

Ten Year Capital Works Plan													Notes
35-37 Coral St. The Entrance			Strata Plan: SP81699										
	Covered Items	Approx year work required	End of Year 1	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10	
			Feb-23	Feb-24	Feb-25	Feb-26	Feb-27	Feb-29	Feb-30	Feb-31	Feb-32	Feb-33	
1	Minor repairs & consultancy	All	\$16,500	\$17,160	\$17,846	\$18,560	\$19,303	\$20,075	\$20,878	\$21,713	\$22,581	\$23,485	First year \$16,500, 4% pa increase
2	Common prop. Doors	3 & 6			\$3,500			\$3,500					
3	Common property lighting	2		\$4,000									
4	Fire safety services	7	\$10,479						\$13,500				
5	Security gate + lifts	3			\$15,000								
6	Guttering + downpipes	5					\$12,000						
7	Ventilation	1	\$8,000										Plant room ventilation
8	Pumps and other plumbing	4				\$6,000							
9	Internal painting	2		\$50,000									Internal painting – mid 2023
10	Foyer upgrade	3			\$8,000								
11	Intercom + security doors	5					\$15,000						
12	Security system	2		\$5,000									
13	External Cladding	1											Entrances 2022, roof cladding 2023
14	NSW Govt loan repayment	3 to 10			\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	\$34,000	Project Remediate loan repayment
15	External painting	1	\$600,000										Work completed end Sept.
16	Utility services, cabinets, conduits	8							\$14,000				
17	Shade sails	2 to 5		\$13,000	\$13,000	\$13,000	\$13,000						Shade sail replacement costs spread out
18	Pool deck	1	\$12,144					\$56,000					Pool deck timbers
19	Line Marking	5					\$5,000						
20	Pavers + tiles	9									\$22,500		
21	Roof	6						\$6,000					
	Total Estimate		\$647,123	\$89,160	\$91,346	\$71,560	\$98,303	\$119,575	\$68,378	\$69,713	\$79,081	\$57,485	

Fund opening balance		\$521,845	\$247,092	\$203,672	\$159,895	\$137,807	\$90,956	\$24,890	\$12,162	\$325	-\$18,566	
Capital works costs		\$647,123	\$89,160	\$91,346	\$71,560	\$98,303	\$119,575	\$68,378	\$69,713	\$79,081	\$57,485	
Levy contributions		\$72,370	\$45,740	\$47,570	\$49,472	\$51,451	\$53,509	\$55,650	\$57,876	\$60,191	\$62,598	4% pa increase from year 3 onwards
Special levy contributions		\$300,000										Last 25% of special levy in year 1
Closing balance		\$247,092	\$203,672	\$159,895	\$137,807	\$90,956	\$24,890	\$12,162	\$325	-\$18,566	-\$13,453	