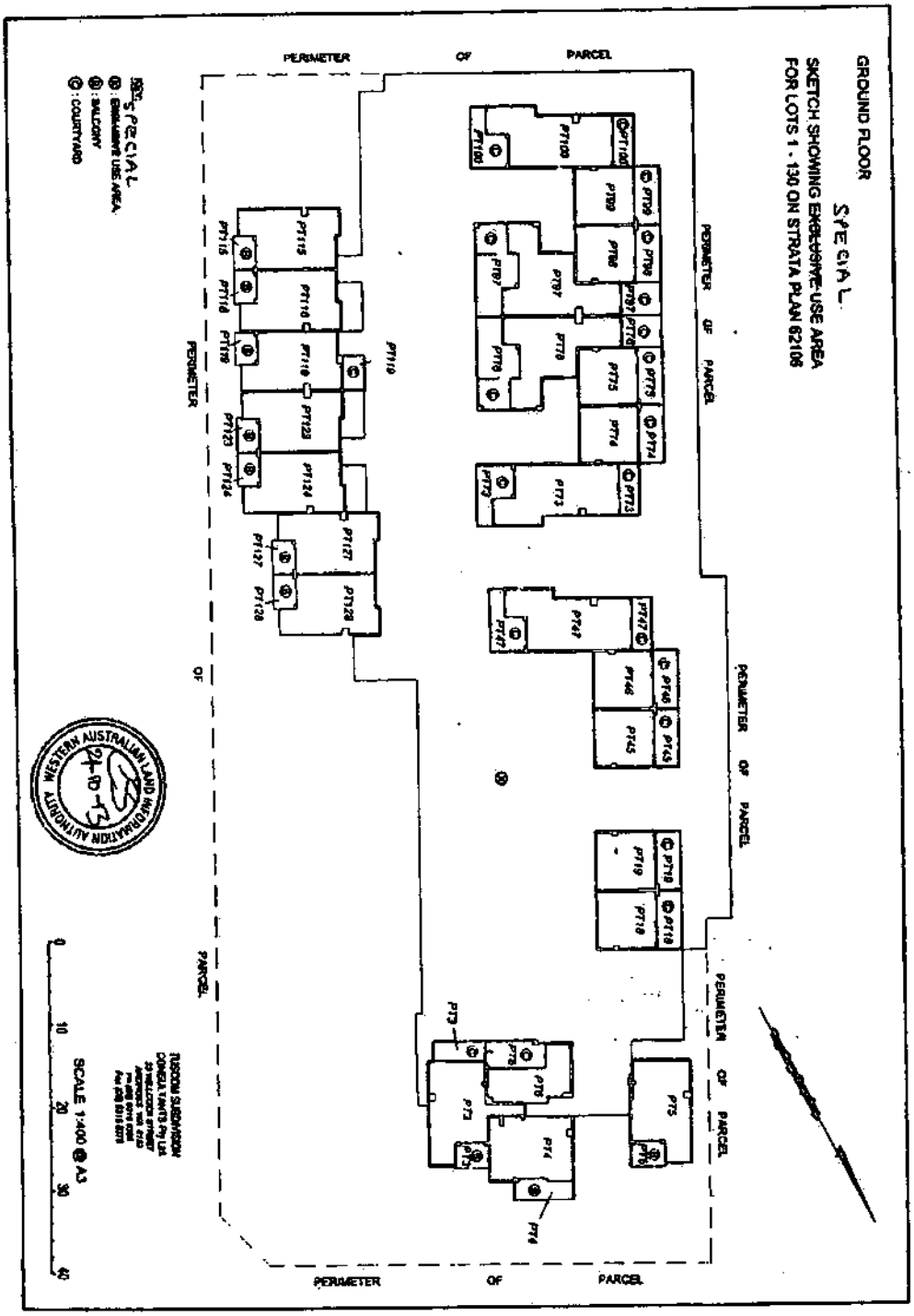
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ATTACHMENT 1

SPECIAL USE SKETCH

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SCHEDULE 1 GOVERNANCE BY-LAWS

24. ELECTRICAL POWER ARRANGEMENTS

24.1 In this By-law and By-law 25:

"Embedded Network" means the electricity power network that services the Scheme incorporating (but not limited to) the supply by the Supplier of electricity generated by the network, the purchase of electricity supplies from a retailer by the Supplier and the on sale of electricity by the Supplier and includes all components of such Embedded Network, including without limitation, PV Systems, conduits, wiring switches, inverters, meters and associated equipment;

"Existing Network" means the electricity power network that services the scheme prior to the installation of the Embedded Network and includes all components of the Existing Network including without limitation conduits, wiring, switches, inverters, meters and associated equipment;

"Licence Deed" means the Embedded Licence Deed between the Strata Company and the Supplier relating to the use of the portion of the common property therein and access thereto to conduct regular meter reading, maintenance, repairs and inspections at the at the cost of the Supplier in the form approved by the Strata Company;

"Operator Deed" means an embedded network and electricity supply agreement between the Strata Company and the Supplier relating to the ownership and operation of the Embedded Network by the Supplier in the form approved by the Strata Company;

"Supplier" means the company or other entity which is a party to the Operator Deed and Licence Deed with the Strata Company and is responsible for the Embedded Network and its operation and the supply of electricity and/or other utilities to the Strata Company and/or Proprietors directly or via the Strata Company using the Embedded Network; and

"PV System" means a solar photovoltaic panel system and associated apparatus including mounting fixtures, wires, pipes and ducts.

24.2 The Strata Company may enter into the Operator Deed and the Licence Deed to secure the provision of electricity to the Scheme by the Supplier through the Embedded Network.

24.3 The Strata Company will endeavour to ensure that the Supplier must, where reasonably possible, deliver a supply of electricity to the Scheme from the Embedded Network or other renewable sources such as PV Systems and/or by purchasing electricity from wholesale electrical suppliers such as Western Power/Synergy.

24.4 The Operator Deed and the Licence Deed may require the Strata Company to purchase all electricity needs for the Common Property from the Supplier and pay all charges imposed by the Supplier for such supply and consumption.

24.5 The Operator Deed and the Licence Deed may also require the Supplier to offer a supply of electricity to each Lot from the Embedded Network.

24.6 The Proprietors and the Strata Company acknowledge and agree that:

24.6.1 the Embedded Network is the property of and belongs to the Supplier and will at all times remain the property of the Supplier and will not vest in the Strata Company or other person or entity (whether legally, beneficially or otherwise);

24.6.2 on termination of the Operator Deed and/or the Licence Deed the Supplier may disconnect and remove the Embedded Network but for the avoidance of doubt not the Existing Network;

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24.6.3 all internal wiring, switches and plugs that services a Lot or the Common Property are the responsibility of the respective Proprietor or if they are on Common Property, the Strata Company;

24.6.4 the Embedded Network does not form part of the Common Property and is not a Strata Company asset or responsibility;

24.6.5 the Existing Network forms part of the Common Property and is an asset and the responsibility of the Strata Company.

24.7 A Proprietor may not install any solar panel on its Lot or the Common Property.

24.8 The Strata Company must ensure that the supply of sunlight to the Embedded Network is not obscured, interrupted or overshadowed by any vegetation or other thing that does, or may reasonably be expected to, interrupt or reduce the output of the Embedded Network.

25. SUPPLIER

25.1 If any Proprietor or occupier of a Lot wishes to receive a supply of electricity from the Supplier (it being under no obligation to do so) then, subject to the Supplier being able to provide such supply, it will be required to enter into separate supply and billing arrangements with the Supplier. Such Proprietor or occupier, as the case may be, (consumer) must comply with any reasonable conditions of supply imposed by the Supplier concerning the supply of electricity to the Lot.

25.2 Pursuant to the Network Provider's arrangements with a consumer, the Supplier will read the power meters and forward details of the electricity consumed by each Lot to the relevant consumer and will regularly invoice that consumer for the electricity used by that Lot.

25.3 A consumer acknowledges that if a consumer fails to pay any charge invoiced by the Supplier at the time and in the manner required by it, the Supplier may, among other things, discontinue the supply of electricity to the consumer pending payment of all monies due by it.

25.4 A consumer acknowledges and agrees that:

25.4.1 the ability of the Supplier to supply electricity to a Lot;

25.4.2 whether all or part of any electricity supplied to a Lot is derived from the Embedded Network; and

25.4.3 the charges payable for the supply of electricity to a Lot,

are each dictated by the electricity supply available to the Supplier.

25.5 The Strata Company will not be liable to a Proprietor or consumer if for any reason:

25.5.1 the Supplier is unable to supply a Lot with electricity; or

25.5.2 there is any disruption in the supply of electricity to a Lot.

25.6 Except in the case of an emergency when no prior notice will be required, on receipt of reasonable prior written notice a Proprietor must allow or provide to the Strata Company, the Supplier and their respective agents, representatives and contractors access to the Lot to facilitate the provision of electricity to the Scheme or any part thereof and the maintenance of the Embedded Network.

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25.7 If a Proprietor or occupier of a Lot does not wish to receive electricity from the Supplier then such Proprietor or occupier can arrange supply from another party but must, at its own cost, arrange for the supply and installation of a new power meter as the Embedded Network meter may only be used for electricity supplied by the Supplier.

25.8 The Proprietors acknowledge that it is the intention of By-laws 24 and 25 to enable the provision of electrical power to the scheme in a manner that may:

25.8.1 complement the environmental and sustainability aims of the scheme; and

25.8.2 result in charges to the Strata Company and consumers that are less than retail electricity rates due to factors such as electricity being purchased on an aggregated basis.

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Approved Form 2020-43914
Effective for use from: 15/07/2020

Part 6 – Execution

Date of Execution: 23/12/2020

1. Common Seal

The common seal of the Owners of[7] SP 62106 St Marks Apartments

is fixed to this document in accordance with section 118 of the *Strata Titles Act 1985* in the presence of:

The Owners of St Marks Apartments Strata Plan 62106 ★ COMMON SEAL

[AFFIX COMMON SEAL HERE]

Member of Council:

Signature

Full Name

Delegation[8]

96

Lot Number

Member of Council:

Signature

Derek Ralph Groom

Full Name

Delegation[8]

5

Lot Number

OR

[7] To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Plan 12345.

[8] Expand to state whether "Authorised by [name of corporation] under s.136(2) of the Act", if applicable.

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03/02/2026

The Owners of St Marks 131 Harold Street, HIGHGATE

Strata Scheme 62106

MINUTES OF THE ANNUAL GENERAL MEETING

Held at Residents lounge 131 Harold Street, Highgate on 13th January 2026 commencing at 05:30 PM (Perth time)

Proceedings

Any reference to the 'Act' in this document refers to the Strata Titles Act 1985 (WA). Any reference to the 'Regulations' refers to the Strata Titles (General) Regulations 2019 (WA).

Proprietors Present

Lot no	Name	Attendance Method
1	Owner - Dion James Warnock	In-person
6	Owner - Kim Hamani	In-person
17	Owner - Jacob Blair McElroy	In-person
23	Owner - Hannah Leaf Nyx	In-person
25	Owner - Ignazio Albuino	In-person
31	Owner - Bryan Budi Laksono and Veronica Sukian Djojo	In-person
36	Owner - William John Gerard Jansen	In-person
39	Owner - Colleen Lucie Burgers	In-person
40	Owner - Lucienne Anh Thu Scott	In-person
48	Owner - Mary Grace Pietrocola	In-person
62	Owner - Natalie Anna	In-person
75	Owner - Liam Smith	In-person
76	Owner - Dereck Ralph Groom ATF R and A Super Fund	In-person
78	Owner - David Elliott Morrice and Christin Mattner	In-person
81	Owner - Sara Ann Mckinnon	In-person
89	Owner - Claire Louise Judd	In-person
94	Owner - Deborah Trotta	In-person

113	Owner - Jack Walsh Kendrew	In-person
114	Owner - Jacqueline May Young	In-person
122	Owner - Lisa Maree Standen	In-person

Represented By Proxy

Lot no	Name	Represented By
20	Matthew Kulmar and Linke Zha	Chairperson
27	Ralph Albert Georg Lochbuehler	Chairperson
41	Luke Deakin & Alicia Remirez	Alicia Remirez
68	Rick Glynne Hughes	Ann Hughes
96	Sharon Lee Pattrick	Chairperson
4	Wayne Ruddy	Chairperson
21	Catherine Collins	Chairperson
85	Casey Kimberly Hall	Alicia Remirez
5	Luise Lowndes	Mark Slade
58	Claire Kent	Chairperson

Apologies

Lot number	Name
50	Filomena Modugno

Non-Proprietors present by invitation

Jason Todd and **Alanis Philpott** representing Strata Town.

Quorum and verification of proxies

The Strata Company confirmed that all proxies held were valid.

A quorum was declared with sufficient persons entitled to vote to being present or represented by proxy.

The Strata Company declared the Annual General Meeting open at **6:04PM** and able to proceed to consider and determine the business within the Agenda.

1. Appointment of Meeting Chairperson

Ordinary resolution

The Strata Company appointed **Jason Todd** as the Meeting Chairperson.

MOTION CARRIED

2. Confirmation of Minutes of Previous Meeting

Ordinary resolution

The Strata Company resolved that the minutes of the previous Annual General Meeting held on **16/01/2025** be taken as read and accepted as a true and correct record of that Meeting and adopted into the Strata Company's records.

Business Arising

None

MOTION CARRIED

3. Financial Statements for the Previous Year

Ordinary resolution

The Strata Company resolved that the Financial Statement of Accounts for the period **01/11/2024** to **31/10/2025** be adopted as a true and correct record of the financial transactions of the Strata Company for that period.

MOTION CARRIED

4. Election of Council of Owners

Ordinary resolution

The Strata Company resolved that the Council of Owners of the Strata Company consist of **3** members.

a. Nominations were received from:

   Unit 41 - Alicia Remirez

   Unit 76 - Ralph Groom

   Unit 1 - Dion Warnock

b. As the number of nominees did not exceed the number of positions available, a ballot was not required.
c. The Chairperson declared the successful nominees as the duly elected members of the Council of Owners until the next Annual General Meeting.

MOTION CARRIED

5. Current Insurance

Ordinary resolution

The Strata Company resolved to acknowledge the current insurance certificates and schedules, and adopt them into the Strata Company's records.

MOTION CARRIED

6. Insurance Renewal

Ordinary resolution

The Strata Company resolved that on renewal of the insurance policy, the Council of Owners be authorised to instruct a broker to source tenders for the insurance policy and review the levels of cover for the building, public liability, office-bearers liability and machinery breakdown costs, and provide renewal recommendations to the Strata Company.

MOTION CARRIED

7. Valuation

Ordinary resolution

The Strata Company resolved to not proceed with a cost replacement valuation of the building and common property for the coming year.

Last Insurance Valuation:

The most recent valuation was prepared by Acumentis, on **07/08/2025**, recommending that a building sum insured of **$89,562,000** be adopted.

MOTION FAILED

8. Proposed Budget of Expenditure

Ordinary resolution

The Strata Company's proposed budget of expenditure for the period **01/11/2025** - **31/10/2026** as attached to the Notice of Meeting, was considered and discussed at the Meeting. The Strata Company adopted the budget of expenditure, as follows:

a. Administration Fund

The Strata Company resolved that the budget of expenditure from the Administration Fund, totalling **$330,305.00 ex gst** for the period **01/11/2025** - **31/10/2026**, or as amended and agreed at the Meeting.

b. Reserve Fund

The Strata Company resolved that the budget of expenditure from the Reserve Fund, totalling **$176,000.00 ex gst** for the period **01/11/2025** - **31/10/2026**, be adopted.

c. Commercial Fund

Strata Company resolved that the budget of expenditure from the Commercial Fund, totalling **$15,000.00 ex gst** for the period **01/11/2025** - **31/10/2026**, or as amended and agreed at the Meeting.

d. Residential Fund

The Strata Company resolved that the budget of expenditure from the Fund from the Residential Fund, totalling **$349,645.00 ex gst** for the period **01/11/2025** - **31/10/2026**, or as amended and agreed at the Meeting.

MOTION CARRIED

9. Determination of Levy Contribution

Ordinary resolution

The Strata Company resolved that the Strata Company levy the following contributions for the period **01/11/2025** - **31/10/2026** on the proprietors with Unit Entitlements, due and payable in advance on the following dates in the following amounts:

a) Administration Levy			
Administration Levy Period	**Amount Per Unit Entitlement**	**GST**	**Due Date**

01/11/2025 - 31/01/2026	$8.27	Inc	01/11/2025
01/02/2026 - 30/04/2026	$9.34	Inc	01/02/2026
01/05/2026 - 31/07/2026	$9.34	Inc	01/05/2026
01/08/2026 - 31/10/2026	$9.34	Inc	01/08/2026
Financial Year Total $363,000.00 inc GST			
01/11/2026 - 31/01/2027	$9.34	Inc	01/11/2026
And each consecutive quarter until the next AGM			

b) Reserve Levy			
Reserve Levy Period	**Amount Per Unit Entitlement**	**GST**	**Due Date**
01/11/2025 - 31/01/2026	$2.90	Inc	01/11/2025
01/02/2026 - 30/04/2026	$1.78	Inc	01/02/2026
01/05/2026 - 31/07/2026	$1.78	Inc	01/05/2026
01/08/2026 - 31/10/2026	$1.78	Inc	01/08/2026
Financial Year Total $82,500.00 Inc GST			
01/11/2026 - 31/01/2027	$1.78	Inc	01/11/2026
And each consecutive quarter until the next AGM			

a) Commercial Levy			
Administration Levy Period	**Amount Per Unit Entitlement**	**GST**	**Due Date**
01/11/2025 - 31/01/2026	$0.00	Inc	01/11/2025
01/02/2026 - 30/04/2026	$0.00	Inc	01/02/2026
01/05/2026 - 31/07/2026	$0.00	Inc	01/05/2026
01/08/2026 - 31/10/2026	$0.00	Inc	01/08/2026
Financial Year Total $0			
01/11/2026 - 31/01/2027	$0.00	Inc	01/11/2026
And each consecutive quarter until the next AGM			

a) Residential Levy			
Administration Levy Period	**Amount Per Unit Entitlement**	**GST**	**Due Date**
01/11/2025 - 31/01/2026	$9.98	Inc	01/11/2025
01/02/2026 - 30/04/2026	$9.94	Inc	01/02/2026
01/05/2026 - 31/07/2026	$9.94	Inc	01/05/2026
01/08/2026 - 31/10/2026	$9.94	Inc	01/08/2026
Financial Year Total $374,000.00 Inc GST			
01/11/2026 - 31/01/2027	$9.94	Inc	01/11/2026
And each consecutive quarter until the next AGM			

MOTION CARRIED

10. Interest Charges on Late Payments of Levies

Ordinary resolution

The Strata Company resolved to waive interest charges for late payment of levies, up to 30 days only.

MOTION CARRIED

11. Recovery of Money Due to the Strata Company

Ordinary resolution

The Strata Company resolved that the Council of Owners, after due and proper consideration, is authorised to effect a compromise of any action for the recovery of money due to the Strata Company.

MOTION CARRIED

12. Process for Debt Recovery

The Strata Company acknowledges the following debt recovery procedures:

a. Reminder Notice, to the lot proprietor when their account is 30 days in arrears;
b. Final Notice, to the lot proprietor when their account is 60 days in arrears (fees will be imposed on the lot proprietor);
c. Legal Action letter to the lot proprietor issued at 90 days detailing the arrears (fees will be imposed on the lot proprietor);
d. At 100 days in arrears, if a costs of debt recovery by-law has been registered and if the total lot debt is in excess of $1,000, the matter will be referred to a lawyer for follow up. All charges will be on-billed to the offending lot in accordance with the debt recovery by-law; and
e. At 100 days in arrears, if no costs of debt recovery by-law has been registered, the total lot debt will only be referred to a lawyer at the direction of the Council of Owners as the costs for recovery will be the responsibility of the Strata Company.

13. Other Matters & Updates

Painting

- Painting of the exterior of the building is nearing completion, and is expected to be finalised by the end of January. This should last 10-15 years before needing to be done again.
- The painters have also completed internal painting to the gym, common toilets, main entrance corridor and games room.

Window Frame Restoration

- It was noted after painting that the window frames are looking faded. The building manager has trialled a product which appears to work great at restoring the frames. The cost to do this would be approx $22,000 for the entire building. The council will place this item on hold and see how cashflow goes this year.

Abseil Window Repairs

- Window repairs including installation of cover plates and heavy duty sealant have been completed to most levels.

Water pump controller

- A new water pump controller has been installed at the complex.

Hot Water System

- New hot water system heat exchange units are up and running, this is expected to reduce gas consumption.

Roof

- Several areas of the roof have been resealed.

Gas Heater

- New gas hot water heater will be installed in block 4 shortly.

Water Leaks

- Unit 83, 78 and 73 were most affected by the recent split pipe. The COO has engaged a specialist hydraulic consultant to investigate the matter and report. It was noted that the water temperature running through the hot water pipes is inconsistant. Temperature was fluctuating between 50 and 80 degrees which causes the pipes to expand/contract. It is thought that this expansion is contributing to the pipe failures. Ralph has been working with the scheme plumber to reduce and regulate the water temp to try alleviate this problem.

Gate Motor

- New gate motors have been installed on the Harold Street entry gates.

Pool

- New automatic pool chemical controller has been installed.

Gym

- New gym equipment is now available for use in the gym.
- An owner requested the possibility of having some heavier weights in the gym, Strata Town to check the weight limits in regards to safety/insurance issues.

Stairwell/Fire Doors

- All owners are reminded not to rely solely on the electronic fob system for access, as it will not function during a power outage.

  Please ensure you always carry your common stairwell key with you, and if the property is rented please provide keys to the tenants. If you do not have a stairwell key, these may be purchased from the building

manager.
- Residents that do have a stairwell key are encouraged to test that it allows them access into the correct areas.

14. Closure of Meeting

With no further business to address, Jason Todd thanked all attending proprietors and declared the meeting closed at 6:40PM

Income and Expenditure Statement - S/Plan 62106 "ST MARKS"

131 HAROLD STREET, HIGHGATE, WA 6003

For the Financial Period 01/11/2024 to 31/10/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Admin--Access Device Income	$6,788.12	*$3,500.00*	*$3,700.00*
Electricity Income	$56,330.00	*$0.00*	*$53,750.00*
Information Certificate - Section 110	$2,800.00	*$0.00*	*$7,280.00*
Interest on Overdues	$1,756.27	*$1,250.00*	*$2,355.43*
Levy Income	$629,438.81	*$629,439.00*	*$578,940.45*
Miscellaneous Income--Admin	$25.44	*$56,100.00*	*$178.20*
Recovery--Debt Recovery Costs	$644.09	*$1,500.00*	*$2,428.65*
Recovery--Owner	$0.00	*$0.00*	*$990.00*
Total Administrative Fund Income	**$697,782.73**	*$691,789.00*	*$649,622.73*
Expenses			
Admin--ATO Compliance	$120.00	*$200.00*	*$200.00*
Admin--Agent Disburst--Contractor Compliance	$49.98	*$0.00*	*$0.00*
Admin--Agent Disburst--Postage	$0.00	*$15.00*	*$21.07*
Admin--BAS/IT Preparation /ATO Updates	$1,600.00	*$1,350.00*	*$1,250.00*
Admin--Income Tax--Admin	$158.00	*$0.00*	*$0.00*
Admin--Information Certificate Fees - Section 110	$2,520.00	*$0.00*	*$7,280.00*
Admin--Legal & Debt Collection Fees	$24,807.93	*$30,000.00*	*$32,358.80*
Admin--Management Fee	$37,151.48	*$38,724.00*	*$38,704.51*
Admin--Management Fees--Non Standard	$1,040.00	*$1,500.00*	*$1,425.00*
Admin--Software Licencing & Disbursements	$982.50	*$0.00*	*$0.00*
Insurance--Excesses	$5,000.00	*$0.00*	*$0.00*
Insurance--Premiums	$132,470.92	*$100,000.00*	*$98,873.95*
Insurance--Valuation	$2,009.00	*$0.00*	*$0.00*
Maint Bldg--Airconditioning	$2,170.00	*$3,700.00*	*$3,669.09*
Maint Bldg--Building Management/Caretaking	$76,970.53	*$72,800.00*	*$64,715.00*
Maint Bldg--Cleaning	$52,660.12	*$62,900.00*	*$61,684.46*
Maint Bldg--Cleaning--Windows/Glass	$0.00	*$8,500.00*	*$962.84*
Maint Bldg--Electrical	$1,411.15	*$8,000.00*	*$5,783.70*
Maint Bldg--Fire Protection	$23,443.75	*$28,900.00*	*$25,620.05*
Maint Bldg--Fire Protection--DFES	$5,721.00	*$4,800.00*	*$6,685.00*
Maint Bldg--General Repairs	$53,209.46	*$88,200.00*	*$42,241.29*
Maint Bldg--Gym Equipment	$9,183.77	*$500.00*	*$341.00*
Maint Bldg--Lift--Maintenance Contract	$42,360.17	*$35,000.00*	*$33,629.15*
Maint Bldg--Lift--Telephone	$5,547.29	*$3,500.00*	*$3,620.10*
Maint Bldg--Locks Keys & Card Keys	$5,268.18	*$9,800.00*	*$7,365.45*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Maint Bldg--Pest/Vermin Control	$704.96	*$800.00*	*$352.48*
Maint Bldg--Plumbing & Drainage	$43,091.76	*$24,700.00*	*$11,039.47*
Maint Bldg--Security Services	$3,250.00	*$1,400.00*	*$511.82*
Maint Grounds--Gates	$4,385.00	*$7,800.00*	*$5,377.50*
Maint Grounds--Lawns & Gardening	$23,884.43	*$29,000.00*	*$21,756.81*
Maint Grounds--Pool Maintenance	$15,007.01	*$12,400.00*	*$13,356.00*
Utility--Electricity	$50,049.05	*$55,000.00*	*$39,550.92*
Utility--Gas	$34,157.54	*$32,000.00*	*$34,220.40*
Utility--Waste Management	$750.00	*$700.00*	*$693.39*
Utility--Water & Sewerage	$36,511.68	*$39,000.00*	*$38,074.86*
Total Administrative Fund Expenses	**$697,646.66**	*$701,189.00*	*$601,364.11*
Administrative Fund Surplus/Deficit	**$136.07**	*$(9,400.00)*	*$48,258.62*
Opening Balance for the period	**$176,087.83**	*$0.00*	*$127,829.21*
Fund Transfer	$(20,000.00)	*$0.00*	*$0.00*
Closing Balance for the period	**$156,223.90**	*$(9,400.00)*	*$176,087.83*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Consolidated

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Investments--Sinking	$5,713.90	*$0.00*	*$6,925.00*
Interest on Overdues	$179.92	*$0.00*	*$122.83*
Levy Income	$95,000.13	*$95,000.00*	*$59,954.57*
Total Reserve Fund Income	**$100,893.95**	*$95,000.00*	*$67,002.40*
Expenses			
Admin--Income Tax--Sinking	$1,518.90	*$0.00*	*$755.90*
Maint Bldg--Painting & Surface Finishes	$245,454.54	*$155,000.00*	*$0.00*
Major Maintenance Projects -Sinking	$50,723.18	*$0.00*	*$17,680.00*
Total Reserve Fund Expenses	**$297,696.62**	*$155,000.00*	*$18,435.90*
Reserve Fund Surplus/Deficit	**$(196,802.67)**	*$(60,000.00)*	*$48,566.50*
Opening Balance for the period	**$360,819.25**	*$0.00*	*$312,252.75*
Fund Transfer	$20,000.00	*$0.00*	*$0.00*
Closing Balance for the period	**$184,016.58**	*$(60,000.00)*	*$360,819.25*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Contribution Schedule

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Admin--Access Device Income	$6,788.12	*$3,500.00*	*$3,700.00*
Electricity Income	$0.00	*$0.00*	*$53,750.00*
Information Certificate - Section 110	$2,800.00	*$0.00*	*$7,280.00*
Interest on Overdues	$743.66	*$500.00*	*$599.27*
Levy Income	$295,288.74	*$295,289.00*	*$266,456.64*
Miscellaneous Income--Admin	$25.44	*$100.00*	*$178.20*
Recovery--Debt Recovery Costs	$644.09	*$1,500.00*	*$2,428.65*
Total Administrative Fund Income	**$306,290.05**	*$300,889.00*	*$334,392.76*
Expenses			
Admin--ATO Compliance	$120.00	*$200.00*	*$200.00*
Admin--Agent Disburst--Contractor Compliance	$49.98	*$0.00*	*$0.00*
Admin--Agent Disburst--Postage	$0.00	*$15.00*	*$21.07*
Admin--BAS/IT Preparation /ATO Updates	$1,600.00	*$1,350.00*	*$1,250.00*
Admin--Income Tax--Admin	$158.00	*$0.00*	*$0.00*
Admin--Information Certificate Fees - Section 110	$2,520.00	*$0.00*	*$7,280.00*
Admin--Legal & Debt Collection Fees	$24,807.93	*$30,000.00*	*$32,358.80*
Admin--Management Fee	$37,151.48	*$38,724.00*	*$38,704.51*
Admin--Management Fees--Non Standard	$1,040.00	*$1,500.00*	*$1,425.00*
Admin--Software Licencing & Disbursements	$982.50	*$0.00*	*$0.00*
Insurance--Excesses	$5,000.00	*$0.00*	*$0.00*
Insurance--Premiums	$132,470.92	*$100,000.00*	*$98,873.95*
Insurance--Valuation	$2,009.00	*$0.00*	*$0.00*
Maint Bldg--Fire Protection--DFES	$5,721.00	*$4,800.00*	*$6,685.00*
Maint Bldg--Gym Equipment	$0.00	*$0.00*	*$130.00*
Maint Bldg--Lift--Maintenance Contract	$42,360.17	*$35,000.00*	*$33,629.15*
Maint Bldg--Lift--Telephone	$5,547.29	*$3,500.00*	*$3,620.10*
Maint Bldg--Locks Keys & Card Keys	$4,920.00	*$5,600.00*	*$5,510.91*
Maint Bldg--Pest/Vermin Control	$704.96	*$800.00*	*$352.48*
Maint Bldg--Plumbing & Drainage	$(500.00)	*$900.00*	*$85.00*
Maint Bldg--Security Services	$3,250.00	*$1,400.00*	*$511.82*
Maint Grounds--Gates	$4,385.00	*$7,800.00*	*$5,377.50*
Maint Grounds--Lawns & Gardening	$1,920.11	*$8,000.00*	*$6,706.16*
Utility--Electricity	$50,049.05	*$55,000.00*	*$39,550.92*
Utility--Waste Management	$750.00	*$700.00*	*$693.39*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Contribution Schedule

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Total Administrative Fund Expenses	**$327,017.39**	*$295,289.00*	*$282,965.76*
Administrative Fund Surplus/Deficit	**$(20,727.34)**	*$5,600.00*	*$51,427.00*
Opening Balance for the period	**$30,216.92**	*$0.00*	*$(13,547.01)*
Fund Transfer	$(20,000.00)	*$0.00*	*$(7,663.07)*
Closing Balance for the period	**$(10,510.42)**	*$5,600.00*	*$30,216.92*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Contribution Schedule

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Investments--Sinking	$5,713.90	*$0.00*	*$6,925.00*
Interest on Overdues	$179.92	*$0.00*	*$122.83*
Levy Income	$95,000.13	*$95,000.00*	*$59,954.57*
Total Reserve Fund Income	**$100,893.95**	*$95,000.00*	*$67,002.40*
Expenses			
Admin--Income Tax--Sinking	$1,518.90	*$0.00*	*$755.90*
Maint Bldg--Painting & Surface Finishes	$245,454.54	*$155,000.00*	*$0.00*
Major Maintenance Projects -Sinking	$50,723.18	*$0.00*	*$17,680.00*
Total Reserve Fund Expenses	**$297,696.62**	*$155,000.00*	*$18,435.90*
Reserve Fund Surplus/Deficit	**$(196,802.67)**	*$(60,000.00)*	*$48,566.50*
Opening Balance for the period	**$360,819.25**	*$0.00*	*$312,252.75*
Fund Transfer	$20,000.00	*$0.00*	*$0.00*
Closing Balance for the period	**$184,016.58**	*$(60,000.00)*	*$360,819.25*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Commercial Fund

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest on Overdues	$0.00	*$0.00*	*$474.52*
Levy Income	$0.00	*$0.00*	*$2,502.45*
Total Administrative Fund Income	**$0.00**	*$0.00*	*$2,976.97*
Expenses			
Maint Bldg--General Repairs	$8,000.00	*$15,000.00*	*$0.00*
Total Administrative Fund Expenses	**$8,000.00**	*$15,000.00*	*$0.00*
Administrative Fund Surplus/Deficit	**$(8,000.00)**	*$(15,000.00)*	*$2,976.97*
Opening Balance for the period	**$22,992.59**	*$0.00*	*$24,255.62*
Fund Transfer	$0.00	*$0.00*	*$(4,240.00)*
Closing Balance for the period	**$14,992.59**	*$(15,000.00)*	*$22,992.59*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Commercial Fund

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Reserve Fund Income	**$0.00**	*$0.00*	*$0.00*
Expenses			
Total Reserve Fund Expenses	**$0.00**	*$0.00*	*$0.00*
Reserve Fund Surplus/Deficit	**$0.00**	*$0.00*	*$0.00*
Opening Balance for the period	**$0.00**	*$0.00*	*$0.00*
Closing Balance for the period	**$0.00**	*$0.00*	*$0.00*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Residential Fund

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Electricity Income	$56,330.00	*$0.00*	*$0.00*
Interest on Overdues	$1,012.61	*$750.00*	*$1,281.64*
Levy Income	$334,150.07	*$334,150.00*	*$309,981.36*
Miscellaneous Income--Admin	$0.00	*$56,000.00*	*$0.00*
Recovery--Owner	$0.00	*$0.00*	*$990.00*
Total Administrative Fund Income	**$391,492.68**	*$390,900.00*	*$312,253.00*
Expenses			
Maint Bldg--Airconditioning	$2,170.00	*$3,700.00*	*$3,669.09*
Maint Bldg--Building Management/Caretaking	$76,970.53	*$72,800.00*	*$64,715.00*
Maint Bldg--Cleaning	$52,660.12	*$62,900.00*	*$61,684.46*
Maint Bldg--Cleaning--Windows/Glass	$0.00	*$8,500.00*	*$962.84*
Maint Bldg--Electrical	$1,411.15	*$8,000.00*	*$5,783.70*
Maint Bldg--Fire Protection	$23,443.75	*$28,900.00*	*$25,620.05*
Maint Bldg--General Repairs	$45,209.46	*$73,200.00*	*$42,241.29*
Maint Bldg--Gym Equipment	$9,183.77	*$500.00*	*$211.00*
Maint Bldg--Locks Keys & Card Keys	$348.18	*$4,200.00*	*$1,854.54*
Maint Bldg--Plumbing & Drainage	$43,591.76	*$23,800.00*	*$10,954.47*
Maint Grounds--Lawns & Gardening	$21,964.32	*$21,000.00*	*$15,050.65*
Maint Grounds--Pool Maintenance	$15,007.01	*$12,400.00*	*$13,356.00*
Utility--Gas	$34,157.54	*$32,000.00*	*$34,220.40*
Utility--Water & Sewerage	$36,511.68	*$39,000.00*	*$38,074.86*
Total Administrative Fund Expenses	**$362,629.27**	*$390,900.00*	*$318,398.35*
Administrative Fund Surplus/Deficit	**$28,863.41**	*$0.00*	*$(6,145.35)*
Opening Balance for the period	**$122,878.32**	*$0.00*	*$117,120.60*
Fund Transfer	$0.00	*$0.00*	*$11,903.07*
Closing Balance for the period	**$151,741.73**	*$0.00*	*$122,878.32*

Income and Expenditure Statement - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Residential Fund

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Reserve Fund Income	**$0.00**	*$0.00*	*$0.00*
Expenses			
Total Reserve Fund Expenses	**$0.00**	*$0.00*	*$0.00*
Reserve Fund Surplus/Deficit	**$0.00**	*$0.00*	*$0.00*
Opening Balance for the period	**$0.00**	*$0.00*	*$0.00*
Closing Balance for the period	**$0.00**	*$0.00*	*$0.00*

Strata Town Pty Ltd
Proposed Budget for Strata Company 62106

ST MARKS, 131 Harold Street HIGHGATE

Prepared by Strata Town Pty Ltd (ABN 63625494279)
22 Bishop St JOLIMONT WA 6014 Ph 08 6118 7700 Fax

Contribution Schedule

Administrative Fund

	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Admin--Access Device Income	$7,800.00	*$6,788.12*	*$3,500.00*
Information Certificate - Section 110	$0.00	*$2,800.00*	*$0.00*
Interest on Overdues	$250.00	*$743.66*	*$500.00*
Levy Income	$330,000.00	*$295,288.74*	*$295,289.00*
Miscellaneous Income--Admin	$100.00	*$25.44*	*$100.00*
Recovery--Debt Recovery Costs	$200.00	*$644.09*	*$1,500.00*
Total Admin Fund Income	**$338,350.00**	*$306,290.05*	*$300,889.00*
Expense			
Admin--ATO Compliance	$120.00	*$120.00*	*$200.00*
Admin--Agent Disburst--Contractor Compliance	$0.00	*$49.98*	*$0.00*
Admin--Agent Disburst--Postage	$50.00	*$0.00*	*$15.00*
Admin--BAS/IT Preparation /ATO Updates	$1,700.00	*$1,600.00*	*$1,350.00*
Admin--Income Tax--Admin	$0.00	*$158.00*	*$0.00*
Admin--Information Certificate Fees - Section 110	$0.00	*$2,520.00*	*$0.00*
Admin--Legal & Debt Collection Fees	$3,000.00	*$24,807.93*	*$30,000.00*
Admin--Management Fee	$39,000.00	*$37,151.48*	*$38,724.00*
Admin--Management Fees--Non Standard	$2,000.00	*$1,040.00*	*$1,500.00*
Admin--Software Licencing & Disbursements	$1,000.00	*$982.50*	*$0.00*
Insurance--Excesses	$5,000.00	*$5,000.00*	*$0.00*
Insurance--Premiums	$155,000.00	*$132,470.92*	*$100,000.00*
Insurance--Valuation	$0.00	*$2,009.00*	*$0.00*
Maint Bldg--Fire Protection--DFES	$4,800.00	*$5,721.00*	*$4,800.00*
Maint Bldg--Lift--Maintenance Contract	$35,060.00	*$42,360.17*	*$35,000.00*
Maint Bldg--Lift--Telephone	$0.00	*$5,547.29*	*$3,500.00*
Maint Bldg--Locks Keys & Card Keys	$4,800.00	*$4,920.00*	*$5,600.00*
Maint Bldg--Pest/Vermin Control	$800.00	*$704.96*	*$800.00*
Maint Bldg--Plumbing & Drainage	$0.00	*$(500.00)*	*$900.00*
Maint Bldg--Security Services	$750.00	*$3,250.00*	*$1,400.00*
Maint Grounds--Gates	$7,850.00	*$4,385.00*	*$7,800.00*
Maint Grounds--Lawns & Gardening	$7,575.00	*$1,920.11*	*$8,000.00*
Utility--Electricity	$52,000.00	*$50,049.05*	*$55,000.00*
Utility--Gas	$7,000.00	*$0.00*	*$0.00*
Utility--Waste Management	$2,800.00	*$750.00*	*$700.00*
Total Admin Fund Expense	**$330,305.00**	*$327,017.39*	*$295,289.00*
Total Contribution Schedule Levy Income	**$330,000.00**	*$295,288.74*	*$295,289.00*
Increase/Reduce	**$0.00**	*$0.00*	*$0.00*
ADD: ADMIN GST	**$33,000.00**	*$0.00*	*$29,528.90*
Total Contribution Schedule Budget	**$363,000.00**	*$295,288.74*	*$324,817.90*

Prepared by Strata Town Pty Ltd (ABN 63625494279)
22 Bishop St JOLIMONT WA 6014 Ph 08 6118 7700 Fax

Commercial Fund

Administrative Fund

	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Total Admin Fund Income	**$0.00**	*$0.00*	*$0.00*
Expense			
Maint Bldg--General Repairs	$15,000.00	*$8,000.00*	*$15,000.00*
Total Admin Fund Expense	**$15,000.00**	*$8,000.00*	*$15,000.00*
Total Commercial Fund Levy Income	**$0.00**	*$0.00*	*$0.00*
Increase/Reduce	**$0.00**	*$0.00*	*$0.00*
ADD: ADMIN GST	**$0.00**	*$0.00*	*$0.00*
Total Commercial Fund Budget	**$0.00**	*$0.00*	*$0.00*

Residential Fund

Administrative Fund

	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Electricity Income	$56,000.00	*$56,330.00*	*$0.00*
Interest on Overdues	$0.00	*$1,012.61*	*$750.00*
Levy Income	$340,000.00	*$334,150.07*	*$334,150.00*
Miscellaneous Income--Admin	$0.00	*$0.00*	*$56,000.00*
Total Admin Fund Income	**$396,000.00**	*$391,492.68*	*$390,900.00*
Expense			
Maint Bldg--Airconditioning	$2,170.00	*$2,170.00*	*$3,700.00*
Maint Bldg--Building Management/Caretaking	$68,600.00	*$76,970.53*	*$72,800.00*
Maint Bldg--Cleaning	$59,111.00	*$52,660.12*	*$62,900.00*
Maint Bldg--Cleaning--Windows/Glass	$22,000.00	*$0.00*	*$8,500.00*
Maint Bldg--Electrical	$8,500.00	*$1,411.15*	*$8,000.00*
Maint Bldg--Fire Protection	$21,824.00	*$23,443.75*	*$28,900.00*
Maint Bldg--General Repairs	$46,900.00	*$45,209.46*	*$73,200.00*
Maint Bldg--Gym Equipment	$500.00	*$9,183.77*	*$500.00*
Maint Bldg--Locks Keys & Card Keys	$3,400.00	*$348.18*	*$4,200.00*
Maint Bldg--Plumbing & Drainage	$22,250.00	*$43,591.76*	*$23,800.00*
Maint Grounds--Lawns & Gardening	$22,140.00	*$21,964.32*	*$21,000.00*
Maint Grounds--Pool Maintenance	$13,250.00	*$15,007.01*	*$12,400.00*
Utility--Gas	$28,000.00	*$34,157.54*	*$32,000.00*
Utility--Water & Sewerage	$31,000.00	*$36,511.68*	*$39,000.00*
Total Admin Fund Expense	**$349,645.00**	*$362,629.27*	*$390,900.00*
Total Residential Fund Levy Income	**$340,000.00**	*$334,150.07*	*$334,150.00*
Increase/Reduce	**$0.00**	*$0.00*	*$0.00*
ADD: ADMIN GST	**$34,000.00**	*$0.00*	*$33,415.00*
Total Residential Fund Budget	**$374,000.00**	*$334,150.07*	*$367,565.00*
TOTAL ADMIN LEVY INCOME	**$670,000.00**	*$629,438.81*	*$629,439.00*
Increase/Reduce ADMIN FUND	**$0.00**	*$0.00*	*$0.00*
ADD: ADMIN GST	**$67,000.00**		*$62,943.90*
TOTAL ADMIN BUDGET	**$737,000.00**		*$692,382.90*

Contribution Schedule

Reserve Fund	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Interest on Investments--Sinking	$0.00	*$5,713.90*	*$0.00*
Interest on Overdues	$0.00	*$179.92*	*$0.00*
Levy Income	$75,000.00	*$95,000.13*	*$95,000.00*
Total Reserve Fund Income	**$75,000.00**	*$100,893.95*	*$95,000.00*
Expense			
Admin--Income Tax--Sinking	$0.00	*$1,518.90*	*$0.00*
Maint Bldg--Painting & Surface Finishes	$176,000.00	*$245,454.54*	*$155,000.00*
Major Maintenance Projects -Sinking	$0.00	*$50,723.18*	*$0.00*
Total Reserve Fund Expense	**$176,000.00**	*$297,696.62*	*$155,000.00*
Total Contribution Schedule Levy Income	**$75,000.00**	*$95,000.13*	*$95,000.00*
Increase/Reduce	**$0.00**	*$0.00*	*$0.00*
ADD: RESERVE GST	**$7,500.00**	*$0.00*	*$9,500.00*
Total Contribution Schedule Budget	**$82,500.00**	*$95,000.13*	*$104,500.00*

Commercial Fund

Reserve Fund

	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Total Reserve Fund Income	**$0.00**	*$0.00*	*$0.00*
Expense			
Total Reserve Fund Expense	**$0.00**	*$0.00*	*$0.00*
Total Commercial Fund Levy Income	**$0.00**	*$0.00*	*$0.00*
ADD: RESERVE GST	**$0.00**	*$0.00*	*$0.00*
Total Commercial Fund Budget	**$0.00**	*$0.00*	*$0.00*

Residential Fund

Reserve Fund

	Proposed Budget (01/11/2025-31/10/2026)	Current Actual (01/11/2024-31/10/2025)	Current Budget (01/11/2024-31/10/2025)
Income			
Total Reserve Fund Income	**$0.00**	*$0.00*	*$0.00*
Expense			
Total Reserve Fund Expense	**$0.00**	*$0.00*	*$0.00*
Total Residential Fund Levy Income	**$0.00**	*$0.00*	*$0.00*
ADD: RESERVE GST	**$0.00**	*$0.00*	*$0.00*
Total Residential Fund Budget	**$0.00**	*$0.00*	*$0.00*
TOTAL RESERVE LEVY INCOME	**$75,000.00**	*$95,000.13*	*$95,000.00*
Increase/Reduce RESERVE FUND	**$0.00**	*$0.00*	*$0.00*
ADD: RESERVE GST	**$7,500.00**		*$9,500.00*
TOTAL RESERVE BUDGET	**$82,500.00**		*$104,500.00*

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of 131 Harold St Highgate- SP 62106	$302,268.84	$88,983.86	$391,252.70
Macquarie Bank BSB: 186-300 Acc No: 253884878			
Inv. Secure AC_Reserve (B) - St Marks - SP 62106	$0.00	$76,655.14	$76,655.14
Macquarie Bank BSB: 186-300 Acc No: 217916204			
Inv. Secure AC_Reserve- St Marks - SP 62106	$0.00	$95,981.70	$95,981.70
Macquarie Bank BSB: 186-300 Acc No: 202695151			
Accounts Receivable	$588.00	$0.00	$588.00
GST Paid	$22,951.53	$17,307.05	$40,258.58
GST Unpaid	$2,370.55	$7,272.73	$9,643.28
Levies Receivable	$7,582.51	$1,135.85	$8,718.36
Total Assets	**$335,761.43**	**$287,336.33**	**$623,097.76**
Liabilities			
Accounts Payable	$26,076.13	$80,000.00	$106,076.13
Accounts Payable (GST Free)	$6,467.50	$0.00	$6,467.50
Company PAYG	$(158.00)	$0.00	$(158.00)
GST Collected	$35,602.72	$4,846.08	$40,448.80
GST Uncollected	$(13,601.80)	$(2,206.78)	$(15,808.58)
Paid in Advance	$125,150.98	$20,680.45	$145,831.43
Total Liabilities	**$179,537.53**	**$103,319.75**	**$282,857.28**

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Liabilities (Continued)			
Net Assets	**$156,223.90**	**$184,016.58**	**$340,240.48**
Owners Funds			
Opening Balance	$176,087.83	$360,819.25	$536,907.08
Fund Transfer	$(20,000.00)	$20,000.00	$0.00
Net Income For The Period	$136.07	$(196,802.67)	$(196,666.60)
Total Owners Funds	**$156,223.90**	**$184,016.58**	**$340,240.48**

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Contribution Schedule

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of 131 Harold St Highgate- SP 62106 *Macquarie Bank BSB: 186-300 Acc No: 253884878*	$38,955.17	$88,983.86	$127,939.03
Inv. Secure AC_Reserve (B) - St Marks - SP 62106 *Macquarie Bank BSB: 186-300 Acc No: 217916204*	$0.00	$76,655.14	$76,655.14
Inv. Secure AC_Reserve- St Marks - SP 62106 *Macquarie Bank BSB: 186-300 Acc No: 202695151*	$0.00	$95,981.70	$95,981.70
Accounts Receivable	$588.00	$0.00	$588.00
GST Paid	$15,891.28	$17,307.05	$33,198.33
GST Unpaid	$45.14	$7,272.73	$7,317.87
Levies Receivable	$2,821.07	$1,135.85	$3,956.92
Total Assets	**$58,300.66**	**$287,336.33**	**$345,636.99**
Liabilities			
Accounts Payable	$496.50	$80,000.00	$80,496.50
Company PAYG	$(158.00)	$0.00	$(158.00)
GST Collected	$20,867.94	$4,846.08	$25,714.02
GST Uncollected	$(13,027.59)	$(2,206.78)	$(15,234.37)
Paid in Advance	$60,632.23	$20,680.45	$81,312.68
Total Liabilities	**$68,811.08**	**$103,319.75**	**$172,130.83**
Net Assets	**$(10,510.42)**	**$184,016.58**	**$173,506.16**

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Contribution Schedule

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$30,216.92	$360,819.25	$391,036.17
Fund Transfer	$(20,000.00)	$20,000.00	$0.00
Net Income For The Period	$(20,727.34)	$(196,802.67)	$(217,530.01)
Total Owners Funds	**$(10,510.42)**	**$184,016.58**	**$173,506.16**

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Commercial Fund

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of 131 Harold St Highgate- SP 62106	$20,792.59	$0.00	$20,792.59
Macquarie Bank BSB: 186-300 Acc No: 253884878			
GST Unpaid	$580.00	$0.00	$580.00
Total Assets	**$21,372.59**	**$0.00**	**$21,372.59**
Liabilities			
Accounts Payable	$6,380.00	$0.00	$6,380.00
Total Liabilities	**$6,380.00**	**$0.00**	**$6,380.00**
Net Assets	**$14,992.59**	**$0.00**	**$14,992.59**
Owners Funds			
Opening Balance	$22,992.59	$0.00	$22,992.59
Net Income For The Period	$(8,000.00)	$0.00	$(8,000.00)
Total Owners Funds	**$14,992.59**	**$0.00**	**$14,992.59**

Balance Sheet - S/Plan 62106
"ST MARKS"
131 HAROLD STREET, HIGHGATE, WA 6003
For the Financial Period 01/11/2024 to 31/10/2025

Residential Fund

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Owners of 131 Harold St Highgate- SP 62106	$242,521.08	$0.00	$242,521.08
Macquarie Bank BSB: 186-300 Acc No: 253884878			
GST Paid	$7,060.25	$0.00	$7,060.25
GST Unpaid	$1,745.41	$0.00	$1,745.41
Levies Receivable	$4,761.44	$0.00	$4,761.44
Total Assets	**$256,088.18**	**$0.00**	**$256,088.18**
Liabilities			
Accounts Payable	$19,199.63	$0.00	$19,199.63
Accounts Payable (GST Free)	$6,467.50	$0.00	$6,467.50
GST Collected	$14,734.78	$0.00	$14,734.78
GST Uncollected	$(574.21)	$0.00	$(574.21)
Paid in Advance	$64,518.75	$0.00	$64,518.75
Total Liabilities	**$104,346.45**	**$0.00**	**$104,346.45**
Net Assets	**$151,741.73**	**$0.00**	**$151,741.73**
Owners Funds			
Opening Balance	$122,878.32	$0.00	$122,878.32
Net Income For The Period	$28,863.41	$0.00	$28,863.41
Total Owners Funds	**$151,741.73**	**$0.00**	**$151,741.73**

Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 03 October 2025

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	SP 62106	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93211310	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0224	
Period of Insurance:	From:	4.00pm on 03 October 2025, Local Standard Time
	To:	4.00pm on 03 October 2026, Local Standard Time
The Insurer:	Section 1	100.00% Chubb Insurance Australia Limited
	Section 2	100.00% Chubb Insurance Australia Limited
	Section 3	100.00% Chubb Insurance Australia Limited
	Section 4-10	100.00% Chubb Insurance Australia Limited
Insured Location	131 Harold Street, Highgate WA 6003	

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Limits of Liability		
Section 1: Property Damage Insurance	**Buildings** and **Common Property**	AUD 89,562,000
	Common Contents	AUD 895,620
	Catastrophe	AUD 27,137,286
Section 2: Machinery Breakdown Insurance	AUD 100,000	
Section 3: Consequential Loss Insurance	AUD 13,434,300	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 131,029,206	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	**Personal Injury**	AUD 20,000,000 in respect of any one **Occurrence**
	Property Damage	AUD 20,000,000 in respect of any one **Occurrence**
Section 6: Environmental Impairment Liability Insurance	Not Insured	
Section 7: Management Committee Liability Insurance	AUD 1,000,000 in the aggregate **Period of Insurance**	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	**Accident** each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate **Period of Insurance**

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All the values on this Certificate of Currency are correct as at 03 October 2025 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:



Natasha Nel
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

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Furniture Removal

- Care is to be taken when moving items of furniture not to cause damage to carpets, tiling, lobby walls and doors.
- Please park removal trucks on either Harold or Stirling Street, and utilise only the lifts located on the lower ground floor.
- Please email Strata Town when moving in or out of the complex so the lift mats can be put up to protect the lift.
- The main entrance is not to be used for moving goods through the common areas.

Laundry & Cleaning Items

- Laundry is not to be hung over the balcony balustrades and courtyard areas or be visible from any common area. This also includes leaving cleaning items in view from Common areas or the street.

Fire Hoses

- Please be aware that the fire hoses located around the property and in the carpark area are directly linked to the fire brigade. Use of these hoses for any purpose will cause an automatic call out of the fire brigade. Illegal use of a fire hose incurs a $1,600.00 on the spot fine.

Pets

- Pets are permitted. but prior written permission must be granted from the Strata Company and Council of Owners. Please refer to the By-Laws for further information.
- Pets are to be restrained when moving through Common areas.
- Pets should not be walked on common property for exercise. Please refer to Local Council for dog exercise areas.
- Any excrement from pets in common areas should be cleaned up immediately by the owner. If a pet makes a mess on the common area carpet, please ensure you contact strata management immediately as the smell can be difficult to address is left untreated.
- Noise from pets is to be kept to a minimum.

Noise

- Music that can be heard outside your apartment is too loud. Closing a window or balcony door is often all that is needed.
- Please use your washing machine or dryers before 10pm to prevent disturbing others.
- Please take care when closing doors and windows and do not allow them to slam shut.
- Remember noise travels. When entering or leaving your apartment please keep voices to a minimum.
- Please remember, if you take a phone call on the balcony area then you must keep your voice to a minimum.

Important Contacts

Strata Management

Contact **Strata Town** via
Email: hello@strata.town
Web: strata.town
Phone: 08 6118 7700 (office and after-hours emergencies)

Building Manager

Ralph Groom
Email: smbuildingmanager@gmail.com

Emergency Contacts

DFES Fire: 000 (112 mobile)
Police (life threatening): 000
City of Vincent Security & Rangers: 08 6324 0329
Poisons Info Centre: 13 11 26
SES: 132 500
Police (non-emergency): 131 444

How to Report an Issue

All residents are encouraged to report any issues relating to maintenance, security, or any other general issue regarding St Marks Apartments. Owners are able to report such issues **in writing** to **Strata Town or the Building Manager** on the email addresses above, however all tenants must ensure their correspondence is sent via their landlord or managing agent.

St Marks Apartments House Rules 2023



131 Harold Street, HIGHGATE

St Marks Apartments is a community style development that we all share.

Please show generosity of spirit and mutual respect to our neighbours

St MARKS HIGHGATE

Common Areas

- All common areas are strictly smoke free. Please note that if the fire alarm panel goes into alarm due to someone smoking in common areas, the offender will be on-billed the cost for the automatic fire brigade attendance which is approximately $1,337.
- The use of common areas (including BBQ facilities) are for the use of all residents. Uses of these areas are in accordance with all other rules within the House Rules.
- The common areas can be booked through the Building Manager.
- Gym and Toilet Facilities are to be left clean and tidy and with lights off and doors locked after use.
- Residents are responsible for their guests that visit St Marks and children are to be supervised at all times.
- All residents and their guests are asked to always respect the peace and privacy of other residents especially as noise carries throughout the complex. Residents and their guests are expected to behave in a respectful and appropriate manner.
- All common areas must be left clean and tidy after use. Any additional costs incurred by the Strata Company for cleaning, repairing, or replacing of common areas and/or assets will be invoiced to the responsible lot at the discretion of the Strata Company and Council.
- All damage to any part of the common area must be reported to the Strata Company.
- Residents must not ride bicycles, skateboards or rollerblades or similar equipment on the common property.
- Children under the age of 14 must be accompanied by an adult resident at all times while using the games room.
- Children under the age of 14 are not permitted to use the pool table.

Security

- All pedestrian access gates must be kept closed at all times.
- Residents and guests must leave the pool and sauna area before dark.
- Please report any violence, excessive noise, inappropriate or dangerous behaviour to the Police as well as Strata Management.
- No door or gate is to be kept ajar, by wedging or any other means, at any time.
- Fire monitoring and alarm systems are not to be tampered or interfered with. This includes switching off alarm monitors and smoke detectors connected to the main building alarm system. Any residents tampering or interfering with fire safety monitors and alarms will be in breach of the fire code and may be charged for the call-out costs for rectifying alarm and safety equipment.
- Residents must not allow unknown individuals, who claim to be residents and do not have keys or access remotes, to enter the St Marks Complex.
- Fire doors must be kept clear and closed at all times.

BBQ Area

- The BBQ must be left in a clean state after use.

Please ensure:

- Gas is turned off at the supply point.
- Rubbish, food scraps, bottles etc. are removed from the area and placed in the bin room. Contract cleaners are not responsible for cleaning the BBQ area.
- All surfaces are to be cleaned including BBQ outdoor chairs and table, bench areas and sink.
- All furniture items are returned to their original position.

Gym Equipment

- No bookings required. Please limit your use of any one piece of equipment to 30 minutes when others are waiting.
- Please use a towel and wipe down the equipment when finished using it.
- Gym equipment is not to be used by any person under the age of 16 years without adult supervision.
- No access to the gym is permitted for children under the age of 10. Adult supervision is required for all children under the age of 16.
- The gym equipment is not to be used for any business or profit-making purpose.
- No gym equipment is to be removed or brought into the gym at any time.
- The use of any gym equipment is at your own risk. The Strata Company will not be held liable for any injury sustained from negligence or incorrect use of the equipment.
- No stereo or entertaining equipment is to be brought into or used in the Gym. Personal music devices with headphones are acceptable.
- Appropriate footwear must be always worn in the Gym.
- Weights are to be replaced in the rack provided after use.
- The gym is restricted for the use of residents only.

Pool Use

- The pool is open during daylight hours only.
- Children under the age of 14 and all visitors must be always accompanied by an adult resident while using the pool.
- Children under the age of 14 are not permitted to use the sauna for safety reasons.
- Food & drink is not permitted around or in the pool.
- Glass is strictly not permitted in this area.
- Pool and sauna equipment must not be interfered or tampered with.
- Residents & their guests must be appropriately attired at all times.
- No animals are permitted in the BBQ or pool area.
- Please always respect the peace of other residents while using the pool and keep noise levels to a minimum.
- No essential oils, bubble bath, soap or shampoo are allowed to be used in the pool.
- Pool toys are not permitted.
- Please note that climbing of the pool fencing or pinning gates open is not allowed at any time.
- No running, jumping or bombing in the pool.

Car Parking

- Residents are only allowed to park in their designated car space within the complex.
- Please report illegal parking to strata management.
- The leasing of parking bays to any person other than a resident who resides at St Marks is not permitted.
- Under no circumstances is tandem parking permitted.
- The speed within the car parking area is strictly limited to 10kph.
- Bicycle racks are available around the grounds. Bicycles are not permitted in any other common areas.
- Car washing is not allowed within the Complex. Please do not park any vehicle that may cause any damage to driveways or common areas. This may include oil, dirt, sand or debris. Any resident who has a vehicle causing damage to St Marks property will be charged for the removal or costs to rectify any damage.

Garbage

- Household and general items to be placed in red lidded bins and recyclable materials to be placed in yellow lidded bins only. No placing of rubbish on the ground next to bins.
- Some household Items (small furniture etc.) can be placed in the bulk waste room (off main bin room) for the monthly verge valet collection.
- Cartons are to be broken down to a sufficient size before placing in the bin.
- Wheelie bins are not to be removed from the bin room.
- No rubbish is to be placed in any of the common areas, except within allocated bins.
- All rubbish must be securely wrapped or in plastic bags.
- Please be kind to our environment and use the recycling bins whenever possible.
- Please note that any items that do not fit within the bins are the responsibility of the individual to dispose of.
- Food waste is to be placed in the FOGO green bins. Plastic bags must not go in the FOGO bin.



Owners of St Marks Apartments SP 62106

131 Harold Street, Highgate, Perth WA
10 Year Maintenance Plan & Reserve Fund Forecast

1 October 2021

HFM ASSET MANAGEMENT PTY LTD

HFM is a building efficiency company. We are based in Sydney, Melbourne, Brisbane and Perth. Our mission to transform properties into efficient, economic and compliant assets for our clients.

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1. INTRODUCTION

1.1. PURPOSE

The purpose of the 10-Year Maintenance Plan & Reserve Fund Plan process is to provide Owners of St Marks Apartments SP 62106 with appropriate data and information required to make decisions regarding future investment for the property.

1.2. SCOPE

HFM Asset Management has been engaged to complete a 10-Year Maintenance Plan and Reserve Fund Plan for 131 Harold Street, Highgate, Perth WA.

The 10 Year Plan incorporates the analysis of the items as forms part of the common property or the personal property of the strata company that will require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan as outlined in the current Strata Regulations.

The process involved site visits that incorporates a detailed condition assessment of the property strata/common areas. The findings are the formation of the 10-year maintenance plan and report supported by an expenditure estimation worksheet and a photographic register. This report does not include either tenanted areas or individual tenant owned assets.

1.3. SITE OVERVIEW

The St Marks Highgate, constructed in 2013, consists of three buildings interconnected at lower ground and basement levels. The buildings are generally of a precast steel reinforced concrete construction. The buildings are illustrated in Figure 1 below.

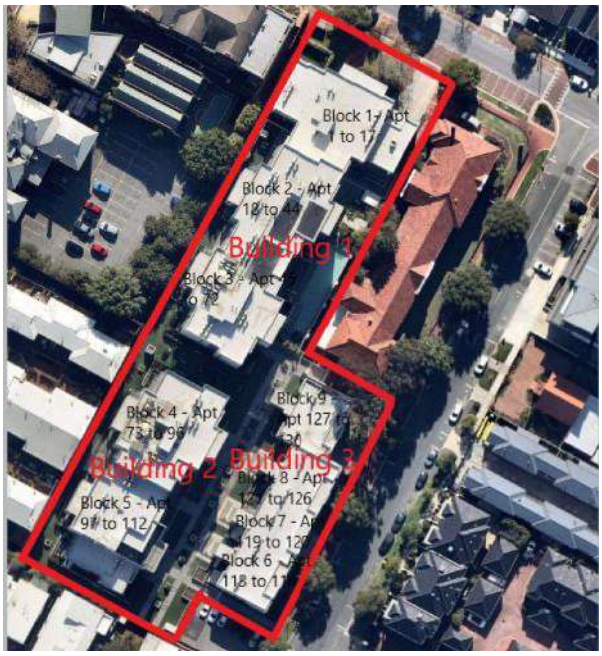


Figure 1. Aerial View and Approximate Boundary

The following table provides a summary of the site:

Table 1. Site Information

SITE INFORMATION	DESCRIPTION
Site Address / Name	131 Harold Street, Highgate, Perth WA (St Marks Apartments)
Owner Details	Owners of St Marks Apartments SP 62106
ABN:	12 883 677 080
Year of Construction	2013
No Levels	Building 1 (4,5 & 5 levels), Building 2 (4 & 5 levels), Building 3 (3 levels), Lower Ground and Basement carparks
Number of Lots	131
Managing Agent	i.fresh strata and community title management pty ltd
Contact details	Deb
Contact Email	maintenance1@ifresh.com.au

1.4. SITE INSPECTIONS AND INVESTIGATIONS

In performing this project, the following HFM personnel are noted as undertaking visual inspections of the site:

Table 2. HFM Site Inspection Personnel

DATE	PURPOSE OF INSPECTION	ATTENDING PARTIES
9th August 2021	Building Inspection	John Wilson (HFM) BEng Hons (Building Services)

1.5. REFERENCE DOCUMENTS

This report has been prepared based on the following reference documents:

- Strata Plan 62106;
- Set of St Marks as installed electrical drawings;
- Extensive information including Services Reports, Valuations and Asset Lists.
- Strata Titles (General) Regulations 2019 (Version 00-b0-02, as at 01 May 2020);
- Strata Titles Act 1985 (Version 07-g0-01, as at 01 Jul 2019);
- AS/NZ 4536:1999 Life Cycle Cost - Application Guide; and
- Rawlinson Australian Construction Handbook 2020.

1.6. LIMITATIONS AND QUALIFICATIONS:

- The opinions and views expressed in this report have been based solely upon visual inspection of the building during the site inspections.
- The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. HFM has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.
- All costs reported are probable order of costs. Should a more accurate estimate be required it is recommended that either quotes are sought for individual works or a Quantity Surveyor is engaged.
- All reporting is based on HFM visual assessments. HFM is not liable for any incidents or future defects that transpire that were not readily observable due to being hidden or obscured by objects. This includes but is not limited to submerged pipework, ground structure, surfaces and structures under parked cars or other effects.

2. METHODOLOGY

The following section provides a summarised overview and explanations of HFM's methodology in preparing this report.

2.1. DEFINITIONS

- Cost element – A cost element is created from the collection of costs incurred. The cost elements expressed in this document are:
  - Renewal Works – Replacement of building elements at end of life.
  - Planned Preventative Maintenance – Routine maintenance and service contract cost.
  - Repair Works – Unplanned expense due to deterioration or failure of an asset.
  - Capital or Optional Works – Planned investment for either a refurbishment or improvement of a major asset.
- Life Cycle Costing – The process of establishing costs during a certain phase of the life span of a specific asset.
- Nominal Cost – The generated cost that will be incurred over a period that includes the component of inflation. This provides an owner the capability for short, medium & long-term planning and budgeting of capital and operating costs.

2.2. LIFECYCLE MODEL DESCRIPTION

The HFM Asset Management Life Cycle Model is based on AS/NZ 4536:1999 Life Cycle Cost - Application Guide.

This model is simplistic but comprehensive in detail to highlight significant factors to assist in the decision-making process.

2.3. METHODS OF COST ESTIMATION

There is a level of uncertainty regarding the forecasted nominal costs allocated in the estimate of costs. Costs of products, material, service or the changing economy will impact on these costs at any given time.

Cost estimation is based on experience with the same or similar assets, systems or technology and collating of information directly from subject matter experts and recognised publications including Rawlinson's.

2.4. ANALYSIS ELEMENTS

The analysis process is driven by the following elements:

- Current Condition – Is reflected how an asset is being maintained and the load this asset is placed under daily.

- Current Age – This factor provides guidance to the expected performance and deterioration rate of an asset.
- Current Operational Performance – Meeting the operational requirement of a property and meeting the expectation of the asset's occupants or users.
- Expected Life Span - A recognised life span of a particular asset, considering a number of these elements.

The condition rating reflects a proposed time frame and justifying status criteria. The overall outcome is the future expense allocation as required in the supporting "Estimation Worksheet".

Condition Ratings and Definitions are included in the following Table 3. Condition Rating.

Table 3. Condition Rating

SCORE	RATING	STATUS
1	Very Poor	Not meeting operational requirements or inefficient; also, items that show signs of imminent failure.
2	Poor	Meeting operational requirements; may require investment for continued operation and/or efficiency.
3	Fair	Meeting operational requirements and expected efficiency. Will attain its full life cycle.
4	Good	Meeting operational requirements and expected efficiency and has a long-range life span.
5	Excellent	As new condition and/or the item has a long-range life span.

3. SITE DOCUMENTATION

The following table summarises the available site documentation.

Table 4. Documentation availability

ITEM	AVAILABILITY	COMMENTS / NOTES
Strata		
Strata Plan	✓	
Building Fabric and Structure		
Drawings	✓	
Electrical & Communications		
Manuals	×	
Drawings	✓	
Service records / Logbooks	✓	
Certification	×	
Fire Protection & Detection		
Manuals	×	
Drawings	✓	
Service records / Logbooks	✓	
Certification	×	
Hydraulics		
Manuals	×	
Drawings	×	
Service records / Logbooks	✓	
Certification	×	
Mechanical		
Manuals	×	
Drawings	×	
Service records / Logbooks	✓	
Vertical Transport		
Manuals	×	
Service records / Logbooks	✓	

4. BUILDING CONDITION ASSESSMENT

The following table summarises the current condition of the site. Note that the elements are grouped around the 'Element' categories below are as defined in Strata Titles (General) Regulations.

Table 5. Building Condition Assessment

ELEMENT	DESCRIPTION	CONDITION
(a) roofs and gutters	St Marks has three buildings with multiple roofs on various levels. The roofs are flat concrete slab type with acrylic roof coating. The roofs are in good condition.	4 - Good
(b) walls – Building 1	The external walls are in fair condition. The surface coatings have deterioration evident. There is discolouration evident on the exterior façade that runs parallel with the concrete floor slab. The balcony columns paintwork is deteriorated.	3 - Fair
	Internal Common Area walls generally are painted plaster. The walls and wall finishes are in good condition.	4 - Good
(b) walls – Building 2	The external walls throughout are in fair condition. The surface coatings have deterioration evident. There is some staining evident on the painted edges of balconies.	3 - Fair
	Internal Common Area walls generally are painted plaster. The walls and wall finishes are in good condition.	4 - Good
(b) walls – Building 3	The external walls are in overall fair condition. The surface coatings have deterioration evident. There is some cracking and discolouration evident on the upper levels of the buildings that requires investigation.	3 - Fair
	Internal Common Area walls generally are painted plaster. The walls and wall finishes are in good condition. There is some water damage adjacent to windows in 1st floor of Apartment block 127 to 130.	4 - Good
(c) floors	Floor coverings consist of carpet tiles to common areas corridors and landings, tiling to wet areas and concrete slabs in carpark areas. All floors and floor coverings are generally in good condition.	4 - Good
	The external areas including the pool deck area has floor tiles installed. The tiles are generally in fair condition though with minor deterioration evident tiles around expansion joints and tiling grout.	3 - Fair
(d) ceilings	The ceilings throughout the common areas are generally painted plasterboard. All ceiling finishes are in good condition.	4 - Good
(e) windows, eaves, flashings, soffits and windowsills	The windows are metal frame, single glazed type and are generally in good condition.	4 - Good
	The soffit areas including the entrance area and balcony soffits (where viewed) appeared in good condition.	4 - Good
(f) downpipes	The downpipes where visible appear to be in good condition.	4 - Good

ELEMENT	DESCRIPTION	CONDITION
(g) foundations of buildings	The foundations of the building could not be fully viewed. The concrete floors in the upper ground and basement carpark are in good condition with only minor deterioration and cracking evident. The basement has cracking to the slab and some water ingress at the joints in the slab where the construction crane was originally located.	4 - Good
(h) driveways	The driveway into the carpark from the street is concrete type and is in good condition.	3 - Fair
(i) footpaths	Not applicable	N/A
(j) steps	Included in(k) stairs and stair railings	N/A
(k) stairs and stair railings	There are fire escape stairwells located throughout the buildings. There is a stair from the lower ground to upper ground in Building 1. Additionally, there is a stair at the external entrance from Stirling Street and a small stair giving access from the pool area. Generally, the stairs including stair railings are in good condition.	4 - Good
(l) doors and doorways (including fire doors)	Doors throughout the building consist of painted fire doors to apartments, fire escape stairwells and services areas and timber painted doors throughout car parks, stores, and commons areas. Fire doors appeared to operate correctly during inspection. All doors where inspected had inspection tags visible and where up to date. The external doors consist of a metal framed type. There are auto doors installed giving access to the ground floor at Building 1. In addition, auto doors (actuator type) are installed at the lower ground and basement carparks. The doors are generally in good condition though with some deterioration evident to external surface treatments.	4 - Good
(m) lighting	The lighting installed in the common areas include ceiling mounted recessed spots and fluorescent light fittings. Surface mounted battens are installed in the carpark areas. The lighting throughout is in good condition. Exit Signs and Emergency Luminaires are installed throughout the Common Areas including the tenant facilities, corridors, and carpark areas. The emergency lighting is in good condition overall.	4 - Good
(n) storage or plant rooms	The storage areas and plantrooms are generally in good condition. The plantrooms are generally clean and clutter free.	4 - Good
(o) fencing and gates	The fencing throughout is in good condition.	4 - Good
(p) balconies, railings and balustrades	The balcony railings were not viewed in their entirety but appeared in good condition. It is recommended that handrails and balustrading is inspected and maintained periodically.	4 - Good
(q) lifts	There are 3 passenger lifts located in Building 1 and two lifts in Building 2. The lifts are all in good condition.	4 - Good

ELEMENT	DESCRIPTION	CONDITION
(r) ventilation	Fans are installed serving areas including the carparks, bin stores and toilet exhausts. The fans are in good condition.	4 - Good
(s) fire services, fire alarms and fire hoses	Fire Protection (wet fire services) includes fire pumps (diesel and electric) fire hose reels, hydrants, booster set, control panels and associated pipework, valves and fittings. The system is supplemented with fire extinguishers. All inspected fire protection services are in good condition. Fire Detection consists of hardwired fire detectors throughout the buildings. A Fire Indicator Panel (FIP) and Emergency Warning System (EWS) are installed at the entrance to building 1. The fire detection system is in good condition. Logbooks for Fire Detection are maintained in the FIP.	4 - Good
(t) air conditioning systems	There are split type air conditioning units installed to common areas including Residents Lounge, Games Room and Meeting Room. All units and condensers are in good condition.	4 - Good
(u) building and ancillary structures	The structural elements where visible appeared in good condition.	4 - Good
(v) utility conduits and services	Where viewed utility conduits/containment and services are in good condition. Water and sewer pipework where viewed are in good condition.	4 - Good
(w) garbage disposal	Not applicable	N/A
(x) hot water systems	Hot water systems are installed in the rooftop plantroom of Building 1 and Building 2 buildings. The systems each consist of two Heat Pumps, two gas fired domestic hot water heaters and associated storage cylinders (Rheem type). The units are in fair condition overall.	3 - Fair
(y) electrical systems	The Site Main Switchboard is located in the lower ground area of Building 3. The power is reticulated to Distribution Boards throughout the site with individual boards generally located in at the risers within each of the buildings. The tenant meter boards are located within electrical cupboards within the risers. Electrical Systems including Distribution Boards, visible wiring, and outlets, though old, are in good condition.	4 - Good
(z) post boxes	There are two post boxes located externally at the Harold Street and Stirling Street entrances. The post boxes are in good condition.	4 - Good
(za) security components	An intercom system is installed at the entrance to each of the buildings and the building blocks. The intercom systems are generally in good condition. The housings for the intercoms at Building 3 are cracked and require repair/replacement. Though in good condition, their replacement is forecast and included in the renewal works plan in-line with industry predicted component life.	4 - Good

ELEMENT	DESCRIPTION	CONDITION
	A CCTV system is installed in the building. The system including cameras appears in good condition.	
(zb) swimming pools, spas and pumps or filters	The outdoor pool is in good condition. The pool equipment is in good condition.	4 - Good
(zc) water bores and water tanks	Water tanks are installed for potable water use on Building 1 and Building 2 roofs. The water tanks are in good condition.	4 - Good
	There are two 15kl concrete fire water tanks installed in the Fire Pump Room located in the lower ground of Building 3. The tanks are in good condition.	3 - Fair
(zd) back flow devices and pumping devices	There are potable water pumps located on the roofs of Building 1 and Building 2. There is also Domestic Hot Water (DHW) Pumps located in the Roof Plantrooms in Building 1 and Building 2. The pumps are in good condition though there is some signs of leakage within the DHW pump enclosures. There was no Backflow Prevention Devices viewed on site.	4 - Good
(ze) car stackers	Not applicable	N/A
(zf) roof access safety equipment	Fall arrest systems and height safety equipment are installed to the roof areas The height safety components installed are in good condition, service plaques are in place indicating inspections are up to date.	4 - Good
(zg) solar and other sustainability infrastructure	There is solar matting installed in the roof of Building 1. The system appears in fair condition.	3 - Fair
(zh) disability access facilities	The building is accessible throughout. All related elements appear in good condition.	4 - Good

5. RENEWAL AND REPAIR WORKS SUMMARY

The following table summarises costs associated with renewal/planned replacement of building elements at end of life and repairs to defects of building elements identified during the building inspection. The costs provided include an uplift in cost per year based on the Consumer Price Index (CPI). Note that the items identified summarise only action items within the 10-year lifecycle period. A full list of assets and lifecycle costs is available in APPENDIX A. A list of defects is also included in APPENDIX C.

Table 6. Recommended Repairs

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(a) roofs and gutters – all roofs	The apartment buildings have flat concrete roofs with an acrylic membrane coating. Generally, the building roofs are in good condition. An allowance has been made in the renewal plan for renewing the acrylic coating based on typical serviceable life of the coatings.		Renewal – redoing acrylic coatings	$146,273	2030
(a) roofs and gutters – Building 1 Block 1	Generally, the roofs are clean and tidy. There is one area of accumulated matter around conduits on Building 1 Block 1 roof that should be cleared.		Repair	$165	2021

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – Building 1 Facade	Building 1 façade is in fair condition. The surface coatings have deterioration evident (see next section). An allowance has been made within the renewal plan for façade painting in 2023.		Renewal – paintwork	$190,799	2023
(b) walls – Building 1 Facade continued	There is discolouration evident on the exterior façade that runs parallel with the concrete floor slab (See photo). The paintwork around the balcony structures is deteriorated. It is recommended that an investigation is carried out to determine cause and repair undertaken prior to façade painting being carried out.	 	Repair	N/A	N/A

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – Building 1 Facade continued	Minor cracking evident at the upper corners of the external doorway to the toilets.		Repair recommended to be carried out as part of renewal of façade paintwork.	N/A	N/A
(b) walls – Building 1 Facade continued	The external wall finishes to the tops of the fire escape stairs are deteriorated and stained.		Repair recommended to be carried out as part of renewal of façade paintwork.	N/A	N/A

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – Building 2 Facade	Building 2 façade is in fair condition. The surface coatings have deterioration evident. An allowance has been made within the renewal plan for façade painting in 2024.		Renewals – paintwork	$153,423	2024
(b) walls – Building 3 Facade	Building 3 façade is in fair condition overall. The surface coatings have deterioration evident and there is cracking evident (see next section). An allowance has been made within the renewal plan for façade painting in 2022.		Renewals – paintwork	$81,520	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – Building 3 Facade continued	There is cracking and discolouration evident on the upper levels (See photos) of the buildings that requires investigation. It is recommended that an investigation is carried out to determine cause and repair undertaken prior to façade painting being carried out.	  	Repair	N/A	N/A

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – Building 3 Garden Wall	Brick wall (onto Stirling Street) has mortar loss evident.		Repair	$600	2021
(b) walls – internal walls all buildings	The internal paintwork is generally in good condition. The upper ground floor access corridor to tenant facilities in Building 1 paintwork has minor wear and tear and is in overall fair condition.		Renewal – Paintwork (Building 1 upper ground Corridor) Renewal – Paintwork (All common areas except above)	$2,891 $34,580	2023 2025
(b) walls – internal walls Building 3	Appt 127 to 130 Level 1 stair (walls (adjacent to window) has minor water damage.		Repair	$500	2021

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(b) walls – external garden retaining walls	The perimeter, garden retaining walls and pool area walls are in overall good condition. There is some minor deterioration evident including some minor cracking and deterioration to joint sealant.		Renewal - paintwork	$15,884	2028
(b) walls – Perimeter wall section	The wall joint is opening and requires re-sealing.		Repair	$1,200	2021
(c) floors – Buildings 1 & 2 carpet tiles	Carpet tiles are installed throughout including common area corridors, lobbies, and tenant facilities. The carpet tiles are generally in good condition. An allowance has been made within the renewal plan for replacing carpet tiles in 2030 based on typical life of material.		Renewal	$65,549	2030

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(c) floors – Buildings 1 entrance mat	The entrance threshold matting is in very poor condition. It is badly worn and loose. Note renewal cost based on Utlramat type entrance mat comprising alternate treads of aluminium and carpet.		Renewal	$1,100	2021
(c) floors – Buildings 2 Block 5 entrance mat	The entrance threshold matting is in poor condition. It is worn and loose. Note renewal cost based on Utlramat type entrance mat comprising alternate treads of aluminium and carpet.		Renewal	$1,121	2022
(c) floors – Buildings 2 Block 4 entrance mat	The entrance threshold matting is in poor condition. It is worn, stained and loose. Note renewal cost based on Utlramat type entrance mat comprising alternate treads of aluminium and carpet.		Renewal	$1,121	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(c) floors – external common area floor tiles	The common area floor tiles are in fair condition overall though the tiling grout is dirty and there is some deterioration evident including deterioration to grout and joint sealant.		Repair – Clean and minor repairs	$6,000	2022
(c) floors – external common area floor tiles	Examples of areas of deterioration to the tile grouting including missing and stained grout and deterioration to joint sealant.	 	Repair	Cost included above	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
					
(c) floors – external common area floor tiles	The common area toilet floor tiles are in fair condition overall though with some minor deterioration and dirt evident to grout.		Repair – Clean and minor repairs	$1,000	2022
(c) floors – artificial grass	The external artificial lawn is in poor to fair condition. The external artificial lawn is lifting and in areas the surface is faded.		Renewal Repair – re-adhere lifting artificial lawn	$13,967 $500	2024 2021

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(c) floors – external brick paving	The brick paving at the fire escape from the carpark has moss build-up and cleaning is recommended.		Repair – pressure wash paving	$300	2021
(c) floors – Building 1 entrance brick paving	Small section of brick paving has loose brickwork and requires re-setting.		Repair	$1,200	2021
(c) floors – carpark	There is some cracking evident in the carpark floor slab. Though minor it is recommended that the cracking is monitored for future deterioration. It is understood that there is ongoing monitoring of leaks and waterproofing works undertaken as part of the planned preventative maintenance programme.		For information	-	-

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
		 			
(d) Building Fabric – Internal Ceilings Common Areas	All common area ceilings are in good condition. Repainting is recommended to maintain aesthetics. A provision has been made for repainting in the 10-year renewal plan to coincide with painting of the walls (see section b).		Renewal - paintwork	$16,642	2025

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(d) Building Fabric – Internal Ceilings	The roof access hatches in Building 3 are dirty with finger marks,		Repair	$240	2021
(d) Building Fabric – Internal Ceilings	Building 1 Block 1 has some minor water damage to the ceiling in the corridor at level 2.		Repair – investigate and remedy water leak	$850	2021

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ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(d) Building Fabric – Internal Ceilings – Carpark Slab	There are some localised areas of water staining throughout. There is an area around the ventilation louver with defects and visible signs of previous repair. Note repair cost is for a general tidy up. That is removal of staining, salts, etc where possible and touch up to maintain overall good appearance.	 	Repair	$1,500	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(e) windows, eaves, flashings, soffits and windowsills – Windows General	Though not viewed in their entirety the windows appear in good condition. No works proposed during the 10 Year period of the renewal plan.		No works proposed	-	-
(e) windows, eaves, flashings, soffits and windowsills – Windows General	Buildings 1, 2 & 3 balcony soffit paintwork appeared in fair condition. Renewal of the paintwork has been included to coincide with the façade painting.		Renewal – paintwork (Building 1) Renewal – paintwork (Building 2) Renewal – paintwork (Building 3)	$33,809 $45,413 $5,806	2023 2024 2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(h) driveways – Carpark line marking	An allowance for car parking line marking, in the Lower Ground and Basement carparks, has been made in the renewal plan.		Renewals - line markings	$10,157	2025
(l) doors and doorways (including fire doors)	The paintwork of the doors to the switchroom at Building 3 is deteriorated.		Renewal - paintwork	$489	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(l) doors and doorways (including fire doors)	Building 1 Block 3 roof access door paintwork is badly deteriorated. It is recommended that the door is replaced.		Renewal	$1,529	2022
(l) doors and doorways (including fire doors)	Building 1 Block 3 roof access and roof top plantroom door paintwork is badly deteriorated. It is recommended that the doors are replaced.		Renewal	$3,057	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(l) doors and doorways (including fire doors)	Building 1 Block 4 roof access and roof top plantroom door paintwork is badly deteriorated. It is recommended that the doors are replaced.		Renewal	$3,057	2022
(m) lighting – Exit Luminaires	An allocation has been made for the replacement of emergency luminaires and exit signs within the 10-year period of the renewal plan.		Renewal – replacement of exit luminaires. Renewal – replacement of general emergency luminaires.	$28,292 $21,733	2028 2028

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ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(m) lighting – Exit Luminaires	Building 3 emergency exit luminaire located on the roof diffuser is faded and dirty. Recommend replacement of fitting.		Renewal	$400	2021
(q) lifts	Though in good condition refurbishment of lift car interiors has been included within the 10-year period of the renewal plan (Year 10) to maintain aesthetics.		Renewals – lift car interior refurb.	$74,037	2030
(r) ventilation-Carbon Monoxide Sensors	The carpark Carbon Monoxide Sensors have been included in the renewal plan for replacement in 2030.		Renewal	$16,584	2030

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(s) fire services, fire alarms and fire hoses – fire hose reels	Externally mounted fire hose reel cabinets have deterioration evident including faded paintwork and corrosion. Areas include Building 3 external, Building 1 and Building 2 roof mounted fire hose reel cabinets.		Repair	$3,000	2022
(s) fire services, fire alarms and fire hoses - Extinguishers	A sum has been included for replacement of fire extinguishers within the 10-year period of the renewal plan.		Renewals	$5,134	2028
(s) fire services, fire alarms and fire hoses – EWIS/FIP	The Fire Indicator Panel (FIP) and the Emergency Warning Systems (EWS) are in good condition. Though in good condition an allowance has been made for the replacement of the FIP/EWIS within the 10-year period of the capital works plan based on serviceable life of the equipment.		Renewal	$65,152	2030

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(t) air conditioning systems	Though in good condition the replacement of the split units has been included in the renewal plan based on industry quoted serviceable life.		Renewal – replacement at end of serviceable life	$25,669	2028
(x) hot water systems	An allowance has been made in the renewal plan for replacement of Hot Water Heat Pumps (located on Building 1 and 2 roofs) based on industry quoted serviceable life.		Renewal – replacement at end of serviceable life	$26,239	2028

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(x) hot water systems	An allowance has been made in the renewal plan for replacement of Hot Water Heaters based on industry quoted serviceable life. Note there are 4 units. One is a recent replacement and the other three are dated 2013.		Renewal – replacement (3 units) at end of serviceable life	$11,755	2027
(x) hot water systems	An allowance has been made in the renewal plan for replacement of Hot Water Storage Cylinders based on industry quoted serviceable life.		Renewal – replacement at end of serviceable life	$51,337	2028

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(x) hot water systems	The pipework insulation on the roofs of Buildings 1 and 2 is deteriorated and requires repair/replacement		Repair	$3,000	2022
(z) post boxes	The post boxes are in fair condition overall. An allowance has been made in the renewal plan to paint the support structures for both post boxes. Stirling Street post box shown on this section.		Renewal - paintwork	$1,223	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(z) post boxes	Harold Street post box.		Renewal - paintwork	Costs included in above	-
(za) security components – Intercom System	The intercom systems are in good condition. Due to predicted serviceable life, the intercom systems are forecast for replacement within the 10-year period of the renewal plan.		Renewals – replacement at end of serviceable life	$60,915	2029
(za) security components – Building 3 Intercoms	The housing for the intercom panels are deteriorated and broken. It is recommended that they are repaired/replaced.		Repair	$1,000	2022

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(za) security components – Lower Ground internal access gate actuator	An allowance has been made within the renewal plan for replacement of the access gate actuators based on typical serviceable life of equipment.		Renewal	$3,135	2027
(za) security components – Basement internal access gate actuator	An allowance has been made within the renewal plan for replacement of the access gate actuators based on typical serviceable life of equipment.		Renewal	$3,135	2027

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(za) security components – Lower ground carpark access gate actuator	An allowance has been made within the renewal plan for replacement of the access gate actuators based on typical serviceable life of equipment.		Renewal	$6,270	2027
(za) security components – Basement carpark access gate actuator	An allowance has been made within the renewal plan for replacement of the access gate actuators based on typical serviceable life of equipment.		Renewal	$6,270	2027
(za) security components – Security access control panels	An allowance has been made within the renewal plan for replacement of the security access panels based on typical serviceable life of equipment.		Renewal	$11,625	2029

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(za) security components – CCTV system	An allowance has been made within the renewal plan for replacement of the CCTV system based on typical serviceable life of equipment.		Renewal	$46,500	2029
(zb) swimming pools, spas and pumps or filters	An allowance has been made in the renewal plan for cleaning, re-sealing and grouting of the swimming pool.		Renewal	$116,250	2029
(zb) swimming pools, spas and pumps or filters	The replacement of pool filters has been included in the renewal plan.		Renewal	$5,590	2028

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(zb) swimming pools, spas and pumps or filters	The replacement of pool pumps has been included in the renewal plan.		Renewal	$11,408	2028
(zc) water bores and water tanks	The replacement of reticulation controller has been included in the renewal plan.		Renewal	$4,563	2028
(zd) back flow devices and pumping devices	Viewed through the drainage grate the 3 sump pumps in the basement carpark appeared in fair condition. An allowance has been made for the replacement of the sump pumps within the 10-year period of the renewal plan based on serviceable life of the equipment.		Renewal	$8,556	2028

ELEMENT	DESCRIPTION	PHOTOGRAPHS	WORKS TYPE (RENEWAL /REPAIR)	COST EST. (EXCL GST)	YEAR
(zd) back flow devices and pumping devices	An allowance has been made for the replacement of the potable water pump sets (2 sets) within the 10-year period of the renewal plan based on typical serviceable life of the equipment.		Renewal	$28.521	2028
(zg) solar and other sustainability infrastructure	An allowance has been made in the renewal plan for the replacement if the solar matting based on typical serviceable life of materials.		Renewal	$25,145	2028

6. RESERVE FUND PLAN

6.1. GENERAL

The 10-year reserve fund plan is developed from Lifecycle Cost estimates for Repairs, Renewal Works, Planned Preventative Maintenance and where proposed Optional/Capital expenditure for the site.

6.2. RENEWALS

Section 5 summarises, and Appendix A outlines the proposed renewals works and associated costs. A summary of the renewal costs by discipline is contained in the table below.

Table 7. Summary of Renewal Costs by Discipline

Element Category	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building Fabric	$1,100	$91,280	$227,499	$212,803	$61,379	$-	$-	$15,884	$-	$65,549
Electrical	$400	$336	$-	$-	$-	$-	$-	$50,025	$-	$-
Equipment	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
External	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Fire	$-	$7,643	$-	$-	$-	$-	$-	$5,134	$-	$65,152
Hydraulic	$-	$-	$-	$-	$-	$-	$11,755	$161,359	$116,250	$3,554
Mechanical	$-	$-	$-	$-	$-	$-	$-	$25,669	$-	$16,584
Security	$-	$-	$-	$-	$-	$-	$18,809	$-	$119,040	$-
Specialist Services	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Structural	$-	$-	$-	$-	$-	$-	$-	$-	$-	$146,273
Vertical Transport	$-	$-	$-	$-	$-	$-	$-	$-	$-	$74,037
Total	**$1,500**	**$99,259**	**$227,499**	**$212,803**	**$61,379**	**$-**	**$30,564**	**$258,071**	**$235,290**	**$371,149**

6.3. PLANNED PREVENTATIVE MAINTENANCE

Appendix B outlines the recommended Planned Preventative Maintenance and associated forecast costs. A summary of costs by discipline is contained in the table below. The PPM costs are probable order of costs. The maintenance items and costs can be 'fine-tuned' based on previous records if supplied.

Table 8. Summary of PPM Costs by Discipline

Element Category	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building Fabric	$1,205	$1,228	$1,251	$1,275	$5,073	$1,324	$1,349	$1,375	$1,401	$5,573
Electrical	$8,280	$8,437	$8,598	$8,761	$8,927	$9,097	$9,270	$9,446	$9,626	$9,808
Equipment	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Fire	$33,090	$33,719	$34,359	$35,012	$42,535	$36,355	$37,046	$37,750	$38,467	$46,732
Grounds	$14,047	$14,314	$14,586	$14,863	$15,145	$15,433	$15,726	$16,025	$16,330	$16,640
Hydraulic	$17,760	$18,097	$20,435	$18,792	$19,149	$21,622	$19,883	$20,261	$22,878	$21,038
Mechanical	$6,160	$6,277	$6,396	$6,518	$6,642	$6,768	$6,896	$7,027	$7,161	$7,297
Security	$8,817	$8,985	$9,155	$9,329	$9,506	$9,687	$9,871	$10,059	$10,250	$10,445
Specialist Services	$17,190	$17,517	$17,849	$18,189	$18,534	$18,886	$19,245	$19,611	$19,983	$20,363
Vertical Transport	$47,100	$47,995	$48,907	$49,836	$50,783	$51,748	$52,731	$53,733	$54,754	$55,794
General	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Total	**$153,649**	**$156,568**	**$161,537**	**$162,574**	**$176,294**	**$170,920**	**$172,018**	**$175,287**	**$180,849**	**$193,691**

6.4. CAPITAL / OPTIONAL WORKS

No optional works have been proposed.

6.5. FORECAST COST SUMMARY

The following tables summarise recommended future investment for the various Building Elements at 131 Harold Street, Highgate, Perth WA over the 10 Year Lifecycle. The expenditure spread sheet calculates costs for a 10-Year Lifecycle with an annual CPI adjustment of 1.9%.

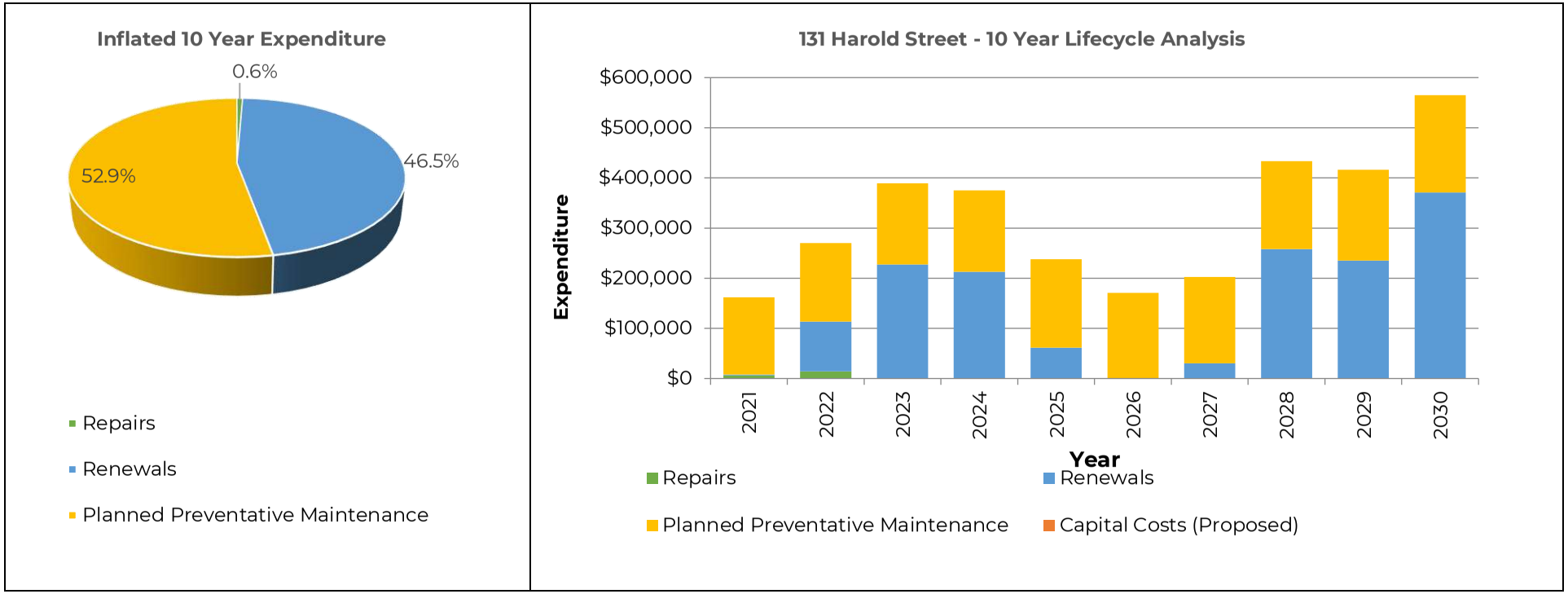


Figure 2. 10 Year Maintenance Cost

Table 9. 10 Year Forecast Cost

Lifecycle Cost Item	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Repairs	$6,675	$14,200								
Renewals	$1,500	$99,259	$227,499	$212,803	$61,379	$0	$30,564	$258,071	$235,290	$371,149
Planned Preventative Maintenance	$153,649	$156,568	$161,537	$162,574	$176,294	$170,920	$172,018	$175,287	$180,849	$193,691
Capital Costs (Proposed)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lifecycle Cost Total	**$161,824**	**$270,027**	**$389,036**	**$375,377**	**$237,673**	**$170,920**	**$202,582**	**$433,357**	**$416,139**	**$564,840**

APPENDIX A – LIFECYCLE RENEWAL BUDGET SPREADSHEET

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
6	All	All	Ground	Upper Ground Carpar□Ent	□a	Securit□	Securit□□Carpar□Access Gate			8	□2□800	4	FAAC			Cost □or replacement o□gate actuator	2	□	□ 5□600	2027
7	All	All	Ground	Basement Carpar□Entranc	□a	Securit□	Securit□□Carpar□Access Gate			8	□2□800	4	FAAC			Cost □or replacement o□gate actuator	2	□	□ 5□600	2027
8	All	All	Lo□er Ground	Carpar□Internal	□a	Securit□	Securit□□Carpar□Access Gate			8	□2□800	4	FAAC			Cost □or replacement o□gate actuator	1	□	□ 2□800	2027
9	All	All	Basement	Carpar□Internal	□a	Securit□	Securit□□Carpar□Access Gate			8	□2□800	4	Nice Robus			Cost □or replacement o□gate actuator	1	□	□ 2□800	2027
10	Building 1	All	Lo□er Ground	Carpar□	d	Building Fabric	Ceilings□Concrete			50	□0	4				T□ere are some localised areas o□ □ater staining t□roug□out. T□ere is some deterioration and signs o□a previous repair around t□e area o□a ventilation louver.	1200	s□m	□ -	2058
11	Building 1	All	Basement	Carpar□	d	Building Fabric	Ceilings□Concrete			50	□0	4					1200	s□m	□ -	2058
12	Building 1	All	Lo□er Ground	Carpar□	□	Building Fabric	Civil□Car Par□- Linemar□ing			6	□60	4					76	□	□ 4□560	2025
13	Building 1	All	Basement	Carpar□	□	Building Fabric	Civil□Car Par□- Linemar□ing			6	□60	4					81	□	□ 4□860	2025
14	Building 1	All	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete			15	□50	3					3675	s□m	□ 183□750	2023
15	Building 1	All	Lo□er Ground	Carpar□	c	Building Fabric	Floor Coverings□Concrete			50	□0	4					0	N/A	□ -	2058
16	Building 1	All	Lo□er Ground	Carpar□- Li□t Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					10	s□m	□ 800	2036
17	Building 1	All	Upper Ground	E□ternal - Gardens and Po	c	Building Fabric	Floor Coverings□Tiled			20	□80	3				T□e tiling grout is dirt□ and t□ere is some deterioration evident including deterioration to grout and □oint sealant.	800	s□m	□ 64□000	2031
18	Building 1	All	Lo□er Ground	Carpar□	b	Building Fabric	Walls□Concrete			50	□0	4					0	N/A	□ -	2058
19	Building 1	All	Lo□er Ground	Carpar□	b	Building Fabric	Walls□Insulated Panel			20	□80	4					0	N/A	□ -	2036
20	Building 1	All	Basement	Carpar□	b	Building Fabric	Walls□Bric□			50	□0	4					0	N/A	□ -	2058
21	Building 1	All	Ground	Entrance Lobb□	b	Building Fabric	Walls□Tiles			25	□95	4					60	m	□ 16□010	2039
22	Building 1	All	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal			30	□0	4					30	□	□ -	2043
23	Building 1	All	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	BASEMENT CSB NO.1		30	□8□000	4					1	□	□ 8□000	2043
24	Building 1	All	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	BASEMENT CSB NO.2		30	□8□000	4				Pole covers missing □rom spare poles.	1	□	□ 8□000	2043
25	Building 1	All	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Clevertronics				7	□	□ 2□800	2028
26	Building 1	All	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	1200 Fluorescent		10	□150	4	Haneco	□ISTA20/40W			28	□	□ 4□200	2028
27	Building 1	All	Basement	Carpar□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	1200 Fluorescent		10	□150	4	Haneco	□ISTA20/40W			32	□	□ 4□800	2028
28	Building 1	All	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					35	□	□ 3□850	2032
29	Building 1	All	Basement	Carpar□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Clevertronics				13	□	□ 5□200	2028
30	Building 1	All	Basement	Carpar□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	1200 Fluorescent		15	□110	4					67	□	□ 7□370	2032
31	Building 1	All	Basement	Electrical Room	□	Electrical	Lig□t and Po□er□Distribution Board	MDB A		30	□8□000	3	Western S□itc□boards Pt□Ltd/Heinemann				1	□	□ 1□200	2036
32	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□E□tinguis□er	3.5 Co2		10	□150	4	Fire□				2	□	□ 300	2028
33	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□Sprin□ler S□stem			40	□0	4					1	□	□ -	2051
34	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□Sprin□ler Control □alve			30	□950	4					1	□	□ 950	2043
35	Building 1	All	Basement	Carpar□	s	Fire	Fire□Sprin□ler S□stem			40	□0	4					1	□	□ -	2051
36	Building 1	All	Basement	Carpar□	s	Fire	Fire□E□tinguis□er	3.5□g Co2		10	□150	4	Fire□				1	□	□ 150	2028
37	Building 1	All	Basement	Carpar□	s	Fire	Fire□Sprin□ler Control □alve			30	□950	4					1	□	□ 950	2043
38	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□H□drant			25	□1□155	4					1	□	□ 1□155	2039
39	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□Hose Reel			15	□1□400	4	Onesteel				1	□	□ 1□400	2032
40	Building 1	All	Lo□er Ground	Carpar□	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
41	Building 1	All	Basement	Carpar□	□d	H□draulic	Sanitar□Plumbing□Se□erage Pump Controller			25	□2□500	3					2	□	□ 5□000	2033
42	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	Sump Pump No1		15	□2□500	4					1	□	□ 2□500	2032
43	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	Sump Pump No2		15	□2□500	4					1	□	□ 2□500	2032
44	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	Sump Pump No3		15	□2□500	4					1	□	□ 2□500	2032
45	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	Sump Pump No1		15	□2□500	3					1	□	□ 2□500	2028
46	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	Sump Pump No2		15	□2□500	3					1	□	□ 2□500	2028
47	Building 1	All	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	Sump Pump No3		15	□2□500	3					1	□	□ 2□500	2028
48	Building 1	All	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Carbon Mono□ide Sensors			12	□2□000	4					3	□	□ 6□000	2030
49	Building 1	All	Basement	Carpar□	r	Mec□anical	H□AC□Carbon Mono□ide Sensors			12	□2□000	4					4	□	□ 8□000	2030
50	Building 1	All	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Control Panel	CARPAR□ □ENTILATION SYSTE		15	□3□500	4					1	□	□ 3□500	2032
51	Building 1	All	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	CP□F 1.1		15	□4□500	4	Fandirect	AX 80WX10A-I	221941A		1	□	□ 4□500	2032
52	Building 1	All	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	CP□F 1.2		15	□4□500	4	Fandirect	AX 80WX10A-I	221941B		1	□	□ 4□500	2032
53	Building 1	All	Basement	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	CP□F 2.1		15	□4□500	4	Fandirect	AX 80WX10A-I	221941A		1	□	□ 4□500	2032
54	Building 1	All	Basement	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	CP□F 2.2		15	□4□500	4	Fandirect	AX 80WX10A-I	221941B		1	□	□ 4□500	2032
55	Building 1	All	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete			50	□0	4					1	□	□ -	2058
56	Building 2	All	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete			50	□0	4					1	□	□ -	2058
57	Building 3	All	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete			50	□0	4					1	□	□ -	2058
58	Building 1	Bloc□1	Ground	E□ternal	s	Fire	Site Services□Fire Booster Assembl□			30	□30□000	4					2	□	□ 60□000	2043
59	Building 1	Bloc□1	Ground	E□ternal	□c	H□draulic	Site Services□Reticulation Controller			10	□2□000	4	Weat□ermatic	Smartline E-SL 1600A			2	□	□ 4□000	2028
60	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					42	s□m	□ 491	2025
61	Building 1	Bloc□1	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					50	s□m	□ 585	2025
62	Building 1	Bloc□1	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted			10	□12	4				Building 1 Bloc□1 □as some minor □ater damage to t□e ceiling in t□e corridor at level 2.	50	s□m	□ 585	2025
63	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					25	s□m	□ 2□000	2036
64	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat			15	□550	1					2	s□m	□ 1□100	2021
65	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					15	s□m	□ 900	2030
66	Building 1	Bloc□1	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					50	s□m	□ 3□000	2030
67	Building 1	Bloc□1	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					50	s□m	□ 3□000	2030
68	Building 1	Bloc□1	Lo□er Ground	E□ternal Entrance	e	Building Fabric	So□it□Painted Concrete			12	□37	3					30	s□m	□ 1□110	2023
69	Building 1	Bloc□1	Ground	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					41	s□m	□ 1□517	2023
70	Building 1	Bloc□2	Ground	Court□ards	e	Building Fabric	So□it□Painted Concrete			12	□37	3					44	s□m	□ 1□628	2023
71	Building 1	Bloc□3	Ground	Court□ards	e	Building Fabric	So□it□Painted Concrete			12	□37	3					81	s□m	□ 2□997	2023
72	Building 1	Bloc□1	Level 1	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					62	s□m	□ 2□294	2023
73	Building 1	Bloc□2	Level 1	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					49	s□m	□ 1□813	2023
74	Building 1	Bloc□3	Level 1	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					63	s□m	□ 2□331	2023
75	Building 1	Bloc□1	Level 2	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					62	s□m	□ 2□294	2023
76	Building 1	Bloc□2	Level 2	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					49	s□m	□ 1□813	2023
77	Building 1	Bloc□3	Level 2	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					63	s□m	□ 2□331	2023
78	Building 1	Bloc□2	Level 3	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					49	s□m	□ 1□813	2023
79	Building 1	Bloc□3	Level 3	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					63	s□m	□ 2□331	2023
80	Building 1	Bloc□2	Level 4	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					49	s□m	□ 1□813	2023
81	Building 1	Bloc□3	Level 4	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					63	s□m	□ 2□331	2023
82	Building 1	Bloc□2	Level 5	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					49	s□m	□ 1□813	2023

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
6	Ground	Upper Ground Carpar□Ent	□a	Securit□	Securit□□Carpar□Access Gate	□0	□0	□0	□0	□0	□0	□6□270	□0	□0	□0
7	Ground	Basement Carpar□Entranc	□a	Securit□	Securit□□Carpar□Access Gate	□0	□0	□0	□0	□0	□0	□6□270	□0	□0	□0
8	Lo□er Ground	Carpar□Internal	□a	Securit□	Securit□□Carpar□Access Gate	□0	□0	□0	□0	□0	□0	□3□135	□0	□0	□0
9	Basement	Carpar□Internal	□a	Securit□	Securit□□Carpar□Access Gate	□0	□0	□0	□0	□0	□0	□3□135	□0	□0	□0
10	Lo□er Ground	Carpar□	d	Building Fabric	Ceilings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
11	Basement	Carpar□	d	Building Fabric	Ceilings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
12	Lo□er Ground	Carpar□	□	Building Fabric	Civil□Car Par□- Linemar□ing	□0	□0	□0	□0	□4□917	□0	□0	□0	□0	□0
13	Basement	Carpar□	□	Building Fabric	Civil□Car Par□- Linemar□ing	□0	□0	□0	□0	□5□240	□0	□0	□0	□0	□0
14	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete	□0	□0	□190□799	□0	□0	□0	□0	□0	□0	□0
15	Lo□er Ground	Carpar□	c	Building Fabric	Floor Coverings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
16	Lo□er Ground	Carpar□- Li□t Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
17	Upper Ground	E□ternal - Gardens and Po	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
18	Lo□er Ground	Carpar□	b	Building Fabric	Walls□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
19	Lo□er Ground	Carpar□	b	Building Fabric	Walls□Insulated Panel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
20	Basement	Carpar□	b	Building Fabric	Walls□Bric□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
21	Ground	Entrance Lobb□	b	Building Fabric	Walls□Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
22	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
23	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
24	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
25	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□3□194	□0	□0
26	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□4□791	□0	□0
27	Basement	Carpar□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□5□476	□0	□0
28	Lo□er Ground	Carpar□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
29	Basement	Carpar□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□5□932	□0	□0
30	Basement	Carpar□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
31	Basement	Electrical Room	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
32	Lo□er Ground	Carpar□	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□342	□0	□0
33	Lo□er Ground	Carpar□	s	Fire	Fire□Sprin□ler S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
34	Lo□er Ground	Carpar□	s	Fire	Fire□Sprin□ler Control □alve	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
35	Basement	Carpar□	s	Fire	Fire□Sprin□ler S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
36	Basement	Carpar□	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
37	Basement	Carpar□	s	Fire	Fire□Sprin□ler Control □alve	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
38	Lo□er Ground	Carpar□	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
39	Lo□er Ground	Carpar□	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
40	Lo□er Ground	Carpar□	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
41	Basement	Carpar□	□d	H□draulic	Sanitar□Plumbing□Se□erage Pump Contro	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
42	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
43	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
44	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pump Controller	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
45	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
46	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
47	Basement	Carpar□	□d	H□draulic	Storm Water Drainage□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
48	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Carbon Mono□ide Sensors	□0	□0	□0	□0	□0	□0	□0	□0	□0	□7□108
49	Basement	Carpar□	r	Mec□anical	H□AC□Carbon Mono□ide Sensors	□0	□0	□0	□0	□0	□0	□0	□0	□0	□9□477
50	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Control Panel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
51	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
52	Lo□er Ground	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
53	Basement	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
54	Basement	Carpar□	r	Mec□anical	H□AC□Car Par□E□□aust	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
55	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
56	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
57	All Levels	Fire Escape Stair	□	Structural	Internal stairs□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
58	Ground	E□ternal	s	Fire	Site Services□Fire Booster Assembl□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
59	Ground	E□ternal	□c	H□draulic	Site Services□Reticulation Controller	□0	□0	□0	□0	□0	□0	□0	□4□563	□0	□0
60	Lo□er Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□530	□0	□0	□0	□0	□0
61	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□631	□0	□0	□0	□0	□0
62	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□631	□0	□0	□0	□0	□0
63	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
64	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat	□1□100	□0	□0	□0	□0	□0	□0	□0	□0	□0
65	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□1□066
66	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□3□554
67	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□3□554
68	Lo□er Ground	E□ternal Entrance	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□153	□0	□0	□0	□0	□0	□0	□0
69	Ground	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□575	□0	□0	□0	□0	□0	□0	□0
70	Ground	Court□ards	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□690	□0	□0	□0	□0	□0	□0	□0
71	Ground	Court□ards	e	Building Fabric	So□t□Painted Concrete	□0	□0	□3□112	□0	□0	□0	□0	□0	□0	□0
72	Level 1	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□382	□0	□0	□0	□0	□0	□0	□0
73	Level 1	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□883	□0	□0	□0	□0	□0	□0	□0
74	Level 1	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□420	□0	□0	□0	□0	□0	□0	□0
75	Level 2	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□382	□0	□0	□0	□0	□0	□0	□0
76	Level 2	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□883	□0	□0	□0	□0	□0	□0	□0
77	Level 2	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□420	□0	□0	□0	□0	□0	□0	□0
78	Level 3	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□883	□0	□0	□0	□0	□0	□0	□0
79	Level 3	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□420	□0	□0	□0	□0	□0	□0	□0
80	Level 4	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□883	□0	□0	□0	□0	□0	□0	□0
81	Level 4	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2□420	□0	□0	□0	□0	□0	□0	□0
82	Level 5	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□1□883	□0	□0	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
83	Building 1	Bloc□3	Level 5	Balconies	e	Building Fabric	So□it□Painted Concrete			12	□37	3					63	s□m	□ 2□331	2023
84	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					26	m	□ 852	2025
85	Building 1	Bloc□1	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					50	m	□ 1□638	2025
86	Building 1	Bloc□1	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted			10	□12	4					50	m	□ 1□638	2025
87	Building 1	Bloc□1	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
88	Building 1	Bloc□1	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
89	Building 1	Bloc□1	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
90	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
91	Building 1	Bloc□1	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
92	Building 1	Bloc□1	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
93	Building 1	Bloc□1	Lo□er Ground	Emergenc□Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Fluorescent		10	□150	4					2	□	□ 300	2028
94	Building 1	Bloc□1	Lo□er Ground	Emergenc□Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					2	□	□ 220	2032
95	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Wall Mounted		15	□110	4					4	□	□ 440	2032
96	Building 1	Bloc□1	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Wall Mounted		15	□110	4					5	□	□ 550	2032
97	Building 1	Bloc□1	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					8	□	□ 880	2032
98	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					5	□	□ 550	2032
99	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Decorative Suspended		15	□110	4					2	□	□ 220	2032
100	Building 1	Bloc□1	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					2	□	□ 220	2032
101	Building 1	Bloc□1	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					2	□	□ 220	2032
102	Building 1	Bloc□1	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
103	Building 1	Bloc□1	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
104	Building 1	Bloc□2	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
105	Building 1	Bloc□2	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
106	Building 1	Bloc□2	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
107	Building 1	Bloc□2	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
108	Building 1	Bloc□2	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
109	Building 1	Bloc□3	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
110	Building 1	Bloc□3	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
111	Building 1	Bloc□3	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
112	Building 1	Bloc□3	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
113	Building 1	Bloc□3	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
114	Building 2	Bloc□4	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
115	Building 2	Bloc□4	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
116	Building 2	Bloc□4	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
117	Building 2	Bloc□4	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
118	Building 2	Bloc□5	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
119	Building 2	Bloc□5	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
120	Building 2	Bloc□5	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
121	Building 1	Bloc□1	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
122	Building 1	Bloc□1	Level 2	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
123	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	s	Fire	Fire□Fire Indicator Panel			12	□25□000	4	AMPAC	FireFinder			1	□	□ 25□000	2030
124	Building 1	Bloc□1	Lo□er Ground	Entrance Lobb□	s	Fire	Fire□EWS			12	□30□000	4	AMPAC	E□3000			1	□	□ 30□000	2030
125	Building 1	Bloc□1	Lo□er Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	3.5□g Co2		10	□150	4	Flamestop				1	□	□ 150	2028
126	Building 1	Bloc□1	Lo□er Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
127	Building 1	Bloc□1	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
128	Building 1	Bloc□1	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
129	Building 1	Bloc□1	Lo□er Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
130	Building 1	Bloc□1	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
131	Building 1	Bloc□1	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
132	Building 1	Bloc□2	Upper Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
133	Building 1	Bloc□2	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
134	Building 1	Bloc□2	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
135	Building 1	Bloc□2	Level 3	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
136	Building 1	Bloc□2	Level 4	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
137	Building 1	Bloc□2	Level 5	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
138	Building 1	Bloc□3	Upper Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
139	Building 1	Bloc□3	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
140	Building 1	Bloc□3	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
141	Building 1	Bloc□3	Level 3	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
142	Building 1	Bloc□3	Level 4	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
143	Building 1	Bloc□3	Level 5	Lobb□ - Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
144	Building 1	Bloc□1	Level 1	Lobb□	s	Fire	Fire□Fire Doors			30	□1□500	4	Fire Tec□nologies Australian				9	□	□ 13□500	2043
145	Building 1	Bloc□1	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant			25	□1□155	4					4	□	□ 4□620	2039
146	Building 1	Bloc□2	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant			25	□1□155	4					6	□	□ 6□930	2039
147	Building 1	Bloc□3	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant			25	□1□155	4					6	□	□ 6□930	2039
148	Building 1	Bloc□1	Level 3	Roo□	s	Fire	Fire□Fire Doors			30	□1□500	1	Fire Tec□nologies Australian			E□ternal paint badl□ deteriorated. Recommend replacement. No de□ect cost as included in rene□als.	1	□	□ 1□500	2022
149	Building 1	Bloc□1	Level 3	Roo□	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
150	Building 1	Bloc□1	Level 3	Roo□	r	Mec□anical	H□AC□E□□aust Fan			15	□2□500	4	Paci□cH□AC	RC□315-4E	PN.222940		1	□	□ 2□500	2032
151	Building 1	Bloc□1	Level 3	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points			25	□325	4					3	□	□ 975	2039
152	Building 1	Bloc□1	Level 3	Roo□	a	Structural	Roo□Covering□Concrete Acr□ic Membrane	Includes lo□er section		15	□42	4				T□ere is one area o□ accumulated matter around conduits on Building 1 Bloc□1 roo□ t□at s□ould be cleared.	530	s□m	□ 22□260	2030
153	Building 1	Bloc□1	All Levels	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□	Li□No1		25	□230□000	4	T□□ssen□rup	1000□g	30336950		1	□	□ 230□000	2039
154	Building 1	Bloc□1	All Levels	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□ Car Interi	Li□No1		13	□12□500	4	T□□ssen□rup	1000□g	30336950		1	□	□ 12□500	2030
155	Building 1	Bloc□2	Lo□er Ground	Bin Store	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	4	Conbraco	203T1I	411812		1	□	□ 850	2036
156	Building 1	Bloc□2	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	4	Conbraco	203T1I	411776		1	□	□ 850	2036
157	Building 1	Bloc□3	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	4	Conbraco	40203T1I	397131		1	□	□ 850	2036
158	Building 3	Bloc□8	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	4	Apollo		412240		1	□	□ 850	2036
159	Building 1	Bloc□1	Ground	E□ternal - Fire Booster	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	3				Bac□lo□ prevention at □re booster	1	□	□ 850	2031
160	Building 1	Bloc□1	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	CSB 1 LG BUILDING 1 RISER 1		30	□8□000	4	Eaton				2	□	□ 1□500	2043
161	Building 1	Bloc□1	Upper Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER DISTRIBUTION BOARD 4		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
162	Building 1	Bloc□1	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER DISTRIBUTION BOARD 4		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
163	Building 1	Bloc□1	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	CSB 2 BUILDING 1 RISER 1		30	□8□000	4	Eaton				1	□	□ 1□500	2043
164	Building 1	Bloc□2	Upper Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
165	Building 1	Bloc□2	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
166	Building 1	Bloc□2	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
167	Building 1	Bloc□2	Level 3	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
168	Building 1	Bloc□2	Level 4	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
169	Building 1	Bloc□2	Level 5	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
170	Building 1	Bloc□2	Ground	G□m	d	Building Fabric	Ceilings□Painted			10	□12	4					26	s□m	□ 304	2025

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
83	Level 5	Balconies	e	Building Fabric	So□t□Painted Concrete	□0	□0	□2,420	□0	□0	□0	□0	□0	□0	□0
84	Lo□er Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□918	□0	□0	□0	□0	□0
85	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1,766	□0	□0	□0	□0	□0
86	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1,766	□0	□0	□0	□0	□0
87	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
88	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
89	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
90	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1,369	□0	□0
91	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1,369	□0	□0
92	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1,369	□0	□0
93	Lo□er Ground	Emergenc□Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□342	□0	□0
94	Lo□er Ground	Emergenc□Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
95	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
96	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
97	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
98	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
99	Lo□er Ground	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
100	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
101	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
102	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
103	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
104	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
105	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
106	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
107	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
108	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
109	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
110	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
111	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
112	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
113	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
114	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
115	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
116	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
117	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
118	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
119	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
120	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
121	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
122	Level 2	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
123	Lo□er Ground	Entrance Lobb□	s	Fire	Fire□Fire Indicator Panel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□29,615
124	Lo□er Ground	Entrance Lobb□	s	Fire	Fire□EWS	□0	□0	□0	□0	□0	□0	□0	□0	□0	□35,538
125	Lo□er Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
126	Lo□er Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
127	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
128	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
129	Lo□er Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
130	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
131	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
132	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
133	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
134	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
135	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
136	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
137	Level 5	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
138	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
139	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
140	Level 2	Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
141	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
142	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
143	Level 5	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
144	Level 1	Lobb□	s	Fire	Fire□Fire Doors	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
145	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
146	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
147	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
148	Level 3	Roo□	s	Fire	Fire□Fire Doors	□0	□1,529	□0	□0	□0	□0	□0	□0	□0	□0
149	Level 3	Roo□	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
150	Level 3	Roo□	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
151	Level 3	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
152	Level 3	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane	□0	□0	□0	□0	□0	□0	□0	□0	□0	□26,369
153	All Levels	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
154	All Levels	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	□0	□0	□0	□0	□0	□0	□0	□0	□0	□14,807
155	Lo□er Ground	Bin Store	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
156	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
157	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
158	Lo□er Ground	Carpar□- Store	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
159	Ground	E□ternal - Fire Booster	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
160	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
161	Upper Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
162	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
163	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
164	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
165	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
166	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
167	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
168	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
169	Level 5	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
170	Ground	G□m	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□328	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
171	Building 1	Bloc□2	Ground	Meeting Room	d	Building Fabric	Ceilings□Painted			10	□12	4					20	s□m	□ 234	2025
172	Building 1	Bloc□2	Ground	Residents Lounge	d	Building Fabric	Ceilings□Painted			10	□12	4					55	s□m	□ 644	2025
173	Building 1	Bloc□2	Ground	Main Corridor	d	Building Fabric	Ceilings□Painted			10	□12	4					100	s□m	□ 1□170	2025
174	Building 1	Bloc□2	Ground	Games Room	d	Building Fabric	Ceilings□Painted			10	□12	4					48	s□m	□ 562	2025
175	Building 1	Bloc□2	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					36	s□m	□ 421	2025
176	Building 1	Bloc□2	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
177	Building 1	Bloc□2	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
178	Building 1	Bloc□2	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
179	Building 1	Bloc□2	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
180	Building 1	Bloc□2	Level 5	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
181	Building 1	Bloc□2	Ground	Male Toilet	d	Building Fabric	Ceilings□Painted			10	□12	4					6	s□m	□ 70	2025
182	Building 1	Bloc□2	Ground	Female Toilet	d	Building Fabric	Ceilings□Painted			10	□12	4					6	s□m	□ 70	2025
183	Building 1	Bloc□2	Ground	Cleaners Store	d	Building Fabric	Ceilings□Painted			10	□12	4					2	s□m	□ 23	2025
184	Building 1	Bloc□2	Lo□er Ground	Bin Store	d	Building Fabric	Ceilings□Concrete			50	□0	4					12	s□m	□ -	2058
185	Building 1	Bloc□2	Ground	G□m	c	Building Fabric	Floor Coverings□□in□			15	□77	4					57.8	s□m	□ 4□451	2032
186	Building 1	Bloc□2	Ground	G□m	c	Building Fabric	Floor Coverings□So□tall			15	□0	4					57.8	s□m	□ -	2032
187	Building 1	Bloc□2	Ground	Residents Lounge	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					15	s□m	□ 1□200	2036
188	Building 1	Bloc□2	Ground	Residents Lounge	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					40	s□m	□ 2□400	2030
189	Building 1	Bloc□2	Ground	Meeting Room	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					20	s□m	□ 1□200	2030
190	Building 1	Bloc□2	Ground	Main Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					100	s□m	□ 6□000	2030
191	Building 1	Bloc□2	Ground	Games Room	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	3					48	s□m	□ 2□880	2030
192	Building 1	Bloc□2	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					36	s□m	□ 2□880	2036
193	Building 1	Bloc□2	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
194	Building 1	Bloc□2	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
195	Building 1	Bloc□2	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
196	Building 1	Bloc□2	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
197	Building 1	Bloc□2	Level 5	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
198	Building 1	Bloc□2	Ground	Male Toilet	c	Building Fabric	Floor Coverings□Tiled			20	□80	3				Tile grout is deteriorated/dirt□	6	s□m	□ 480	2031
199	Building 1	Bloc□2	Ground	Female Toilet	c	Building Fabric	Floor Coverings□Tiled			20	□80	3				Tile grout is deteriorated/dirt□	6	s□m	□ 480	2031
200	Building 1	Bloc□2	Ground	Cleaners Store	c	Building Fabric	Floor Coverings□Tiled			20	□80	3					2	s□m	□ 160	2031
201	Building 1	Bloc□2	Lo□er Ground	Bin Store	c	Building Fabric	Floor Coverings□Concrete			50	□0	4					12	s□m	□ -	2058
202	Building 1	Bloc□2	Ground	Toilet Corridor	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					15.84	s□m	□ 1□267	2036
203	Building 1	Bloc□2	Ground	G□m	b	Building Fabric	Walls□Painted			10	□12	4					36	m	□ 1□179	2025
204	Building 1	Bloc□2	Ground	Residents Lounge	b	Building Fabric	Walls□Painted			10	□12	4					32	m	□ 1□048	2025
205	Building 1	Bloc□2	Ground	Meeting Room	b	Building Fabric	Walls□Painted			10	□12	4					18	m	□ 590	2025
206	Building 1	Bloc□2	Ground	Main Corridor	b	Building Fabric	Walls□Painted			10	□12	3					85	m	□ 2□785	2023
207	Building 1	Bloc□2	Ground	Games Room	b	Building Fabric	Walls□Painted			10	□12	4					28	m	□ 917	2025
208	Building 1	Bloc□2	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					36	m	□ 1□179	2025
209	Building 1	Bloc□2	Ground	Male Toilet	b	Building Fabric	Walls□Painted			10	□12	4					10	m	□ 328	2025
210	Building 1	Bloc□2	Ground	Female Toilet	b	Building Fabric	Walls□Painted			10	□12	4					10	m	□ 328	2025
211	Building 1	Bloc□2	Ground	Cleaners Store	b	Building Fabric	Walls□Painted			10	□12	4					5	m	□ 164	2025
212	Building 1	Bloc□2	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
213	Building 1	Bloc□2	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
214	Building 1	Bloc□2	Level 3	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
215	Building 1	Bloc□2	Level 4	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
216	Building 1	Bloc□2	Level 5	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
217	Building 1	Bloc□2	Lo□er Ground	Bin Store	b	Building Fabric	Walls□Painted			10	□12	4					14	m	□ 459	2025
218	Building 1	Bloc□2	Ground	G□m	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
219	Building 1	Bloc□2	Ground	G□m	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Sur□ace Mounted Spit□re		10	□150	4	Legrand				1	□	□ 150	2028
220	Building 1	Bloc□2	Ground	G□m	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					15	□	□ 1□650	2032
221	Building 1	Bloc□2	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	E□tor				2	□	□ 800	2028
222	Building 1	Bloc□2	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Sur□ace Mounted Spit□re		10	□150	4	Legrand				2	□	□ 300	2028
223	Building 1	Bloc□2	Ground	Meeting Room	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4	Legrand				1	□	□ 150	2028
224	Building 1	Bloc□2	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					12	□	□ 1□320	2032
225	Building 1	Bloc□2	Ground	Meeting Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					6	□	□ 660	2032
226	Building 1	Bloc□2	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	E□tor				1	□	□ 400	2028
227	Building 1	Bloc□2	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4	Legrand				4	□	□ 600	2028
228	Building 1	Bloc□2	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					15	□	□ 1□650	2032
229	Building 1	Bloc□2	Ground	Games Room	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4	Legrand				1	□	□ 150	2028
230	Building 1	Bloc□2	Ground	Games Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					5	□	□ 550	2032
231	Building 1	Bloc□2	Ground	Games Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Over Pool Table Lig□t		15	□110	4					1	□	□ 110	2032
232	Building 1	Bloc□2	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
233	Building 1	Bloc□2	Ground	Male Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
234	Building 1	Bloc□2	Ground	Female Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
235	Building 1	Bloc□2	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
236	Building 1	Bloc□2	Level 3	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
237	Building 1	Bloc□2	Level 4	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
238	Building 1	Bloc□2	Level 5	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
239	Building 1	Bloc□2	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
240	Building 1	Bloc□2	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
241	Building 1	Bloc□2	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
242	Building 1	Bloc□2	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
243	Building 1	Bloc□2	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
244	Building 1	Bloc□2	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
245	Building 1	Bloc□2	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					2	□	□ 220	2032
246	Building 1	Bloc□2	Ground	Male Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					1	□	□ 110	2022
247	Building 1	Bloc□2	Ground	Male Toilet	□	Electrical	Lig□t and Po□er□E□□aust Fan			10	□450	4	Derb□Air Conditioning			Includes s□o□er e□□aust	2	□	□ 900	2031
248	Building 1	Bloc□2	Ground	Female Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					1	□	□ 110	2022
249	Building 1	Bloc□2	Ground	Female Toilet	□	Electrical	Lig□t and Po□er□E□□aust Fan			10	□450	4	Derb□Air Conditioning			Includes s□o□er e□□aust	2	□	□ 900	2031
250	Building 1	Bloc□2	Ground	Cleaners Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					1	□	□ 110	2022
251	Building 1	Bloc□2	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
252	Building 1	Bloc□2	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
253	Building 1	Bloc□2	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
254	Building 1	Bloc□2	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
255	Building 1	Bloc□2	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
256	Building 1	Bloc□2	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	LOWER GROUND MAIN COMMO		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
257	Building 1	Bloc□2	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	CSB 3 BUILDING 1 RISER 2		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
258	Building 1	Bloc□2	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	CSB NO.6 BUILDING 1 RISER 3		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
259	Building 1	Bloc□2	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
260	Building 1	Bloc□2	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
261	Building 1	Bloc□2	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
262	Building 1	Bloc□2	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
263	Building 1	Bloc□2	Level 5	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
264	Building 1	Bloc□2	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					1	□	□ 110	2032
265	Building 1	Bloc□2	Ground	Toilet Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					3	□	□ 330	2032

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
171	Ground	Meeting Room	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□252	□0	□0	□0	□0	□0
172	Ground	Residents Lounge	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□694	□0	□0	□0	□0	□0
173	Ground	Main Corridor	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□1,261	□0	□0	□0	□0	□0
174	Ground	Games Room	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□606	□0	□0	□0	□0	□0
175	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□454	□0	□0	□0	□0	□0
176	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
177	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
178	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
179	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
180	Level 5	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
181	Ground	Male Toilet	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□76	□0	□0	□0	□0	□0
182	Ground	Female Toilet	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□76	□0	□0	□0	□0	□0
183	Ground	Cleaners Store	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□25	□0	□0	□0	□0	□0
184	Lo□er Ground	Bin Store	d	Building Fabric	Ceilings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
185	Ground	G□m	c	Building Fabric	Floor Coverings□□in□l	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
186	Ground	G□m	c	Building Fabric	Floor Coverings□So□tall	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
187	Ground	Residents Lounge	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
188	Ground	Residents Lounge	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,843
189	Ground	Meeting Room	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□1,422
190	Ground	Main Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□7,108
191	Ground	Games Room	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□3,412
192	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
193	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,505
194	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,505
195	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,505
196	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,505
197	Level 5	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2,505
198	Ground	Male Toilet	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
199	Ground	Female Toilet	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
200	Ground	Cleaners Store	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
201	Lo□er Ground	Bin Store	c	Building Fabric	Floor Coverings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
202	Ground	Toilet Corridor	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
203	Ground	G□m	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1,272	□0	□0	□0	□0	□0
204	Ground	Residents Lounge	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1,130	□0	□0	□0	□0	□0
205	Ground	Meeting Room	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□636	□0	□0	□0	□0	□0
206	Ground	Main Corridor	b	Building Fabric	Walls□Painted	□0	□0	□2,891	□0	□0	□0	□0	□0	□0	□0
207	Ground	Games Room	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□989	□0	□0	□0	□0	□0
208	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1,272	□0	□0	□0	□0	□0
209	Ground	Male Toilet	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□353	□0	□0	□0	□0	□0
210	Ground	Female Toilet	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□353	□0	□0	□0	□0	□0
211	Ground	Cleaners Store	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□177	□0	□0	□0	□0	□0
212	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
213	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
214	Level 3	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
215	Level 4	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
216	Level 5	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
217	Lo□er Ground	Bin Store	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□495	□0	□0	□0	□0	□0
218	Ground	G□m	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
219	Ground	G□m	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
220	Ground	G□m	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
221	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□913	□0	□0
222	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□342	□0	□0
223	Ground	Meeting Room	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
224	Ground	Residents Lounge	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
225	Ground	Meeting Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
226	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
227	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□684	□0	□0
228	Ground	Main Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
229	Ground	Games Room	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
230	Ground	Games Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
231	Ground	Games Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
232	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
233	Ground	Male Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
234	Ground	Female Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
235	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
236	Level 3	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
237	Level 4	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
238	Level 5	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
239	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1,369	□0	□0
240	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
241	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
242	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
243	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
244	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
245	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
246	Ground	Male Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□112	□0	□0	□0	□0	□0	□0	□0	□0
247	Ground	Male Toilet	□	Electrical	Lig□t and Po□er□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
248	Ground	Female Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□112	□0	□0	□0	□0	□0	□0	□0	□0
249	Ground	Female Toilet	□	Electrical	Lig□t and Po□er□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
250	Ground	Cleaners Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□112	□0	□0	□0	□0	□0	□0	□0	□0
251	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
252	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
253	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
254	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
255	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
256	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
257	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
258	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
259	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
260	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
261	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
262	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
263	Level 5	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
264	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
265	Ground	Toilet Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
266	Building 1	Bloc□2	Ground	Fire Escape Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					2	□	□ 220	2032
267	Building 1	Bloc□2	Ground	Residents Lounge	v	E□uipment	□itc□en□Domestic Re□rigerator			10	□1□300	4	Samsung	SR428MLS	55544DBD901038R		1	□	□ 1□300	2031
268	Building 1	Bloc□2	Ground	Male Toilet	v	H□draulic	Sanitar□ Plumbing□Basins			20	□2□400	4					1	□	□ 2□400	2036
269	Building 1	Bloc□2	Ground	Female Toilet	v	H□draulic	Sanitar□ Plumbing□Basins			20	□2□400	4	Imperial				1	□	□ 2□400	2036
270	Building 1	Bloc□2	Ground	Residents Lounge	v	H□draulic	Sanitar□ Plumbing□Sin□s			20	□2□550	4					1	□	□ 2□550	2036
271	Building 1	Bloc□2	Ground	Cleaners Store	v	H□draulic	Sanitar□ Plumbing□Cleaner□s Sin□			20	□700	4					1	□	□ 700	2036
272	Building 1	Bloc□2	Ground	Male Toilet	v	H□draulic	Sanitar□ Plumbing□WCs			20	□2□900	4					1	□	□ 2□900	2036
273	Building 1	Bloc□2	Ground	Female Toilet	v	H□draulic	Sanitar□ Plumbing□WCs			20	□2□900	4	Imperial				1	□	□ 2□900	2036
274	Building 1	Bloc□2	Ground	Male Toilet	v	H□draulic	Sanitar□ Plumbing□S□o□er			20	□2□350	4					1	□	□ 2□350	2036
275	Building 1	Bloc□2	Ground	Female Toilet	v	H□draulic	Sanitar□ Plumbing□S□o□er			20	□2□350	4					1	□	□ 2□350	2036
276	Building 1	Bloc□2	Ground	G□m	t	Mec□anical	H□AC□Fan Coil Unit	Split - Internal		10	□4□500	4	Gree	GWH24ME-□3DNA3A/I			1	□	□ 4□500	2028
277	Building 1	Bloc□2	Ground	G□m	t	Mec□anical	H□AC□Fan Coil Unit	GYM Split - E□ternal Condenser		10	□4□500	4	Gree	GWH28ME-□3DNA4H/0		Note cost included in internal unit	1	□	□ -	2028
278	Building 1	Bloc□2	Ground	Residents Lounge	t	Mec□anical	H□AC□Fan Coil Unit	Split - Internal		10	□4□500	4	Gree	GWH28ME-□3DNA1H/I			1	□	□ 4□500	2028
279	Building 1	Bloc□2	Ground	Residents Lounge	t	Mec□anical	H□AC□Fan Coil Unit	Split - Internal		10	□4□500	4	Gree	GWH28ME-□3DNA1H/I			1	□	□ 4□500	2028
280	Building 1	Bloc□2	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	LOUNGE Split - E□ternal Condenser		10	□4□500	4	Gree	GWH28ME-□3DNA4H/0		Note cost included in internal unit	1	□	□ -	2028
281	Building 1	Bloc□2	Ground	Games Room	t	Mec□anical	H□AC□Fan Coil Unit	Split - Internal		10	□4□500	4	Gree	GWH24MD-□3NNA3B/I			1	□	□ 4□500	2028
282	Building 1	Bloc□2	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	GAMES Split - E□ternal Condenser		10	□4□500	4	Gree	GWH24MD-□3NNA3B/0		Note cost included in internal unit	1	□	□ -	2028
283	Building 1	Bloc□2	Ground	Meeting Room	t	Mec□anical	H□AC□Fan Coil Unit	Split - Internal		10	□4□500	4	Gree	GWH24MD-□3NNA3B/I			1	□	□ 4□500	2028
284	Building 1	Bloc□2	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	MEETING Split - E□ternal Condenser		10	□4□500	4	Gree	GWH24MD-□3NNA3B/0		Note cost included in internal unit	1	□	□ -	2028
285	Building 1	Bloc□2	Lo□er Ground	Bin Store	r	Mec□anical	H□AC□E□aust Fan			15	□2□500	4					1	□	□ 2□500	2032
286	Building 1	Bloc□2	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	Li□t No2		25	□230□000	4	T□□ssen□rup	1000□g	30336951		1	□	□ 230□000	2039
287	Building 1	Bloc□2	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	Li□t No2		13	□12□500	4	T□□ssen□rup	1000□g	30336951		1	□	□ 12□500	2030
288	Building 1	Bloc□2	Ground	Sauna	v	E□uipment	Specialist Services□Sauna □eater	Li□t No2		15	□1□000	4					1	□	□ 1□000	2032
289	Building 1	Bloc□2□3	Level 6	Roo□	a	Structural	Roo□Covering□Concrete Acr□ic Membrane			15	□42	4					850	s□m	□ 35□700	2030
290	Building 1	Bloc□3	Upper Ground	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
291	Building 1	Bloc□3	Level 1	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
292	Building 1	Bloc□3	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
293	Building 1	Bloc□3	Level 3	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
294	Building 1	Bloc□3	Level 4	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
295	Building 1	Bloc□3	Level 5	Lobb□ - Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
296	Building 1	Bloc□3	Ground	Accessible Toilet	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
297	Building 1	Bloc□3	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					36	s□m	□ 421	2025
298	Building 1	Bloc□3	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
299	Building 1	Bloc□3	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
300	Building 1	Bloc□3	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
301	Building 1	Bloc□3	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
302	Building 1	Bloc□3	Level 5	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
303	Building 1	Bloc□3	Ground	Accessible Toilet	c	Building Fabric	Floor Coverings□Tiled			20	□80	3					12	s□m	□ 960	2031
304	Building 1	Bloc□3	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					36	s□m	□ 2□880	2036
305	Building 1	Bloc□3	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
306	Building 1	Bloc□3	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
307	Building 1	Bloc□3	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
308	Building 1	Bloc□3	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
309	Building 1	Bloc□3	Level 5	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
310	Building 1	Bloc□3	Ground	Accessible Toilet	b	Building Fabric	Walls□Painted			10	□12	4					7	m	□ 229	2025
311	Building 1	Bloc□3	Ground	Accessible Toilet	b	Building Fabric	Walls□Tiles			25	□95	4					7	m	□ 1□868	2039
312	Building 1	Bloc□3	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					36	m	□ 1□379	2025
313	Building 1	Bloc□3	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
314	Building 1	Bloc□3	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
315	Building 1	Bloc□3	Level 3	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
316	Building 1	Bloc□3	Level 4	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
317	Building 1	Bloc□3	Level 5	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
318	Building 1	Bloc□3	Ground	Accessible Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Sur□ace Mounted Spit□re		10	□150	4	Legrand				1	□	□ 150	2028
319	Building 1	Bloc□3	Ground	Accessible Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spots		15	□110	4					4	□	□ 440	2032
320	Building 1	Bloc□3	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
321	Building 1	Bloc□3	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
322	Building 1	Bloc□3	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
323	Building 1	Bloc□3	Level 3	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
324	Building 1	Bloc□3	Level 5	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Spit□re		10	□150	4					1	□	□ 150	2028
325	Building 1	Bloc□3	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
326	Building 1	Bloc□3	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
327	Building 1	Bloc□3	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
328	Building 1	Bloc□3	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
329	Building 1	Bloc□3	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
330	Building 1	Bloc□3	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
331	Building 1	Bloc□3	Level 6	Roo□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	1	Stanilite			Di□user □as deteriorated in t□e sun.	1	□	□ 400	2021
332	Building 1	Bloc□3	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					3	□	□ 330	2032
333	Building 1	Bloc□3	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
334	Building 1	Bloc□3	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
335	Building 1	Bloc□3	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
336	Building 1	Bloc□3	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
337	Building 1	Bloc□3	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
338	Building 1	Bloc□3	Basement	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	BASEMENT CSB NO.1		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
339	Building 1	Bloc□3	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
340	Building 1	Bloc□3	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	MIAN COMMON SER□ICE D.B		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
341	Building 1	Bloc□3	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
342	Building 1	Bloc□3	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	BUILDING 1 RISER 3 CSB NO.7		30	□8□000	4	Eaton				1	□	□ 1□500	2043
343	Building 1	Bloc□3	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
344	Building 1	Bloc□3	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	BUILDING 1 RISER 3 CSB NO.8		30	□8□000	4	Eaton				1	□	□ 1□500	2043
345	Building 1	Bloc□3	Level 5	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
346	Building 1	Bloc□3	Level 6	Roo□	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Cabinet and signage □aded.	2	□	□ 2□800	2032
347	Building 1	Bloc□3	Level 6	Roo□Access	s	Fire	Fire□Fire Doors			30	□1□500	2	Fire Tec□nologies Australian			E□ternal paint badl□ deteriorated. Recommend replacement. No de□ect cost as included in rene□als.	1	□	□ 1□500	2022

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
266	Ground	Fire Escape Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
267	Ground	Residents Lounge	v	E□uipment	□itc□en□Domestic Re□igerator	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
268	Ground	Male Toilet	v	H□draulic	Sanitar□Plumbing□Basins	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
269	Ground	Female Toilet	v	H□draulic	Sanitar□Plumbing□Basins	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
270	Ground	Residents Lounge	v	H□draulic	Sanitar□Plumbing□Sin□s	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
271	Ground	Cleaners Store	v	H□draulic	Sanitar□Plumbing□Cleaner's Sin□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
272	Ground	Male Toilet	v	H□draulic	Sanitar□Plumbing□WCs	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
273	Ground	Female Toilet	v	H□draulic	Sanitar□Plumbing□WCs	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
274	Ground	Male Toilet	v	H□draulic	Sanitar□Plumbing□S□o□er	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
275	Ground	Female Toilet	v	H□draulic	Sanitar□Plumbing□S□o□er	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
276	Ground	G□m	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□5□134	□0	□0
277	Ground	G□m	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
278	Ground	Residents Lounge	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□5□134	□0	□0
279	Ground	Residents Lounge	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□5□134	□0	□0
280	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
281	Ground	Games Room	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□5□134	□0	□0
282	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
283	Ground	Meeting Room	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□5□134	□0	□0
284	Lo□er Ground	Carpar□	t	Mec□anical	H□AC□Fan Coil Unit	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
285	Lo□er Ground	Bin Store	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
286	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
287	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	□0	□0	□0	□0	□0	□0	□0	□0	□0	□14□807
288	Ground	Sauna	v	E□uipment	Specialist Services□Sauna □eater	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
289	Level 6	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane	□0	□0	□0	□0	□0	□0	□0	□0	□0	□42□290
290	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
291	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
292	Level 2	Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
293	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
294	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
295	Level 5	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
296	Ground	Accessible Toilet	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
297	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□454	□0	□0	□0	□0	□0
298	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
299	Level 2	Lobb□/Corridor	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
300	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
301	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
302	Level 5	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
303	Ground	Accessible Toilet	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
304	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
305	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
306	Level 2	Lobb□/Corridor	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
307	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
308	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
309	Level 5	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
310	Ground	Accessible Toilet	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□247	□0	□0	□0	□0	□0
311	Ground	Accessible Toilet	b	Building Fabric	Walls□Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
312	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□1□272	□0	□0	□0	□0	□0
313	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
314	Level 2	Lobb□/Corridor	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
315	Level 3	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
316	Level 4	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
317	Level 5	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
318	Ground	Accessible Toilet	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
319	Ground	Accessible Toilet	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
320	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
321	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
322	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
323	Level 3	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
324	Level 5	Entrance Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
325	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1□369	□0	□0
326	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
327	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
328	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
329	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
330	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
331	Level 6	Roo□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□400	□0	□0	□0	□0	□0	□0	□0	□0	□0
332	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
333	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
334	Level 2	Lobb□/Corridor	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
335	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
336	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
337	Level 5	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
338	Basement	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
339	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
340	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
341	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
342	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
343	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
344	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
345	Level 5	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
346	Level 6	Roo□	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
347	Level 6	Roo□Access	s	Fire	Fire□Fire Doors	□0	□1□529	□0	□0	□0	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
348	Building 1	Bloc□3	Level 6	Roo□Plant Room	s	Fire	Fire□Fire Doors			30	□1□500	2	Fire Tec□nologies Australian			E□ternal paint badl□ deteriorated. Recommend replacement. No de□ect cost as included in rene□als.	1	□	□ 1□500	2022
349	Building 1	Bloc□3	Ground	Accessible Toilet	v	H□draulic	Sanitar□ Plumbing□Basins			20	□2□400	4	Caroma				1	□	□ 2□400	2036
350	Building 1	Bloc□3	Ground	Accessible Toilet	v	H□draulic	Sanitar□ Plumbing□WCs			20	□2□900	4	Caroma				1	□	□ 2□900	2036
351	Building 1	Bloc□3	Ground	Accessible Toilet	v	H□draulic	Sanitar□ Plumbing□S□o□er			20	□2□350	4					1	□	□ 2□350	2036
352	Building 1	Bloc□3	Level 6	Roo□	□c	H□draulic	Water Suppl□□Cold□Storage Tan□			20	□4□625	3	Rapid Plastic	3000 Gallon			1	□	□ 4□625	2031
353	Building 1	Bloc□3	Level 6	Plant Room	□d	H□draulic	Water Suppl□□Cold□Booster Set □T□ree Pump□			15	□12□500	3	Allied Pumps				1	□	□ 12□500	2028
354	Building 1	Bloc□3	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□Solar Matting			15	□163	3				Installed 2013	45	□	□ 7□347	2028
355	Building 1	Bloc□3	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□Solar Matting			15	□163	3				Installed 2013	50	□	□ 8□163	2028
356	Building 1	Bloc□3	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□Solar Matting			15	□163	3				Installed 2013	40	□	□ 6□531	2028
357	Building 1	Bloc□3	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□Pipe□or□			30	□30	3				T□e pipe□or□ insulation on t□e roo□ o□Buildings 1 is deteriorated and re□uires repair/replacement.	1	□	□ 30	2036
358	Building 1	Bloc□3	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump			15	□5□750	3	R□eem	95302200C	4100081706	Installed 2013	1	□	□ 5□750	2028
359	Building 1	Bloc□3	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump			15	□5□750	3	R□eem	95302200C	4100081405	Installed 2013	1	□	□ 5□750	2028
360	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater			12	□3□500	3	R□eem	621275NO	5080476	Installed 2013	1	□	□ 3□500	2027
361	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater			12	□3□500	4	R□eem	621275NO	06450537	Installed 2019	1	□	□ 3□500	2031
362	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5061026	Installed 2013	1	□	□ 2□500	2028
363	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5060375	Installed 2013	1	□	□ 2□500	2028
364	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059696	Installed 2013	1	□	□ 2□500	2028
365	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5060376	Installed 2013	1	□	□ 2□500	2028
366	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5060373	Installed 2013	1	□	□ 2□500	2028
367	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059698	Installed 2013	1	□	□ 2□500	2028
368	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5061027	Installed 2013	1	□	□ 2□500	2028
369	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5060369	Installed 2013	1	□	□ 2□500	2028
370	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059695	Installed 2013	1	□	□ 2□500	2028
371	Building 1	Bloc□3	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059693	Installed 2013	1	□	□ 2□500	2028
372	Building 1	Bloc□3	Level 6	Roo□	r	Mec□anical	H□AC□E□aust Fan			15	□2□500	4	Paci□icH□AC				1	□	□ 2□500	2032
373	Building 1	Bloc□3	Level 6	Roo□	r	Mec□anical	H□AC□E□aust Fan			15	□2□500	4	Paci□icH□AC				1	□	□ 2□500	2032
374	Building 1	Bloc□3	Level 6	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points			25	□325	4					3	□	□ 975	2039
375	Building 1	Bloc□3	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	Li□t No3		25	□230□000	4	T□□ssen□rup	1275□g	30336952		1	□	□ 230□000	2039
376	Building 1	Bloc□3	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	Li□t No3		13	□12□500	4	T□□ssen□rup	1275□g	30336952		1	□	□ 12□500	2030
377	Building 1	Bloc□1	Ground	Entrance	□	Building Fabric	Fittings□Mailbo□			15	□5□000	3				Rene□al cost is □or paint onl□	1	□	□ 600	2022
378	Building 1	Bloc□1	Ground	Entrance	c	Building Fabric	Floor Coverings□Bric□Paving			40	□70	3				Small section o□bric□ paving □as loose bric□□or□and re□uires re-setting.	60	s□m	□ 4□200	2041
379	Building 1	Lo□er Ground	Ground	M.D.F. Room	□a	Securit□	Securit□□CCT□ S□stem			12	□40□000	4	Al□ua			43 Cameras Assigned	1	□	□ 40□000	2029
380	Building 1	Bloc□1	Lo□er Ground	M.D.F. Room	□a	Securit□	Securit□□Securit□Panel			12	□2□000	4	Tecom				2	□	□ 4□000	2029
381	Building 1	Bloc□2	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel			12	□2□000	4	Tecom				1	□	□ 2□000	2029
382	Building 1	Bloc□1	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino				83	□	□ 33□200	2029
383	Building 2	Bloc□4□5	Ground	Court□ards	e	Building Fabric	So□t□Painted Concrete			12	□37	3					292	s□m	□ 10□804	2024
384	Building 2	Bloc□4□5	Level 1	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					126	s□m	□ 4□662	2024
385	Building 2	Bloc□4□5	Level 2	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					126	s□m	□ 4□662	2024
386	Building 2	Bloc□4□5	Level 3	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					153	s□m	□ 5□661	2024
387	Building 2	Bloc□4	Level 4	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					463	s□m	□ 17□131	2024
388	Building 2	Bloc□4	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
389	Building 2	Bloc□4	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
390	Building 2	Bloc□4	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
391	Building 2	Bloc□4	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
392	Building 2	Bloc□4	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
393	Building 2	Bloc□5	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
394	Building 2	Bloc□5	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
395	Building 2	Bloc□5	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
396	Building 2	Bloc□5	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI				1	□	□ 1□400	2032
397	Building 2	All	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete			15	□50	4					1960	s□m	□ 145□000	2024
398	Building 2	Bloc□4	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
399	Building 2	Bloc□4	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
400	Building 2	Bloc□4	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
401	Building 2	Bloc□4	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
402	Building 2	Bloc□4	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
403	Building 2	Bloc□4	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
404	Building 2	Bloc□4	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
405	Building 2	Bloc□4	Level 2	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
406	Building 2	Bloc□4	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
407	Building 2	Bloc□4	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
408	Building 2	Bloc□4	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat			15	□550	2					2	s□m	□ 1□100	2022
409	Building 2	Bloc□4	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					35.25	s□m	□ 2□820	2036
410	Building 2	Bloc□4	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
411	Building 2	Bloc□4	Level 2	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
412	Building 2	Bloc□4	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
413	Building 2	Bloc□4	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
414	Building 2	Bloc□4	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
415	Building 2	Bloc□4	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
416	Building 2	Bloc□4	Level 2	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
417	Building 2	Bloc□4	Level 3	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
418	Building 2	Bloc□4	Level 4	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
419	Building 2	Bloc□4	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
420	Building 2	Bloc□4	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
421	Building 2	Bloc□4	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
422	Building 2	Bloc□4	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
423	Building 2	Bloc□4	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
424	Building 2	Bloc□4	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
425	Building 2	Bloc□4	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
426	Building 2	Bloc□4	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					7	□	□ 770	2032
427	Building 2	Bloc□4	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
428	Building 2	Bloc□4	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
429	Building 2	Bloc□4	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
430	Building 2	Bloc□4	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
431	Building 2	Bloc□4	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	LOWER GROUND MAIN COMMO		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
432	Building 2	Bloc□4	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043

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Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
348	Level 6	Roo□Plant Room	s	Fire	Fire□Fire Doors	□0	□1□529	□0	□0	□0	□0	□0	□0	□0	□0
349	Ground	Accessible Toilet	v	H□draulic	Sanitar□Plumbing□Basins	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
350	Ground	Accessible Toilet	v	H□draulic	Sanitar□Plumbing□WCs	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
351	Ground	Accessible Toilet	v	H□draulic	Sanitar□Plumbing□S□o□er	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
352	Level 6	Roo□	□c	H□draulic	Water Suppl□□Cold□□Storage Tan□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
353	Level 6	Plant Room	□d	H□draulic	Water Suppl□□Cold□□Booster Set □T□ree Pu	□0	□0	□0	□0	□0	□0	□0	□14□260	□0	□0
354	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□□Solar Matting	□0	□0	□0	□0	□0	□0	□0	□8□382	□0	□0
355	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□□Solar Matting	□0	□0	□0	□0	□0	□0	□0	□9□313	□0	□0
356	Level 6	Roo□	□g	H□draulic	Water Suppl□□Hot□□Solar Matting	□0	□0	□0	□0	□0	□0	□0	□7□450	□0	□0
357	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□□Pipe□or□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
358	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□□Heat Pump	□0	□0	□0	□0	□0	□0	□0	□6□560	□0	□0
359	Level 6	Roo□	□	H□draulic	Water Suppl□□Hot□□Heat Pump	□0	□0	□0	□0	□0	□0	□0	□6□560	□0	□0
360	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Gas Water Heater	□0	□0	□0	□0	□0	□0	□3□918	□0	□0	□0
361	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Gas Water Heater	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
362	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
363	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
364	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
365	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
366	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
367	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
368	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
369	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
370	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
371	Level 6	Plant Room	□	H□draulic	Water Suppl□□Hot□□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
372	Level 6	Roo□	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
373	Level 6	Roo□	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
374	Level 6	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
375	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
376	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	□0	□0	□0	□0	□0	□0	□0	□0	□0	□14□807
377	Ground	Entrance	□	Building Fabric	Fittings□Mailbo□	□0	□611	□0	□0	□0	□0	□0	□0	□0	□0
378	Ground	Entrance	c	Building Fabric	Floor Coverings□Bric□Paving	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
379	Ground	M.D.F. Room	□a	Securit□	Securit□□CCT□ S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□46□500	□0
380	Lo□er Ground	M.D.F. Room	□a	Securit□	Securit□□Securit□Panel	□0	□0	□0	□0	□0	□0	□0	□0	□4□650	□0
381	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel	□0	□0	□0	□0	□0	□0	□0	□0	□2□325	□0
382	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□38□595	□0
383	Ground	Court□ards	e	Building Fabric	So□□t□Painted Concrete	□0	□0	□0	□11□432	□0	□0	□0	□0	□0	□0
384	Level 1	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□0	□0	□4□933	□0	□0	□0	□0	□0	□0
385	Level 2	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□0	□0	□4□933	□0	□0	□0	□0	□0	□0
386	Level 3	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□0	□0	□5□990	□0	□0	□0	□0	□0	□0
387	Level 4	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□0	□0	□18□126	□0	□0	□0	□0	□0	□0
388	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
389	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
390	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
391	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
392	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
393	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
394	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
395	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
396	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
397	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete	□0	□0	□0	□153□423	□0	□0	□0	□0	□0	□0
398	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
399	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
400	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
401	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
402	Level 4	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
403	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
404	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
405	Level 2	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
406	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
407	Level 4	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
408	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat	□0	□1□121	□0	□0	□0	□0	□0	□0	□0	□0
409	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
410	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
411	Level 2	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
412	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
413	Level 4	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
414	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
415	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
416	Level 2	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
417	Level 3	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
418	Level 4	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
419	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
420	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
421	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1□369	□0	□0
422	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
423	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
424	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
425	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
426	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
427	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
428	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
429	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
430	Level 4	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
431	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
432	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Bloc□4	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
433	Building 2	Bloc□4	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	BUILDING 2 Riser 1 CSB NO.9		30	□8□000	4	Eaton				1	□	□ 1□500	2043
434	Building 2	Bloc□4	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	BUILDING 2 Riser 1 CSB NO.10		30	□8□000	4	Eaton				1	□	□ 1□500	2043
435	Building 2	Bloc□4	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
436	Building 2	Bloc□4	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	BUILDING 2 Riser 1 CSB NO.11		30	□8□000	4	Eaton				1	□	□ 1□500	2043
437	Building 2	Bloc□4	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
438	Building 2	Bloc□4	Level 5	Plantroom	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
439	Building 2	Bloc□4	Level 5	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
440	Building 2	Bloc□4	Level 5	Plantroom	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Sur□ace Fluorescent		15	□110	4					11	□	□ 1□210	2032
441	Building 2	Bloc□4	Level 5	Roo□Access	s	Fire	Fire□Fire Doors			30	□1□500	2	Fire Tec□nologies Australian			E□ternal paint badl□ deteriorated. Recommend replacement. No de□ect cost as included in rene□als.	1	□	□ 1□500	2022
442	Building 2	Bloc□4	Level 5	Plantroom	s	Fire	Fire□Fire Doors			30	□1□500	2	Fire Tec□nologies Australian			E□ternal paint badl□ deteriorated. Recommend replacement. No de□ect cost as included in rene□als.	1	□	□ 1□500	2022
443	Building 2	Bloc□4	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant			25	□1□155	4					5	□	□ 5□775	2039
444	Building 2	Bloc□5	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant			25	□1□155	4					4	□	□ 4□620	2039
445	Building 2	Bloc□4	Level 5	Roo□	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Deterioration to FHR Cabinet	1	□	□ 1□400	2032
446	Building 2	Bloc□4	Level 5	Roo□	□c	H□draulic	Water Suppl□□Cold□Storage Tan□			20	□4□625	3	Rapid Plastic	3000 Gallon			1	□	□ 4□625	2031
447	Building 2	Bloc□4	Level 5	Roo□	□d	H□draulic	Water Suppl□□Cold□Booster Set □T□ree Pump□			15	□12□500	3	Allied Pumps				1	□	□ 12□500	2028
448	Building 2	Bloc□4	Level 5	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump			15	□5□750	3	R□eem	95302200C	4100081269	Installed 2013	1	□	□ 5□750	2028
449	Building 2	Bloc□4	Level 5	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump			15	□5□750	3	R□eem	95302200C	4100081407	Installed 2013	1	□	□ 5□750	2028
450	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Pipe□or□			30	□30	3				T□e pipe□or□ insulation on t□e roo□ o□Buildings 2 is deteriorated and re□uires repair/replacement.	1	□	□ 30	2036
451	Building 2	Bloc□4	Level 5	Plantroom	□d	H□draulic	Water Suppl□□Hot□Pumps			15	□2□500	4	Corde	UPD 32-8SN			1	□	□ 2□500	2032
452	Building 2	Bloc□4	Level 5	Plantroom	□d	H□draulic	Water Suppl□□Hot□Pumps			15	□2□500	4	Corde	UPD 32-8SN			1	□	□ 2□500	2032
453	Building 2	Bloc□4	Level 5	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater			12	□3□500	3	R□eem	621275NO	5080474	Installed 2013	1	□	□ 3□500	2027
454	Building 2	Bloc□4	Level 5	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater			12	□3□500	3	R□eem	621275NO	4921425	Installed 2013	1	□	□ 3□500	2027
455	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059701	Installed 2013	1	□	□ 2□500	2028
456	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059691	Installed 2013	1	□	□ 2□500	2028
457	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5077213	Installed 2013	1	□	□ 2□500	2028
458	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5061025	Installed 2013	1	□	□ 2□500	2028
459	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059705	Installed 2013	1	□	□ 2□500	2028
460	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059708	Installed 2013	1	□	□ 2□500	2028
461	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059692	Installed 2013	1	□	□ 2□500	2028
462	Building 2	Bloc□4	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linder			15	□2□500	3	R□eem	61043050	5059703	Installed 2013	1	□	□ 2□500	2028
463	Building 2	Bloc□4	Level 5	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points			25	□325	4					1	□	□ 325	2039
464	Building 2	Bloc□4	Level 5	Roo□	□□	Specialist Services	Roo□Access□Access Ladder			25	□5□250	4					1	□	□ 5□250	2039
465	Building 2	Bloc□4	Level 5	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane			15	□42	4					430	s□m	□ 18□060	2030
466	Building 2	Bloc□4	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	Li□t No4		25	□230□000	4	T□□ssen□rup	1000□g	30336953		1	□	□ 230□000	2039
467	Building 2	Bloc□4	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	Li□t No4		13	□12□500	4	T□□ssen□rup	1000□g	30336953		1	□	□ 12□500	2030
468	Building 2	Bloc□5	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
469	Building 2	Bloc□5	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
470	Building 2	Bloc□5	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
471	Building 2	Bloc□5	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	2.5□g DCP		10	□150	4	Fire□				1	□	□ 150	2028
472	Building 2	Bloc□5	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
473	Building 2	Bloc□5	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
474	Building 2	Bloc□5	Level 2	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
475	Building 2	Bloc□5	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					35.25	s□m	□ 412	2025
476	Building 2	Bloc□5	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat			15	□550	2					2	s□m	□ 1□100	2022
477	Building 2	Bloc□5	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					35.25	s□m	□ 2□820	2036
478	Building 2	Bloc□5	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
479	Building 2	Bloc□5	Level 2	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
480	Building 2	Bloc□5	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles			15	□60	4					35.25	s□m	□ 2□115	2030
481	Building 2	Bloc□5	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
482	Building 2	Bloc□5	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
483	Building 2	Bloc□5	Level 2	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
484	Building 2	Bloc□5	Level 3	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					21	m	□ 688	2025
485	Building 2	Bloc□5	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
486	Building 2	Bloc□5	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Batten Fluorescent		10	□150	4	Legrand				1	□	□ 150	2028
487	Building 2	Bloc□5	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				3	□	□ 1□200	2028
488	Building 2	Bloc□5	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
489	Building 2	Bloc□5	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
490	Building 2	Bloc□5	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires			10	□400	4	Stanilite				1	□	□ 400	2028
491	Building 2	Bloc□5	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					12	□	□ 1□320	2032
492	Building 2	Bloc□5	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
493	Building 2	Bloc□5	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
494	Building 2	Bloc□5	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Spot		15	□110	4					6	□	□ 660	2032
495	Building 2	Bloc□5	Basement	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	BASEMENT CSB NO.2		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
496	Building 2	Bloc□5	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board			30	□8□000	4	Trisan□				1	□	□ 1□500	2043
497	Building 2	Bloc□5	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
498	Building 2	Bloc□5	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	LE□EL 1 CSB NO.13		30	□8□000	4	Eaton				1	□	□ 1□500	2043
499	Building 2	Bloc□5	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	LE□EL 1 CSB NO.14		30	□8□000	4	Eaton				1	□	□ 1□500	2043
500	Building 2	Bloc□5	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	LE□EL 1 CSB NO.15		30	□8□000	4	Eaton				1	□	□ 1□500	2043
501	Building 2	Bloc□5	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	METER BOARD		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
502	Building 2	Bloc□5	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	LE□EL 3 CSB NO.16		30	□8□000	4	Eaton				1	□	□ 1□500	2043
503	Building 2	Bloc□5	Level 4	Roo□	r	Mec□anical	H□AC□E□□aust Fan			15	□2□500	4	Fantec□	CE284□	781818□2		1	□	□ 2□500	2032
504	Building 2	Bloc□5	Level 4	Roo□	□□	Specialist Services	Roo□Access□Access Ladder			25	□5□250	4					1	□	□ 5□250	2039
505	Building 2	Bloc□5	Level 4	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane			15	□42	4				Includes lo□er section	400	s□m	□ 16□800	2030
506	Building 2	Bloc□5	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	Li□t No5		25	□230□000	4	T□□ssen□rup	1275□g	30336954		1	□	□ 230□000	2039
507	Building 2	Bloc□5	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	Li□t No5		13	□12□500	4	T□□ssen□rup	1275□g	30336954		1	□	□ 12□500	2030
508	Building 2	Bloc□9	Lo□er Ground	S□itc□Room	s	Fire	Fire□Fire Doors			30	□1□500	4	Fire Tec□nologies Australian				1	□	□ 1□500	2043
509	Building 2	All	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal			30	□0	4					0	N/A	□ -	2043
510	Building 2	Bloc□4	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel			12	□2□000	4	Tecom				1	□	□ 2□000	2029
511	Building 2	Bloc□5	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel			12	□2□000	4	Tecom				1	□	□ 2□000	2029
512	Building 2	Bloc□4	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino				20	□	□ 8□000	2029
513	Building 2	Bloc□5	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino				16	□	□ 6□400	2029
514	Building 3	All	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Sprin□ler Control □alve			30	□950	4					2	□	□ 1□900	2043
515	Building 3	All	E□ternal - Stirling Str	E□ternal	b	Building Fabric	Walls□Bric□	Garden Wall		50	□0	4				Mortar loss evident.	30	m	□ -	2022

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
433	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
434	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
435	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
436	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
437	Level 4	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
438	Level 5	Plantroom	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
439	Level 5	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
440	Level 5	Plantroom	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
441	Level 5	Roo□Access	s	Fire	Fire□Fire Doors	□0	□1□529	□0	□0	□0	□0	□0	□0	□0	□0
442	Level 5	Plantroom	s	Fire	Fire□Fire Doors	□0	□1□529	□0	□0	□0	□0	□0	□0	□0	□0
443	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
444	All Levels	Emergenc□Stair	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
445	Level 5	Roo□	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
446	Level 5	Roo□	□c	H□draulic	Water Suppl□□Cold□Storage Tan□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
447	Level 5	Roo□	□d	H□draulic	Water Suppl□□Cold□Booster Set □T□ree Pu	□0	□0	□0	□0	□0	□0	□0	□14□260	□0	□0
448	Level 5	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump	□0	□0	□0	□0	□0	□0	□0	□6□560	□0	□0
449	Level 5	Roo□	□	H□draulic	Water Suppl□□Hot□Heat Pump	□0	□0	□0	□0	□0	□0	□0	□6□560	□0	□0
450	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Pipe□or□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
451	Level 5	Plantroom	□d	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
452	Level 5	Plantroom	□d	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
453	Level 5	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater	□0	□0	□0	□0	□0	□0	□3□918	□0	□0	□0
454	Level 5	Plant Room	□	H□draulic	Water Suppl□□Hot□Gas Water Heater	□0	□0	□0	□0	□0	□0	□3□918	□0	□0	□0
455	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
456	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
457	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
458	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
459	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
460	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
461	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
462	Level 5	Plantroom	□	H□draulic	Water Suppl□□Hot□Water Storage C□linde	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
463	Level 5	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
464	Level 5	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
465	Level 5	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane	□0	□0	□0	□0	□0	□0	□0	□0	□0	□21□394
466	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
467	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	□0	□0	□0	□0	□0	□0	□0	□0	□0	□14□807
468	Upper Ground	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
469	Level 1	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
470	Level 2	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
471	Level 3	Lobb□- Fire Cupboard	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
472	Ground	Entrance Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
473	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
474	Level 2	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
475	Level 3	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□445	□0	□0	□0	□0	□0
476	Lo□er Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Entrance Mat	□0	□1□121	□0	□0	□0	□0	□0	□0	□0	□0
477	Ground	Entrance Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
478	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
479	Level 2	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
480	Level 3	Lobb□	c	Building Fabric	Floor Coverings□Carpet Tiles	□0	□0	□0	□0	□0	□0	□0	□0	□0	□2□505
481	Ground	Entrance Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
482	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
483	Level 2	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
484	Level 3	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□742	□0	□0	□0	□0	□0
485	Ground	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
486	Level 1	Emergenc□Stair	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
487	Ground	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□1□369	□0	□0
488	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
489	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
490	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□E□it Luminaires	□0	□0	□0	□0	□0	□0	□0	□456	□0	□0
491	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
492	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
493	Level 2	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
494	Level 3	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
495	Basement	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
496	Lo□er Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
497	Ground	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
498	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
499	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
500	Level 1	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
501	Level 2	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
502	Level 3	Electrical Cupboard	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
503	Level 4	Roo□	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
504	Level 4	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
505	Level 4	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane	□0	□0	□0	□0	□0	□0	□0	□0	□0	□19□901
506	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
507	Ground	Lobb□	□	□ertical Transport	□ertical Transport□Passenger Li□t Car Interi	□0	□0	□0	□0	□0	□0	□0	□0	□0	□14□807
508	Lo□er Ground	S□itc□Room	s	Fire	Fire□Fire Doors	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
509	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
510	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel	□0	□0	□0	□0	□0	□0	□0	□0	□2□325	□0
511	Ground	M.D.F. Cupboard	□a	Securit□	Securit□□Securit□Panel	□0	□0	□0	□0	□0	□0	□0	□0	□2□325	□0
512	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□9□300	□0
513	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□7□440	□0
514	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Sprin□ler Control □alve	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
515	E□ternal - Stirling Str	E□ternal	b	Building Fabric	Walls□Bric□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replaceme
516	Building 3	All	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete			15	□50	3					1155	s□m	□ 80□000	2022
517	Building 3	All	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal			30	□0	4					0	N/A	□ -	2043
518	Building 3	All	Level 2	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points			25	□325	4					3	□	□ 975	2039
519	Building 3	All	Level 2	Roo□	□□	Specialist Services	Roo□Access□Static Line	At E□ternal Access Ladder		25	□4□700	4					1	□	□ 4□700	2039
520	Building 3	All	Level 2	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	Internal		25	□5□250	3					1	□	□ 5□250	2033
521	Building 3	All	Level 2	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	Roo□E□ternal		25	□5□250	4					1	□	□ 5□250	2039
522	Building 3	All	Level 2	Roo□	a	Structural	Roo□Covering□Concrete Acr□ic Membrane			15	□42	4					730	s□m	□ 30□660	2030
523	Building 3	Bloc□6	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	METER DISTRIBUTION BOARD 2		30	□8□000	4	Trisan□				1	□	□ 1□500	2043
524	Building 3	Bloc□6	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
525	Building 3	Bloc□6	Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
526	Building 3	Bloc□6	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
527	Building 3	Bloc□6	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
528	Building 3	Bloc□6	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
529	Building 3	Bloc□6	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
530	Building 3	Bloc□6	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					14	m	□ 459	2025
531	Building 3	Bloc□6	Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					14	m	□ 459	2025
532	Building 3	Bloc□6	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					14	m	□ 459	2025
533	Building 3	Bloc□6	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
534	Building 3	Bloc□6	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
535	Building 3	Bloc□6	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
536	Building 3	Bloc□6	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
537	Building 3	Bloc□6	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
538	Building 3	Bloc□6	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
539	Building 3	Bloc□6	Ground	E□ternal	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Deterioration to FHR Cabinet	2	□	□ 2□800	2032
540	Building 3	Bloc□6	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino			Housing is crac□ed. Minor sur□ace deterioration.	3	□	□ 1□200	2029
541	Building 3	Bloc□6	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant			25	□1□155	4					1	□	□ 1□155	2039
542	Building 3	Bloc□7	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
543	Building 3	Bloc□7	Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
544	Building 3	Bloc□7	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4				Roo□access □atc□ □as dirt□ □nger mar□s.	12	s□m	□ 140	2025
545	Building 3	Bloc□7	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
546	Building 3	Bloc□7	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
547	Building 3	Bloc□7	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
548	Building 3	Bloc□7	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
549	Building 3	Bloc□7	Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
550	Building 3	Bloc□7	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
551	Building 3	Bloc□7	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
552	Building 3	Bloc□7	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
553	Building 3	Bloc□7	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
554	Building 3	Bloc□7	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
555	Building 3	Bloc□7	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
556	Building 3	Bloc□7	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
557	Building 3	Bloc□7	Ground	E□ternal	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Deterioration to FHR Cabinet	2	□	□ 2□800	2032
558	Building 3	Bloc□7	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino			Housing is crac□ed. Minor sur□ace deterioration.	3	□	□ 1□200	2029
559	Building 3	Bloc□7	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant			25	□1□155	4					1	□	□ 1□155	2039
560	Building 3	Bloc□8	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	METER DISTRIBUTION BOARD 2		30	□8□000	3	Heinemann				1	□	□ 8□000	2036
561	Building 3	Bloc□8	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
562	Building 3	Bloc□8	Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
563	Building 3	Bloc□8	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					12	s□m	□ 140	2025
564	Building 3	Bloc□8	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
565	Building 3	Bloc□8	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
566	Building 3	Bloc□8	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					12	s□m	□ 960	2036
567	Building 3	Bloc□8	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
568	Building 3	Bloc□8	Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
569	Building 3	Bloc□8	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
570	Building 3	Bloc□8	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
571	Building 3	Bloc□8	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
572	Building 3	Bloc□8	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
573	Building 3	Bloc□8	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
574	Building 3	Bloc□8	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
575	Building 3	Bloc□8	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
576	Building 3	Bloc□8	Ground	E□ternal	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Deterioration to FHR Cabinet	2	□	□ 2□800	2032
577	Building 3	Bloc□8	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino				3	□	□ 1□200	2029
578	Building 3	Bloc□8	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant			25	□1□155	4					1	□	□ 1□155	2039
579	Building 3	Bloc□9	Lo□er Ground	Bin Store	d	Building Fabric	Ceilings□Concrete			50	□0	4					38	s□m	□ -	2058
580	Building 3	Bloc□9	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					17.5	s□m	□ 205	2025
581	Building 3	Bloc□9	Ground	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4					17.5	s□m	□ 205	2025
582	Building 3	Bloc□9	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted			10	□12	4				Roo□access □atc□ □as dirt□ □nger mar□s.	17.5	s□m	□ 205	2025
583	Building 3	Bloc□9	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					17.5	s□m	□ 1□400	2036
584	Building 3	Bloc□9	Lo□er Ground	Bin Store	c	Building Fabric	Floor Coverings□Concrete			50	□0	4					38	s□m	□ -	2058
585	Building 3	Bloc□9	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					17.5	s□m	□ 1□400	2036
586	Building 3	Bloc□9	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled			20	□80	4					17.5	s□m	□ 1□400	2036
587	Building 3	Bloc□9	Lo□er Ground	S□itc□room	l	Building Fabric	Doors□Timber Painted E□ternal□			10	□120	3					4	□	□ 480	2022
588	Building 3	Bloc□9	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
589	Building 3	Bloc□9	Lo□er Ground	Bin Store	b	Building Fabric	Walls□Painted			10	□12	4					27	m	□ 885	2025
590	Building 3	Bloc□9	Ground	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4					17	m	□ 557	2025
591	Building 3	Bloc□9	Level 1	Lobb□	b	Building Fabric	Walls□Painted			10	□12	4				T□ere is some □ater damage evident to t□e □alls in t□e vacinit□ o□ t□e	17	m	□ 557	2025
592	Building 3	Bloc□9	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	Fluorescent		10	□150	4					2	□	□ 300	2028
593	Building 3	Bloc□9	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
594	Building 3	Bloc□9	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
595	Building 3	Bloc□9	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires			10	□150	4					1	□	□ 150	2028
596	Building 3	Bloc□9	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					2	□	□ 220	2032
597	Building 3	Bloc□9	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
598	Building 3	Bloc□9	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
599	Building 3	Bloc□9	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General			15	□110	4					2	□	□ 220	2032
600	Building 3	Bloc□9	Lo□er Ground	S□itc□Room	□	Electrical	Lig□t and Po□er□Site Main S□itc□board			30	□150□000	4	Trisan□				1	□	□ 150□000	2043
601	Building 3	Bloc□9	Lo□er Ground	S□itc□Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					3	□	□ 330	2032
602	Building 3	Bloc□9	Lo□er Ground	S□itc□Room	s	Fire	Fire□E□tinguis□er	3.5□g Co2		10	□150	4	Fire□				1	□	□ 150	2028

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
516	All Levels	E□ternal	b	Building Fabric	E□ternal Fa□ade□Painted Concrete	□0	□81□520	□0	□0	□0	□0	□0	□0	□0	□0
517	All Levels	E□ternal	e	Building Fabric	Windo□s□Metal	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
518	Level 2	Roo□	□□	Specialist Services	Roo□Access□Anc□or Points	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
519	Level 2	Roo□	□□	Specialist Services	Roo□Access□Static Line	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
520	Level 2	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
521	Level 2	Roo□	□□	Specialist Services	Roo□Access□Access Ladder	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
522	Level 2	Roo□	a	Structural	Roo□Covering□Concrete Acr□lic Membrane	□0	□0	□0	□0	□0	□0	□0	□0	□0	□36□319
523	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
524	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
525	Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
526	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
527	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
528	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
529	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
530	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□495	□0	□0	□0	□0	□0
531	Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□495	□0	□0	□0	□0	□0
532	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□495	□0	□0	□0	□0	□0
533	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
534	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
535	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
536	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
537	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
538	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
539	Ground	E□ternal	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
540	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□1□395	□0
541	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
542	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
543	Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
544	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
545	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
546	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
547	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
548	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
549	Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
550	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
551	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
552	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
553	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
554	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
555	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
556	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
557	Ground	E□ternal	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
558	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□1□395	□0
559	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
560	Lo□er Ground	Carpar□	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
561	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
562	Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
563	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□151	□0	□0	□0	□0	□0
564	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
565	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
566	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
567	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
568	Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
569	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
570	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
571	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
572	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
573	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
574	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
575	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
576	Ground	E□ternal	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
577	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□1□395	□0
578	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
579	Lo□er Ground	Bin Store	d	Building Fabric	Ceilings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
580	Lo□er Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□221	□0	□0	□0	□0	□0
581	Ground	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□221	□0	□0	□0	□0	□0
582	Level 1	Lobb□	d	Building Fabric	Ceilings□Painted	□0	□0	□0	□0	□221	□0	□0	□0	□0	□0
583	Lo□er Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
584	Lo□er Ground	Bin Store	c	Building Fabric	Floor Coverings□Concrete	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
585	Ground	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
586	Level 1	Lobb□	c	Building Fabric	Floor Coverings□Tiled	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
587	Lo□er Ground	S□itc□room	l	Building Fabric	Doors□Timber Painted □E□ternal□	□0	□489	□0	□0	□0	□0	□0	□0	□0	□0
588	Lo□er Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
589	Lo□er Ground	Bin Store	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□954	□0	□0	□0	□0	□0
590	Ground	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
591	Level 1	Lobb□	b	Building Fabric	Walls□Painted	□0	□0	□0	□0	□600	□0	□0	□0	□0	□0
592	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□342	□0	□0
593	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
594	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
595	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Emergenc□Luminaires	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
596	Lo□er Ground	Bin Store	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
597	Lo□er Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
598	Ground	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
599	Level 1	Lobb□	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
600	Lo□er Ground	S□itc□Room	□	Electrical	Lig□t and Po□er□Site Main S□itc□board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
601	Lo□er Ground	S□itc□Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
602	Lo□er Ground	S□itc□Room	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0

Asset Life Cycle:

CPI Applied: 1.90%

	A	B	C	D	E	F	I	□	□	L	M	N	U	□	W	X	AB	AC	AE	AG
5	Building	Block	Level	Location	Category	Asset Function	Element	Asset Decription	Material	Useful Life	Replacement Cost	Condition	Make	Model	Serial No	Comment	Building Quantity	Units	Cost	Replacem
603	Building 3	Bloc□9	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Tan□	15.5□L	Concrete	30	□70□000	4					1	□	□ 70□000	2043
604	Building 3	Bloc□9	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Tan□	15.5□L	Concrete	30	□70□000	4					1	□	□ 70□000	2043
605	Building 3	Bloc□9	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Pump - Diesel			25	□35□000	4	Allied Pumps	APFHC-S□65250-DEHC-DN15S			1	□	□ 35□000	2039
606	Building 3	Bloc□9	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Pump - Electric			25	□35□000	4	Allied Pumps	APFHC-S□65250-DEHC-DN15S			1	□	□ 35□000	2039
607	Building 3	Bloc□9	Lo□er Ground	Fire Pump Room	s	Fire	Fire□E□tinguis□er	3.5□g Co2		10	□150	4	Fire□				1	□	□ 150	2028
608	Building 3	Bloc□9	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant			25	□1□155	4					1	□	□ 1□155	2039
609	Building 3	Bloc□9	Ground	E□ternal	s	Fire	Fire□Hose Reel			15	□1□400	4	BFI			Deterioration to FHR Cabinet	2	□	□ 2□800	2032
610	Building 3	Bloc□9	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem			10	□400	4	Bticino				3	□	□ 1□200	2029
611	Building 3	Bloc□9	Ground	Entrance	□	Building Fabric	Fittings□Mailbo□			15	□5□000	3				Rene□al cost is □or paint onl□	1	□	□ 600	2022
612	Building 3	Bloc□9	Lo□er Ground	Bin Store	r	Mec□anical	H□AC□E□aust Fan			15	□2□500	4	Fansdirect	MFP250-□-PL			1	□	□ 2□500	2032
613	Building 3	Bloc□s 6□7□8	Ground	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					77	s□m	□ 2□849	2022
614	Building 3	Bloc□s 6□7□8	Ground	Balconies	e	Building Fabric	So□t□Painted Concrete			12	□37	3					77	s□m	□ 2□849	2022
615	E□ternal	E□ternal	Ground	Pool Area	□b	H□draulic	Specialist Services□S□imming Pool			30	□495□000	4					115	s□m	□ 56□925□000	2043
616	E□ternal	E□ternal	Ground	Pool Area	□b	H□draulic	Specialist Services□Pool Access Li□t			15	□0	4	A□uatic Acce	Pool Li□t	IGAT-180		1	□	□ -	2032
617	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□	Electrical	Lig□t and Po□er□Distribution Board	PP DB NO.1		30	□8□000	4	Clipsal				1	□	□ 2□500	2043
618	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□	Electrical	Lig□t and Po□er□Distribution Board	PP DB NO.2		30	□8□000	4	Clipsal				1	□	□ 2□500	2043
619	E□ternal	Pool Pumps	Ground	Pool Pumps Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Fluorescent		15	□110	4					2	□	□ 220	2032
620	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□d	H□draulic	Site Services□Bac□lo□ Prevention			20	□850	4	Apollo				1	□	□ 850	2036
621	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Water Treatment			15	□0	4	C□emigem	CM55			1	□	□ -	2032
622	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter			15	□2□500	4	Ha□□ard	Star Clear Plus			1	□	□ 2□500	2028
623	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter			15	□2□500	4	Ha□□ard	S□im Clear			1	□	□ 1□200	2028
624	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter			15	□2□500	4	Ha□□ard	S□im Clear			1	□	□ 1□200	2028
625	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□	H□draulic	Water Suppl□□Hot□Water Heater	Domestic Hot Water		12	□3□000	4	Bosc□				1	□	□ 3□000	2030
626	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	Spa Pump□		15	□2□500	4	Ha□□ard	Super II			1	□	□ 2□500	2028
627	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	S□imming Pool Pump		15	□2□500	4	Ha□□ard	Super II	051023		1	□	□ 2□500	2028
628	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	S□imming Pool Pump		15	□2□500	4	Ha□□ard	Super II	063160		1	□	□ 2□500	2028
629	E□ternal	Pool Pumps	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	S□imming Pool Pump		15	□2□500	4	Ha□□ard	Super II	017898		1	□	□ 2□500	2028
630	E□ternal	All	Ground	Pool Area	o	Building Fabric	Fi□tures□Pool Gate			20	□1□500	4					2	□	□ 3□000	2036
631	E□ternal	All	Ground	E□ternal Fire Escape	c	Building Fabric	Floor Coverings□Bric□Paving			40	□70	3				T□e bric□paving at t□e □ire escape □rom t□e carpar□□as moss build-up and cleaning is recommended.	70	s□m	□ 4□900	2041
632	E□ternal	All	Ground	Rear o□Bld 1/2	c	Building Fabric	Floor Coverings□Arti□icial La□n			15	□55	2				At time o□inspection sections o□t□e arti□icial la□n □as li□ting.	240	s□m	□ 13□200	2024
633	E□ternal	All	Ground	Perimeter	b	Building Fabric	Walls□Bric□			50	□0	3					170	m	□ -	2046
634	E□ternal	All	Ground	Retaining Walls	b	Building Fabric	Walls□Painted Concrete	Includes planter □alls and sections		10	□12	4				T□ere is some minor crac□ing t□roug□out. T□ere is a section o□ seal at □oint at SE corner t□at re□uires rene□ing.	400	m	□ 13□104	2028
635	E□ternal	All	Ground	Pool Area	b	Building Fabric	Walls□Painted Concrete			10	□12	4					25	m	□ 819	2028
636	E□ternal	All	Ground	Gardens	m	Electrical	Lig□t and Po□er□Lig□t Fittings □Bollard T□p	LED Bollard		25	□1□050	4	SAL	SE7102BA			21	□	□ 22□050	2039
637	E□ternal	All	Ground	Gardens	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	Recessed Bric□Lig□t		15	□110	4					10	□	□ 1□100	2032
638	E□ternal	All	Ground	Gardens/Pool Area	p	E□ternal	Building Fabric□Glass Ballustrades			30	□1□385	4					21	m	□ 126□000	2043
639	E□ternal	All	Ground	Pool Area	□b	H□draulic	Specialist Services□Pool	Tiled		40	□350□000	3				Note cost is □or cleaning□re-sealing and grouting o□t□e s□imming pool.	1	□	□ 100□000	2029

Asset Life Cycle:

CPI Applied: 1.90%

	C	D	E	F	I	AH	AI	A□	A□	AL	AM	AN	AO	AP	A□
5	Level	Location	Category	Asset Function	Element	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
603	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Tan□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
604	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Tan□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
605	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Pump - Diesel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
606	Lo□er Ground	Fire Pump Room	s	Fire	Fire□Fire Pump - Electric	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
607	Lo□er Ground	Fire Pump Room	s	Fire	Fire□E□tinguis□er	□0	□0	□0	□0	□0	□0	□0	□171	□0	□0
608	Lo□er Ground	Lobb□	s	Fire	Fire□H□drant	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
609	Ground	E□ternal	s	Fire	Fire□Hose Reel	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
610	All Levels	Entries	□a	Securit□	Securit□□Intercom S□stem	□0	□0	□0	□0	□0	□0	□0	□0	□1□395	□0
611	Ground	Entrance	□	Building Fabric	Fittings□Mailbo□	□0	□611	□0	□0	□0	□0	□0	□0	□0	□0
612	Lo□er Ground	Bin Store	r	Mec□anical	H□AC□E□□aust Fan	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
613	Ground	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□2□903	□0	□0	□0	□0	□0	□0	□0	□0
614	Ground	Balconies	e	Building Fabric	So□□t□Painted Concrete	□0	□2□903	□0	□0	□0	□0	□0	□0	□0	□0
615	Ground	Pool Area	□b	H□draulic	Specialist Services□S□imming Pool	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
616	Ground	Pool Area	□b	H□draulic	Specialist Services□Pool Access Li□t	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
617	Ground	Pool Pumps Room	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
618	Ground	Pool Pumps Room	□	Electrical	Lig□t and Po□er□Distribution Board	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
619	Ground	Pool Pumps Room	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
620	Ground	Pool Pumps Room	□d	H□draulic	Site Services□Bac□flo□ Prevention	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
621	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Water Treatment	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
622	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
623	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter	□0	□0	□0	□0	□0	□0	□0	□1□369	□0	□0
624	Ground	Pool Pumps Room	□b	H□draulic	Specialist Services□Pool Filter	□0	□0	□0	□0	□0	□0	□0	□1□369	□0	□0
625	Ground	Pool Pumps Room	□	H□draulic	Water Suppl□□Hot□Water Heater	□0	□0	□0	□0	□0	□0	□0	□0	□0	□3□554
626	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
627	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
628	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
629	Ground	Pool Pumps Room	□b	H□draulic	Water Suppl□□Hot□Pumps	□0	□0	□0	□0	□0	□0	□0	□2□852	□0	□0
630	Ground	Pool Area	o	Building Fabric	Fi□tures□Pool Gate	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
631	Ground	E□ternal Fire Escape	c	Building Fabric	Floor Coverings□Bric□Paving	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
632	Ground	Rear o□Bld 1/2	c	Building Fabric	Floor Coverings□Arti□icial La□n	□0	□0	□0	□13□967	□0	□0	□0	□0	□0	□0
633	Ground	Perimeter	b	Building Fabric	Walls□Bric□	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
634	Ground	Retaining Walls	b	Building Fabric	Walls□Painted Concrete	□0	□0	□0	□0	□0	□0	□0	□14□949	□0	□0
635	Ground	Pool Area	b	Building Fabric	Walls□Painted Concrete	□0	□0	□0	□0	□0	□0	□0	□934	□0	□0
636	Ground	Gardens	m	Electrical	Lig□t and Po□er□Lig□t Fittings □Bollard T□p	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
637	Ground	Gardens	m	Electrical	Lig□t and Po□er□Lig□t Fittings General	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
638	Ground	Gardens/Pool Area	p	E□ternal	Building Fabric□Glass Ballustrades	□0	□0	□0	□0	□0	□0	□0	□0	□0	□0
639	Ground	Pool Area	□b	H□draulic	Specialist Services□Pool	□0	□0	□0	□0	□0	□0	□0	□0	□116□250	□0

APPENDIX B – PLANNED PREVENTATIVE MAINTENANCE

Planned Preventative Maintenance:

CPI Applied:	1.90%
20 Year Total:	$1,703,389

Asset	Task Description	Frequency (per year)	Type	Cost	Yearly	Base Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
	Building Fabric						$ 1,205	$ 1,228	$ 1,251	$ 1,275	$ 5,073	$ 1,324	$ 1,349	$ 1,375	$ 1,401	$ 5,573
Furniture and Fittings	Maintenance and ad □oc repairs	1.0	Recommended	□675.00	1	□675	□ 675	□ 688	□ 701	□ 714	□ 728	□ 742	□ 756	□ 770	□ 785	□ 800
Floors	Slip Resistance testing. □24 Mont□□□	0.5	Recommended	□400.00	1	□200	□ 200	□ 204	□ 208	□ 212	□ 216	□ 220	□ 224	□ 228	□ 233	□ 237
Dec□s and Balcon□	□isual inspections o□a dec□or balcon□including securit□o□□andrails □Cost □or Common Areas□	1.0	Recommended	□330.00	1	□330	□ 330	□ 336	□ 343	□ 349	□ 356	□ 363	□ 369	□ 376	□ 384	□ 391
Structural Inspection	Structural Inspection o□t□e Buildings	0.2	Recommended	□3□500.00	5	□3□500	□ -	□ -	□ -	□ -	□ 3□774	□ -	□ -	□ -	□ -	□ 4□146
	Communications						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
	Electrical						$ 8,280	$ 8,437	$ 8,598	$ 8,761	$ 8,927	$ 9,097	$ 9,270	$ 9,446	$ 9,626	$ 9,808
S□itc□boards	Inspection and cleaning o□distribution boards □12 Mont□□□	1.0	Recommended	□1□980.00	1	□ 1□980	□ 1□980	□ 2□018	□ 2□056	□ 2□095	□ 2□135	□ 2□175	□ 2□217	□ 2□259	□ 2□302	□ 2□345
S□itc□boards	T□ermograp□ic Testing □12 Mont□□□	1.0	Statutor□	□1□980.00	1	□ 1□980	□ 1□980	□ 2□018	□ 2□056	□ 2□095	□ 2□135	□ 2□175	□ 2□217	□ 2□259	□ 2□302	□ 2□345
Emergenc□Lig□ting and E□it Signage	Inspection and testing o□emergenc□lig□ting and e□it signage □6 mont□□□	2.0	Statutor□	□900.00	1	□ 1□800	□ 1□800	□ 1□834	□ 1□869	□ 1□905	□ 1□941	□ 1□978	□ 2□015	□ 2□053	□ 2□093	□ 2□132
Residual Current Devices □RCDs□	RCD testing □6 Mont□□□	2.0	Statutor□	□900.00	1	□ 1□800	□ 1□800	□ 1□834	□ 1□869	□ 1□905	□ 1□941	□ 1□978	□ 2□015	□ 2□053	□ 2□093	□ 2□132
Electrical Testing and Tagging	Electrical Appliance Sa□et□Testing □12 Mont□□□	1.0	Recommended	□240.00	1	□ 240	□ 240	□ 245	□ 249	□ 254	□ 259	□ 264	□ 269	□ 274	□ 279	□ 284
E□ternal Lig□ting	Inspection □12 Mont□□□	1.0	Recommended	□480.00	1	□ 480	□ 480	□ 489	□ 498	□ 508	□ 518	□ 527	□ 537	□ 548	□ 558	□ 569
	Equipment						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		1.0			1	□0	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
		1.0			1	□0	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
	Fire						$ 33,090	$ 33,719	$ 34,359	$ 35,012	$ 42,535	$ 36,355	$ 37,046	$ 37,750	$ 38,467	$ 46,732
Fire Protection	Testing and Inspection. Fire e□tinguis□ers as per AS 1851. □6 Mont□□□	2.0	Statutor□	□120.00	1	□240	□ 240	□ 245	□ 249	□ 254	□ 259	□ 264	□ 269	□ 274	□ 279	□ 284
Fire Protection	Testing and Inspection o□Fire Hose Reels as per AS 1851. □6 Mont□□□	2.0	Statutor□	□240.00	1	□480	□ 480	□ 489	□ 498	□ 508	□ 518	□ 527	□ 537	□ 548	□ 558	□ 569
Fire Protection	Testing and Inspection o□Fire Hose Reels as per AS 1851. □12 Mont□□□	1.0	Statutor□	□360.00	1	□360	□ 360	□ 367	□ 374	□ 381	□ 388	□ 396	□ 403	□ 411	□ 419	□ 426
Fire Protection	Testing and Inspection o□Fire H□drants as per AS 1851. □6 Mont□□□	2.0	Statutor□	□240.00	1	□480	□ 480	□ 489	□ 498	□ 508	□ 518	□ 527	□ 537	□ 548	□ 558	□ 569
Fire Protection	Testing and Inspection o□Fire H□drants as per AS 1851. □12 Mont□□□	1.0	Statutor□	□360.00	1	□360	□ 360	□ 367	□ 374	□ 381	□ 388	□ 396	□ 403	□ 411	□ 419	□ 426
Fire Protection	Testing and Inspection o□Fire H□drants as per AS 1851. □5 Year□□	0.2	Statutor□	□960.00	5	□960	□ -	□ -	□ -	□ -	□ 1□035	□ -	□ -	□ -	□ -	□ 1□137
Fire Protection	Testing and Inspection o□Fire Pumps as per AS 1851. □Mont□□□	12.0	Statutor□	□120.00	1	□1□440	□ 1□440	□ 1□467	□ 1□495	□ 1□524	□ 1□553	□ 1□582	□ 1□612	□ 1□643	□ 1□674	□ 1□706
Fire Protection	Testing and Inspection o□Fire Pumps as per AS 1851. □12 Mont□□□	1.0	Statutor□	□360.00	1	□360	□ 360	□ 367	□ 374	□ 381	□ 388	□ 396	□ 403	□ 411	□ 419	□ 426
Fire Protection	Testing and Inspection o□Fire Pumps as per AS 1851. □5 Year□□	1.0	Statutor□	□900.00	1	□900	□ 900	□ 917	□ 935	□ 952	□ 970	□ 989	□ 1□008	□ 1□027	□ 1□046	□ 1□066
Fire Protection	Inspection and testing o□Fire Tan□as per AS 1851. □Mont□□□	12.0	Statutor□	□60.00	1	□720	□ 720	□ 734	□ 748	□ 762	□ 776	□ 791	□ 806	□ 821	□ 837	□ 853
Fire Protection	Inspection and testing o□Fire Tan□as per AS 1851. □6 Mont□□□	2.0	Statutor□	□120.00	1	□240	□ 240	□ 245	□ 249	□ 254	□ 259	□ 264	□ 269	□ 274	□ 279	□ 284
Fire Protection	Inspection and testing o□Fire Tan□as per AS 1851. □1 Year□□	1.0	Statutor□	□150.00	1	□150	□ 150	□ 153	□ 156	□ 159	□ 162	□ 165	□ 168	□ 171	□ 174	□ 178
Fire Protection	Inspection and testing o□Fire Tan□as per AS 1851. □5 Year□□	0.2	Statutor□	□360.00	5	□360	□ -	□ -	□ -	□ -	□ 388	□ -	□ -	□ -	□ -	□ 426
Fire Detection	Inspection and testing o□Fire Detection S□stem as per AS 1851. □1 Mont□□□	12.0	Statutor□	□480.00	1	□5□760	□ 5□760	□ 5□869	□ 5□981	□ 6□095	□ 6□210	□ 6□328	□ 6□449	□ 6□571	□ 6□696	□ 6□823
Fire Detection	Inspection and testing o□Fire Detection S□stem as per AS 1851. □6 Mont□□□	2.0	Statutor□	□1□440.00	1	□2□880	□ 2□880	□ 2□935	□ 2□990	□ 3□047	□ 3□105	□ 3□164	□ 3□224	□ 3□286	□ 3□348	□ 3□412
Fire Detection	Inspection and testing o□Fire Detection S□stem as per AS 1851. □12 Mont□□□	1.0	Statutor□	□2□880.00	1	□2□880	□ 2□880	□ 2□935	□ 2□990	□ 3□047	□ 3□105	□ 3□164	□ 3□224	□ 3□286	□ 3□348	□ 3□412
Emergenc□Warning S□stem □EWS□	Inspection and testing as per AS 1851. □1 Mont□□□	12.0	Statutor□	□240.00	1	□2□880	□ 2□880	□ 2□935	□ 2□990	□ 3□047	□ 3□105	□ 3□164	□ 3□224	□ 3□286	□ 3□348	□ 3□412
Emergenc□Warning S□stem □EWS□	Inspection and testing as per AS 1851. □6 Mont□□□	2.0	Statutor□	□960.00	1	□1□920	□ 1□920	□ 1□956	□ 1□994	□ 2□032	□ 2□070	□ 2□109	□ 2□150	□ 2□190	□ 2□232	□ 2□274
Emergenc□Warning S□stem □EWS□	Inspection and testing as per AS 1851. □12 Mont□□□	1.0	Statutor□	□2□880.00	1	□2□880	□ 2□880	□ 2□935	□ 2□990	□ 3□047	□ 3□105	□ 3□164	□ 3□224	□ 3□286	□ 3□348	□ 3□412
Emergenc□Warning S□stem □EWS□	Inspection and testing as per AS 1851. □5 Year□□	0.2	Statutor□	□5□040.00	5	□5□040	□ -	□ -	□ -	□ -	□ 5□434	□ -	□ -	□ -	□ -	□ 5□970
Fire Doors	Inspection □6 Mont□□□	2.0	Statutor□	□3□600.00	1	□7□200	□ 7□200	□ 7□337	□ 7□476	□ 7□618	□ 7□763	□ 7□910	□ 8□061	□ 8□214	□ 8□370	□ 8□529
	Grounds						$ 14,047	$ 14,314	$ 14,586	$ 14,863	$ 15,145	$ 15,433	$ 15,726	$ 16,025	$ 16,330	$ 16,640
Landscaping	Gardening	1.0	Essential	□11□209.00	1	□11□209	□ 11□209	□ 11□422	□ 11□639	□ 11□860	□ 12□085	□ 12□315	□ 12□549	□ 12□788	□ 13□030	□ 13□278
Irrigation	Carr□out general inspection and maintenance o□s□stems and □ittings □6 Mont□□□	2.0	Recommended	□400.00	1	□800	□ 800	□ 815	□ 831	□ 846	□ 863	□ 879	□ 896	□ 913	□ 930	□ 948
Pest Control	Pest Control □12 Mont□□□	1.0	Essential	□2□038.00	1	□2□038	□ 2□038	□ 2□077	□ 2□116	□ 2□156	□ 2□197	□ 2□239	□ 2□282	□ 2□325	□ 2□369	□ 2□414
	Hydraulic						$ 17,760	$ 18,097	$ 20,435	$ 18,792	$ 19,149	$ 21,622	$ 19,883	$ 20,261	$ 22,878	$ 21,038
Domestic Hot Water Heaters	Inspection o□Domestic Hot Water Units including Pressure Relie□□alve Testing □6 Mont□□□	2.0	Essential	□720.00	1	□1□440	□ 1□440	□ 1□467	□ 1□495	□ 1□524	□ 1□553	□ 1□582	□ 1□612	□ 1□643	□ 1□674	□ 1□706
Pumps	Inspection and Maintenance as per DA19 □Mont□□□	1.0	Essential	□480.00	1	□480	□ 480	□ 489	□ 498	□ 508	□ 518	□ 527	□ 537	□ 548	□ 558	□ 569
Pumps	Inspection and Maintenance as per DA19 □3 mont□□□	4.0	Essential	□600.00	1	□2□400	□ 2□400	□ 2□446	□ 2□492	□ 2□539	□ 2□588	□ 2□637	□ 2□687	□ 2□738	□ 2□790	□ 2□843
Pumps	Inspection. Maintenance as per DA19 □6 mont□□□	2.0	Essential	□900.00	1	□1□800	□ 1□800	□ 1□834	□ 1□869	□ 1□905	□ 1□941	□ 1□978	□ 2□015	□ 2□053	□ 2□093	□ 2□132
Pumps	Inspection. Maintenance as per DA19 □Yearl□□	1.0	Essential	□1□680.00	1	□1□680	□ 1□712	□ 1□744	□ 1□778	□ 1□811	□ 1□846	□ 1□881	□ 1□917	□ 1□953	□ 1□990
Pumps	Inspection. Maintenance as per DA19 □3 Yearl□□	0.3	Essential	□1□920.00	3	□1□920	□ -	□ -	□ 1□994	□ -	□ -	□ 2□109	□ -	□ -	□ 2□232	□ -
Se□er S□stem	Pumps□Controls and Associated E□uipment Maintenance. □6 Mont□□□	2.0	Essential	□1□800.00	1	□3□600	□ 3□600	□ 3□668	□ 3□738	□ 3□809	□ 3□881	□ 3□955	□ 4□030	□ 4□107	□ 4□185	□ 4□265
Storm□ater Drainage	Inspection and Cleaning - General. □6 Mont□□□	2.0	Recommended	□2□640.00	1	□5□280	□ 5□280	□ 5□380	□ 5□483	□ 5□587	□ 5□693	□ 5□801	□ 5□911	□ 6□024	□ 6□138	□ 6□255
Sanitar□ Fi□tures	Inspection □or de□ects and recti□ication □6 Mont□□□	2.0	Recommended	□180.00	1	□360	□ 360	□ 367	□ 374	□ 381	□ 388	□ 396	□ 403	□ 411	□ 419	□ 426
Gas Service	Gas Services and Meters Maintenance. □12 Mont□□□	1.0	Recommended	□240.00	1	□240	□ 240	□ 245	□ 249	□ 254	□ 259	□ 264	□ 269	□ 274	□ 279	□ 284
Bac□lo□ Prevention Devices	Test and Inspection □12 Mont□□□	1.0	Statutor□	□480.00	1	□480	□ 480	□ 489	□ 498	□ 508	□ 518	□ 527	□ 537	□ 548	□ 558	□ 569
	Mechanical						$ 6,160	$ 6,277	$ 6,396	$ 6,518	$ 6,642	$ 6,768	$ 6,896	$ 7,027	$ 7,161	$ 7,297
Fan Coil Units/Splits	Inspection and Maintenance as per DA19 □3 mont□□□	4.0	Essential	□220.00	1	□ 880	□ 880	□ 897	□ 914	□ 931	□ 949	□ 967	□ 985	□ 1□004	□ 1□023	□ 1□042
E□□aust Fans	Inspection. Maintenance as per DA19 □3 mont□□□	4.0	Essential	□440.00	1	□ 1□760	□ 1□760	□ 1□793	□ 1□828	□ 1□862	□ 1□898	□ 1□934	□ 1□970	□ 2□008	□ 2□046	□ 2□085

Planned Preventative Maintenance:

CPI Applied:	1.90%
20 Year Total:	$1,703,389

Asset	Task Description	Frequency (per year)	Type	Cost	Yearly	Base Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Carpar□E□□aust	Inspection. Maintenance as per DA19 □6 mont□□□	2.0	Essential	□825.00	1	□ 1□650	□ 1□650	□ 1□681	□ 1□713	□ 1□746	□ 1□779	□ 1□813	□ 1□847	□ 1□882	□ 1□918	□ 1□955
Carpar□E□□aust	Inspection. Maintenance as per DA19 □12 mont□□□ Calibration o□Co2 Sensors as per AS1668.2.	1.0	Recommended	□1□650.00	1	□ 1□650	□ 1□650	□ 1□681	□ 1□713	□ 1□746	□ 1□779	□ 1□813	□ 1□847	□ 1□882	□ 1□918	□ 1□955
Mec□anical Services S□itc□boards	Inspection□cleaning□t□ermograp□ic testing □12 Mont□□□	1.0	Essential	□220.00	1	□ 220	□ 220	□ 224	□ 228	□ 233	□ 237	□ 242	□ 246	□ 251	□ 256	□ 261
	Security						**$ 8,817**	**$ 8,985**	**$ 9,155**	**$ 9,329**	**$ 9,506**	**$ 9,687**	**$ 9,871**	**$ 10,059**	**$ 10,250**	**$ 10,445**
CCT□ S□stem	Maintenance as per Manu□acturers Recommendations □3 Mont□□□	4.0	Essential	□764.25	1	□3□057	□ 3□057	□ 3□115	□ 3□174	□ 3□235	□ 3□296	□ 3□359	□ 3□422	□ 3□488	□ 3□554	□ 3□621
Access Control S□stem	Maintenance as per Manu□acturers Recommendations □3 Mont□□□	4.0	Essential	□440.00	1	□1□760	□ 1□760	□ 1□793	□ 1□828	□ 1□862	□ 1□898	□ 1□934	□ 1□970	□ 2□008	□ 2□046	□ 2□085
Intercom S□stem	Maintenance as per Manu□acturers Recommendations □3 Mont□□□	4.0	Essential	□500.00	1	□2□000	□ 2□000	□ 2□038	□ 2□077	□ 2□116	□ 2□156	□ 2□197	□ 2□239	□ 2□282	□ 2□325	□ 2□369
Securit□Gates	Maintenance as per Manu□acturers Recommendations □12 Mont□□□	1.0	Essential	□2□000.00	1	□2□000	□ 2□000	□ 2□038	□ 2□077	□ 2□116	□ 2□156	□ 2□197	□ 2□239	□ 2□282	□ 2□325	□ 2□369
	Specialist Services						**$ 17,190**	**$ 17,517**	**$ 17,849**	**$ 18,189**	**$ 18,534**	**$ 18,886**	**$ 19,245**	**$ 19,611**	**$ 19,983**	**$ 20,363**
Heig□t Sa□et□E□uipment	Heig□t Sa□et□Inspection - anc□or bolts & static lines □6 Mont□□□	2.0	Essential	□825.00	1	□1□650	□ 1□650	□ 1□681	□ 1□713	□ 1□746	□ 1□779	□ 1□813	□ 1□847	□ 1□882	□ 1□918	□ 1□955
Pool	Dail□Pool Water Testing - Assumed underta□en in-□ouse	365.0	Essential		1	□0	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
Pool	Pool Maintenance including testing and reporting □Pool contractor Wee□□□	52.0	Essential	□200.00	1	□10□400	□ 10□400	□ 10□598	□ 10□799	□ 11□004	□ 11□213	□ 11□426	□ 11□643	□ 11□865	□ 12□090	□ 12□320
Pool	C□lorination E□uipment Maintenance □3 Mont□□□	4.0	Essential	□660.00	1	□2□640	□ 2□640	□ 2□690	□ 2□741	□ 2□793	□ 2□846	□ 2□901	□ 2□956	□ 3□012	□ 3□069	□ 3□127
Pool	Plant Room and C□lorination E□uipment Maintenance □12 Mont□□□	1.0	Essential	□1□000.00	1	□1□000	□ 1□000	□ 1□019	□ 1□038	□ 1□058	□ 1□078	□ 1□099	□ 1□120	□ 1□141	□ 1□163	□ 1□185
Recreation Facilities	□arious Maintenance o□Recreation E□uipment including Suana□G□m E□uipment□etc.	1.0	Essential	□1□500.00	1	□1□500	□ 1□500	□ 1□529	□ 1□558	□ 1□587	□ 1□617	□ 1□648	□ 1□679	□ 1□711	□ 1□744	□ 1□777
	Vertical Transport						**$ 47,100**	**$ 47,995**	**$ 48,907**	**$ 49,836**	**$ 50,783**	**$ 51,748**	**$ 52,731**	**$ 53,733**	**$ 54,754**	**$ 55,794**
Passenger Li□ts	Maintainenance o□Li□ts as per AS 1735 □3 Mont□□□	4.0	Essential	□9□812.50	1	□39□250	□ 39□250	□ 39□996	□ 40□756	□ 41□530	□ 42□319	□ 43□123	□ 43□943	□ 44□777	□ 45□628	□ 46□495
Passenger Li□ts	Maintainenance o□Li□ts as per AS 1735 □1 Yearl□□	1.0	Essential	□7□850.00	1	□7□850	□ 7□850	□ 7□999	□ 8□151	□ 8□306	□ 8□464	□ 8□625	□ 8□789	□ 8□955	□ 9□126	□ 9□299
	General						**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Meter Readings	Meter Readings □or utilit□monitoring - Assumed underta□en in-□ouse	12.0	Essential		1	□0	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
Access and Pat□s o□ Egress	Inspect corridors and egress pat□s□remove all obstructions and complete c□ec□list o□items □Mont□□□- Assumed underta□en in-□ouse	12.0	Essential		1	□0	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -	□ -
Total Maintenance Expense							**$ 153,649**	**$ 156,568**	**$ 161,537**	**$ 162,574**	**$ 176,294**	**$ 170,920**	**$ 172,018**	**$ 175,287**	**$ 180,849**	**$ 193,691**

APPENDIX C – DEFECTS LIST

The following table is a summary of defects evident at the time of the inspection.

Level	Location	Asset Function	Element	Comment	Category	Cost and Proposed Repair Year	
						2021	2022
Ground	**External**	Fire	**Fire_Hose Reel**	Deterioration to FHR Cabinet	s		$2,400
Ground	**Entrance**	Building Fabric	**Floor Coverings_Brick Paving**	Small section of brick paving has loose brickwork and requires re-setting.	c	$1,200	
Ground	**Male Toilet**	Building Fabric	**Floor Coverings_Tiled**	Tile grout is deteriorated/dirty.	c		$500
Ground	**Female Toilet**	Building Fabric	**Floor Coverings_Tiled**	Tile grout is deteriorated/dirty.	c		$500
Ground	**Rear of Bld 1/2**	Building Fabric	**Floor Coverings_Artificial Lawn**	At time of inspection sections of the artificial lawn was lifting.	c	$500	
Ground	**External Fire Escape**	Building Fabric	**Floor Coverings_Brick Paving**	The brick paving at the fire escape from the carpark has moss build-up and cleaning is recommended.	c	$300	
Ground	**Retaining Walls**	Building Fabric	**Walls_Painted Concrete**	There is some minor cracking throughout. There is a section of seal at joint at SE corner that requires renewing.	b	$1,200	
Level 1	**Lobby**	Building Fabric	**Ceilings_Painted**	Roof access hatch has dirty finger marks.	d	$240	

Level	Location	Asset Function	Element	Comment	Category	Cost and Proposed Repair Year	
Level 1	**Lobby**	Building Fabric	**Walls_Painted**	There is some water damage evident to the walls in the vacinity of the windows.	b	$500	
Level 2	**Lobby/Corridor**	Building Fabric	**Ceilings_Painted**	Building 1 Block 1 has some minor water damage to the ceiling in the corridor at level 2.	d	$850	
Level 3	**Roof**	Fire	**Fire_Fire Doors**	External paint badly deteriorated. Recommend replacement. No defect cost as included in renewals.	s		$0
Level 3	**Roof**	Structural	**Roof Covering_Concrete Acrylic Membrane**	There is one area of accumulated matter around conduits on Building 1 Block 1 roof that should be cleared.	a	$165	
Level 5	**Roof**	Fire	**Fire_Hose Reel**	Deterioration to FHR Cabinet	s		$600
Level 5	**Plantroom**	Fire	**Fire_Fire Doors**	External paint badly deteriorated. Recommend replacement. No defect cost as included in renewals.	s		$0
Level 5	**Plantroom**	Hydraulic	**Water Supply (Hot)_Pipework**	The pipework insulation on the roof of Buildings 2 is deteriorated and requires repair/replacement.	x		$1,500
Level 5	**Roof Access**	Fire	**Fire_Fire Doors**	External paint badly deteriorated. Recommend replacement. No defect cost as included in renewals.	s		$0

Level	Location	Asset Function	Element	Comment	Category	Cost and Proposed Repair Year	
Level 6	**Roof**	Electrical	**Light and Power_Exit Luminaires**	Diffuser has deteriorated in the sun.	m	$0	
Level 6	**Roof**	Hydraulic	**Water Supply (Hot)_Pipework**	The pipework insulation on the roof of Buildings 1 is deteriorated and requires repair/replacement.	x		$1,500
Level 6	**Roof Access**	Fire	**Fire_Fire Doors**	External paint badly deteriorated. Recommend replacement. No defect cost as included in renewals.	s		$0
Level 6	**Roof Plant Room**	Fire	**Fire_Fire Doors**	External paint badly deteriorated. Recommend replacement. No defect cost as included in renewals.	s		$0
Upper Ground	**External - Gardens and Pool area**	Building Fabric	**Floor Coverings_Tiled**	The tiling grout is dirty and there is some deterioration evident including deterioration to grout and joint sealant.	c		$6,000
All Levels	**Entries**	Security	**Security_Intercom System**	Housing is cracked. Minor surface deterioration.	za	$1,000	
Lower Ground	**Carpark**	Building Fabric	**Ceilings_Concrete**	There are some localised areas of water staining throughout. There is some deterioration and signs of a previous repair around the area of a ventilation louver.	d		$1,200
Lower Ground	**Carpark**	Electrical	**Light and Power_Distribution Board**	Pole covers missing from spare poles.	y	$120	

Level	Location	Asset Function	Element	Comment	Category	Cost and Proposed Repair Year	
External - Stirling Street	**External**	Building Fabric	**Walls_Brick**	Mortar loss evident.	b	$600	
Grand Total						**$6,675**	**$14,200**



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STRATA TITLES ACT 1985

SCHEDULES

SCHEDULE 1 & SCHEDULE 2 (s39)

Schedule 1 — Governance by-laws

[Heading inserted by No. 30 of 2018 s. 86.]

[Part I heading deleted by No. 58 of 1995 s. 87(1).]

1. Duties of owner

(1) The owner of a lot must —

(a) immediately carry out all work that may be ordered under a written law in respect of the lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the lot;

(b) maintain and repair the lot, and keep it in a state of good condition, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

(1A) The owner of a lot must —

(a) notify in writing the strata company immediately on becoming the owner of the lot, including in the notice the owner's address for service for the purposes of this Act; and

(b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with the lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

[Clause 1 amended by No. 58 of 1995 s. 87(2); No. 14 of 1996 s. 4; No. 74 of 2003 s. 112(15); No. 30 of 2018 s. 87.]

[**2.** Deleted by No. 30 of 2018 s. 88.]

3. Power of strata company regarding submeters

(1) If the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the owner or occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding $200 and, if any amount so paid is applied by the strata company under sub-bylaw (3), to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-bylaw, the strata company may require.

(2) The strata company must lodge every sum received under this by-law to the credit of an interest-bearing ADI account and all interest accruing in respect of amounts so received must, subject to this by-law, be held on trust for the owner or occupier who made the payment.

(3) If the owner or occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that owner or occupier under this by-law, including any interest that may have accrued in respect of that amount.

(4) If a person who has paid an amount under this by-law to a strata company satisfies the strata company that the person is no longer the owner or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was an owner or occupier of the lot, the strata company must refund to that person the amount then held on the person's behalf under this by-law.

[Clause 3 amended by No. 26 of 1999 s. 104; No. 74 of 2003 s. 112(16); No. 30 of 2018 s. 89.]

4. Constitution of council

(1) The powers and duties of the strata company must, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present is competent to exercise all or any of the authorities, functions or powers of the council.

(2) Until the first annual general meeting of the strata company, the owners of all the lots constitute the council.

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(3) If there are not more than 3 lots in the scheme, the council consists of all of the owners of the lots and, if there are more than 3 lots in the scheme, the council consists of not less than 3 nor more than 7 of the owners of the lots, as is determined by the strata company.

(4) If there are more than 3 lots in the scheme, the members of the council must be elected at each annual general meeting of the strata company or, if the number of lots in the scheme increases to more than 3, at an extraordinary general meeting convened for the purpose.

(6) If there are co-owners of a lot, 1 only of the co-owners is eligible to be, or to be elected to be, a member of the council and the co-owner who is so eligible must be nominated by the co-owners, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot is the nominee or, if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot is the nominee.

(8) Except if the council consists of all the owners of lots in the scheme, the strata company may by special resolution remove any member of the council before the expiration of the member's term of office.

(9) A member of the council vacates office as a member of the council —

(a) if the member dies or ceases to be an owner or co-owner of a lot; or

(b) on receipt by the strata company of a written notice of the member's resignation from the office of member; or

(c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which the member is not elected or re-elected; or

(d) in a case where the member is a member of the council by reason of there being not more than 3 owners of lots in the scheme, on an election of members of the council (as a result of there being an increase in the number of owners to more than 3) at which the member is not elected; or

(e) if the member is removed from office under sub-bylaw (8); or

(f) if the Tribunal orders that the member's appointment is revoked and the member is removed from office.

(10) The remaining members of the council may appoint a person eligible for election to the council to fill a vacancy in the office of a member of the council, other than a vacancy arising under sub-bylaw (9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

Note for this sub-bylaw: By-law 6(3A) provides for the filling of vacancies in the offices of chairperson, secretary and treasurer.

(11) Except if 1 person is the owner of all of the lots in the scheme, a quorum of the council is 2 if the council consists of 3 or 4 members; 3, if it consists of 5 or 6 members; and 4, if it consists of 7 members.

(12) The continuing members of the council may act even if there is a vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.

(13) All acts done in good faith by the council, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, are as valid as if that member had been duly appointed or had duly continued in office.

[Clause 4 amended by No. 30 of 2018 s. 90.]

5. Election of council at general meeting

The procedure for nomination and election of members of a council must be in accordance with the following rules —

(1) The meeting must determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council is to consist.

(2) The chairperson must call on those persons who are present at the meeting in person or by proxy and entitled to nominate candidates to nominate candidates for election to the council.

(3) A nomination is ineffective unless supported by the consent of the nominee to the nomination, given —

(a) in writing, and furnished to the chairperson at the meeting; or

(b) orally by a nominee who is present at the meeting in person or by proxy.

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(4) When no further nominations are forthcoming, the chairperson –

(a) if the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), must declare those candidates to be elected as members of the council;

(b) if the number of candidates exceeds the number of members of the council as so determined, must direct that a ballot be held.

(5) If a ballot is to be held, the chairperson must –

(a) announce the names of the candidates; and

(b) cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each lot in respect of which the person is entitled to vote for use as a ballot form.

(6) A person who is entitled to vote must complete a valid ballot form by –

(a) writing on the form the names of candidates, equal in number to the number of members of the council so that no name is repeated; and

(b) indicating on the form the number of each lot in respect of which the person's vote is cast and whether the person so votes as owner or first mortgagee of each such lot or as proxy of the owner or first mortgagee; and

(c) signing the ballot form; and

(d) returning it to the chairperson.

(7) The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.

(8) Subject to sub-bylaw (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes are to be declared elected to the council.

(9) If the number (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-bylaw (8) and –

(a) that number equals the number of votes recorded in favour of any other candidate; and

(b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election must be decided by a show of hands of those entitled to vote and present in person or by proxy.

[Clause 5 amended by No. 74 of 2003 s. 112(17)-(19); No. 30 of 2018 s. 91.]

6. Chairperson, secretary and treasurer of council

(1) The members of a council must, at the first meeting of the council after they assume office as such members, appoint a chairperson, a secretary and a treasurer of the council.

(2) A person –

(a) must not be appointed to an office referred to in sub-bylaw (1) unless the person is a member of the council; and

(b) may be appointed to 1 or more of those offices.

(3) A person appointed to an office referred to in sub-bylaw (1) holds office until the first of the following events happens –

(a) the person ceases to be a member of the council under by-law 4(9);

(b) receipt by the strata company of a written notice of the person's resignation from that office;

(c) another person is appointed by the council to hold that office.

(3A) The remaining members of the council must appoint a member of the council to fill a vacancy in an office referred to in sub-bylaw (1), other than a vacancy arising under by-law 4(9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

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(4) The chairperson is to preside at all meetings of the council but, if the chairperson is absent from, or is unwilling or unable to preside at, a meeting, the members of the council present at that meeting can appoint 1 of their number to preside at that meeting during the absence of the chairperson.

[Clause 6 amended by No. 30 of 2018 s. 92.]

7. Chairperson, secretary and treasurer of strata company

(1) Subject to sub-bylaw (2), the chairperson, secretary and treasurer of the council are also respectively the chairperson, secretary and treasurer of the strata company.

(2) A strata company may at a general meeting authorise a person who is not an owner of a lot to act as the chairperson of the strata company for the purposes of that meeting.

(3) A person appointed under sub-bylaw (2) may act until the end of the meeting for which the person was appointed to act.

[Clause 7 inserted by No. 58 of 1995 s. 87(3); amended by No. 74 of 2003 s. 112(20); No. 30 of 2018 s. 93.]

8. Meetings of council

(1) At meetings of the council, all matters must be determined by a simple majority vote.

(2) The council may –

(a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council must meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by the member specifying in the notice the reason for calling the meeting; or

(b) employ or engage, on behalf of the strata company, any person as it thinks is necessary to provide any goods, amenity or service to the strata company; or (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to 1 or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.

(3) A member of a council may appoint an owner of a lot, or an individual authorised under the *Strata Titles Act 1985* section 136 by a corporation which is the owner of a lot, to act in the member's place as a member of the council at any meeting of the council.

(4) An owner of a lot or individual may be appointed under sub-bylaw (3) whether or not that person is a member of the council.

(5) If a person appointed under sub-bylaw (3) is a member of the council the person may, at any meeting of the council, separately vote in the person's capacity as a member and on behalf of the member in whose place the person has been appointed to act.

[Clause 8 amended by No. 30 of 2018 s. 94.]

9. Powers and duties of secretary of strata company

The powers and duties of the secretary of a strata company include –

(a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting; and

(b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and

(c) the supply of information on behalf of the strata company in accordance with the *Strata Titles Act 1985* sections 108 and 109; and

(d) the answering of communications addressed to the strata company; and

(e) the calling of nominations of candidates for election as members of the council; and

(f) subject to the *Strata Titles Act 1985* sections 127, 128, 129, 200(2)(f) and

(g) the convening of meetings of the strata company and of the council.

[Clause 9 amended by No. 30 of 2018 s. 95.]

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10. Powers and duties of treasurer of strata company

The powers and duties of the treasurer of a strata company include —

(a) the notifying of owners of lots of any contributions levied under the Strata Titles Act 1985; and

(b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company; and

(c) the preparation of any certificate applied for under the *Strata Titles Act 1985* section 110; and

(d) the keeping of the records of account referred to in the *Strata Titles Act 1985* section 101 and the preparation of the statement of accounts referred to in the *Strata Titles Act 1985* section 101.

[Clause 10 amended by No. 30 of 2018 s. 96.]

[**11-15.** Deleted by No. 30 of 2018 s. 97.]

Schedule 2 — Conduct by-laws

[Heading inserted by No. 30 of 2018 s. 98.]

1. Vehicles and parking

(1) An owner or occupier of a lot must take all reasonable steps to ensure that the owner's or occupier's visitors comply with the scheme by-laws relating to the parking of motor vehicles.

(2) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the strata company.

[Clause 1 inserted by No. 30 of 2018 s. 99.]

2. Use of common property

An owner or occupier of a lot must —

(a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment of the common property by other owners or occupiers of lots or of their visitors; and

(b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to an occupier of another lot (whether an owner or not) or the family of such an occupier; and

(c) take all reasonable steps to ensure that the owner's or occupier's visitors do not behave in a manner likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of a person lawfully using common property; and

(d) not obstruct lawful use of common property by any person.

[Clause 2 inserted by No. 30 of 2018 s. 100.]

3. Damage to lawns etc. on common property

Except with the approval of the strata company, an owner or occupier of a lot must not —

(a) damage any lawn, garden, tree, shrub, plant or flower on common property; or

(b) use any portion of the common property for the owner's or occupier's own purposes as a garden.

[Clause 3 amended by No. 30 of 2018 s. 101.]

4. Behaviour of owners and occupiers

An owner or occupier of a lot must be adequately clothed when on common property and must not use language or behave in a manner likely to cause offence or embarrassment to an owner or occupier of another lot or to any person lawfully using common property.

[Clause 4 amended by No. 30 of 2018 s. 102.]

[**5.** Deleted by No. 30 of 2018 s. 103.]

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6. Depositing rubbish etc. on common property

An owner or occupier of a lot must not deposit or throw on that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of any person lawfully using the common property.

[Clause 6 amended by No. 58 of 1995 s. 88(2); No. 30 of 2018 s. 104.]

7. Drying of laundry items and signage

An owner or occupier of a lot must not, except with the consent in writing of the strata company –

(a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or

(b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of their lot in such a way as to be visible from outside the building.

[Clause 7 amended No. 30 of 2018 s. 105.] [Former By-law 8 repealed by No. 58 of 1995 s. 88(3).]

8. Storage of inflammable liquids etc.

An owner or occupier of a lot must not, except with the written approval of the strata company, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

[Clause 8, formerly by-law 9, renumbered as by-law 8 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 106.]

9. Moving furniture etc. on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless that person has first given to the council sufficient notice of their intention to do so to enable the council to arrange for its nominee to be present at the time when that person does so.

[Clause 9, formerly by-law 10, renumbered as by-law 9 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 107.]

10. Floor coverings

An owner of a lot must ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of an owner or occupier of another lot.

[Clause 10, formerly by-law 11, renumbered as by-law 10 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 108.]

11. Garbage disposal

An owner or occupier of a lot must –

(a) maintain within their lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) comply with all local laws relating to the disposal of garbage; (c) ensure that the health, hygiene and comfort of an owner or occupier of any other lot is not adversely affected by their disposal of garbage.

[Clause 11, formerly by-law 12, renumbered as by-law 11 by No. 58 of 1995 s. 88(4); amended by No. 57 of 1997 s. 115(5); No. 30 of 2018 s. 109.]

12. Additional duties of owners and occupiers

An owner or occupier of a lot must not –

(a) use the lot for a purpose that may be illegal or injurious to the reputation of the building; or

(b) make undue noise in or about the lot or common property; or

(c) keep animals on the lot or the common property after notice in that behalf given to that person by the council.

[Clause 12 inserted by No. 58 of 1995 s. 88(5); amended by No. 74 of 2003 s. 112(22); No. 30 of 2018 s. 110.]

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13. Notice of alteration to lot

An owner of a lot must not alter or permit the alteration of the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event must not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

[Clause 13 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 111.]

14. Appearance of lot

An owner or occupier of a lot must not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

[Clause 14 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 112.]

15. Decoration of, and affixing items to, inner surface of lot

An owner or occupier of a lot must not, without the written consent of the strata company, paint, wallpaper or otherwise decorate a structure which forms the inner surface of the boundary of the lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if that action will unreasonably damage the common property.

[Clause 15 inserted by No. 30 of 2018 s. 113.]