

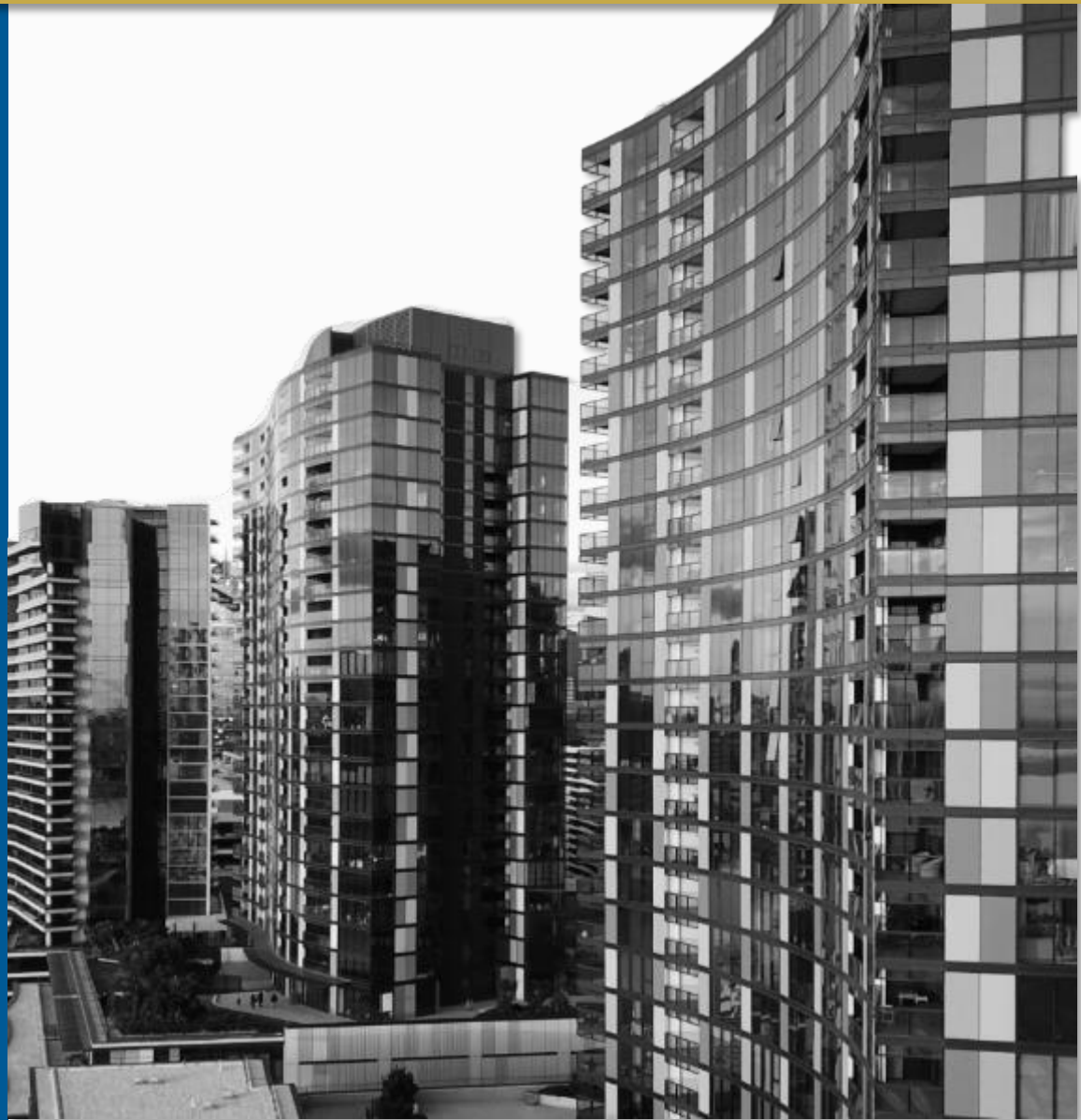


Sinking Fund/ Maintenance Fund/ Capital Works Fund Forecast

Building Name: Example Building

CTS/SP/PS Number: 123456

Date of Report: 16 May 2023



CONTENTS

STAR BMS	3
Other Key STAR BMS Products	4
SUMMARY	5
DASHBOARD	6
EXPLANATORY NOTES	7
Purpose of This Forecast	7
Exclusions and Inclusions	7
How We Went About Making This Forecast... ..	7
What You Have Told Us.....	9
Key Terms	10
THE FORECAST CALCULATIONS.....	11
ACCURACY OF FORECAST	18
FEEDBACK.....	19

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STAR BMS

Star Building Management Services (Star BMS) is a professional facilities management and building management consulting company that has been in the industry since 1992.

Star BMS reduces the risk of poor-quality maintenance and improves the value of your investment. Our qualified staff inspects your premises and consults with you to provide a wide range of advice essential for bodies corporate.

The property industry is complex. Engaging professionals to keep your building well maintained and compliant will save you time, money, and stress. You will have peace of mind knowing that your asset is being cared for through cost effective and attentive Facilities Management.

Why You Need A Sinking Fund Forecast?

Legislation requires a body corporate/ owners corporation to maintain a sinking/ maintenance/ capital works fund.

For example, in Queensland, an in-force piece of legislation called the Body Corporate and Community Management Act prescribes that a body corporate must maintain a sinking fund, pay sinking fund levies and other monies into it, and use the fund to pay for expenses of a major or capital nature.

The legislation also requires bodies corporate to forecast major capital spending for the current financial year and the following 9 years. This forecast is designed to assist a body corporate by preparing the required forecast.

More information is available from:

- Your community / body corporate/ owner's corporation manager.
- The Queensland Government website - <https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/finance-insurance/funds/sinking>
- The New South Wales Government Website - <https://www.nsw.gov.au/housing-and-construction/strata/living/levies-finances-insurance>
- The Victoria Governments Website - <https://www.consumer.vic.gov.au/housing/owners-corporations/finance-insurance-and-record-keeping/maintenance-fund>



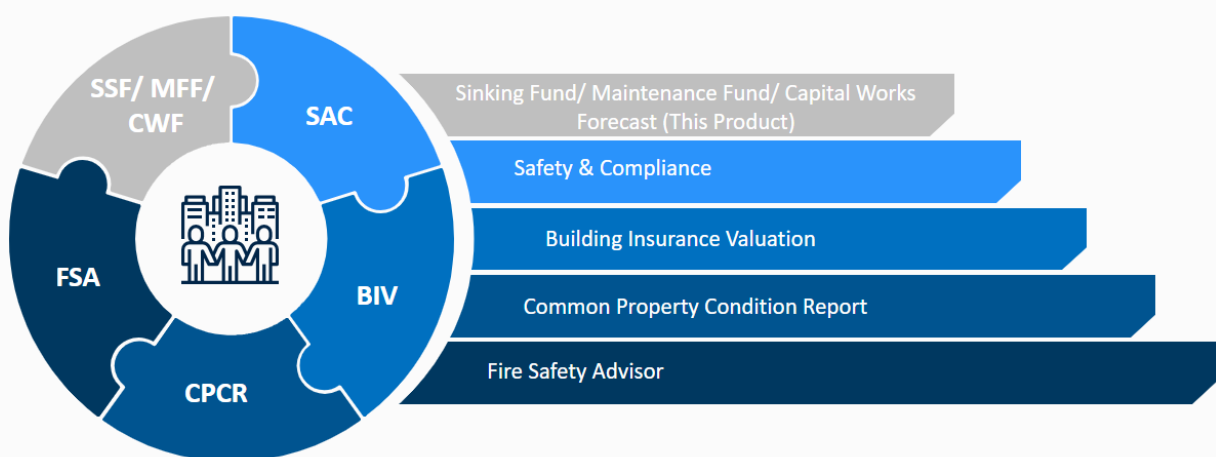
How Can Star BMS Help?

Our Sinking / Maintenance / Capital Works Fund Forecasts present a detailed 15 year forecast to give your body corporate a clear understanding of anticipated expenditure, as well as identifying provisional sums that should be set aside.

Star BMS' professionally prepared Sinking / Maintenance/ Capital Works Fund Forecasts ensure your Body Corporate / Owners Corporation has sufficient funds set aside to keep your building operating well and to adequately maintain all common areas.

Other Key STAR BMS Products

Star BMS also offer a number of other expert reports that create further layers of coverage and compliance to your building. Each report dovetails into one another to create a wholistic and interconnected understanding of the property, the committee, and all owners. Contact our building consultants for further information or to receive a quotation.



SUMMARY

Forecast date:	16-May-23
YOUR BUILDING	
Building name:	Example Building
Location:	Example Suburb
CTS/PS/SP #:	123456
Current financial year dates:	1-Jun-23 to 31-May-24
The year the forecast commences:	2024
Number of lots:	55
Sinking fund account balance at the end of the last financial year:	\$158,561
Current sinking fund collections per annum:	\$84,000
The minimum amount that the body corporate would like as a fund balance:	Not specified.
ASSUMPTIONS	
Rate of cost escalation per annum:	3.5%

We recommend that the future collections for Example Building should increase to \$132,000 for year one to and escalate at a rate of 3.0% per annum in order to meet the forecasted painting costs in year 8.

We also recommend that this forecast is reviewed regularly. Particularly when there has been or will be major expenditure from the sinking fund.

* Note: The total recommended collections referred to in the table below is the recommended total amount of money deposited in the sinking fund. It may include (but not limited to):

- Levies (with consideration to early payment discounts).
- Interest on investments.
- Funds from the sale of assets.
- Taxation (probably a negative amount).
- Monies received from insurance claims.

Your community / body corporate manager will advise on the projected breakdown of the collections. That is where the money will come from.

DASHBOARD

Year	Forecast expenses	Total recommended collections*	% change	Forecast sinking fund balance
1 1-Jun-23 to 30-May-24	\$153,233	\$132,000		\$137,328
2 31-May-24 to 30-May-25	\$130,812	\$135,960	3.0%	\$142,476
3 31-May-25 to 31-May-26	\$108,270	\$140,039	3.0%	\$174,245
4 1-Jun-26 to 31-May-27	\$162,740	\$144,240	3.0%	\$155,745
5 1-Jun-27 to 30-May-28	\$73,135	\$148,567	3.0%	\$231,177
6 31-May-28 to 30-May-29	\$82,821	\$153,024	3.0%	\$301,380
7 31-May-29 to 31-May-30	\$78,345	\$157,615	3.0%	\$380,650
8 1-Jun-30 to 31-May-31	\$534,654	\$162,343	3.0%	\$8,339
9 1-Jun-31 to 30-May-32	\$83,266	\$167,214	3.0%	\$92,287
10 31-May-32 to 30-May-33	\$140,015	\$172,230	3.0%	\$124,502
11 31-May-33 to 31-May-34	\$88,492	\$177,397	3.0%	\$213,407
12 1-Jun-34 to 31-May-35	\$98,889	\$182,719	3.0%	\$297,238
13 1-Jun-35 to 30-May-36	\$103,861	\$188,200	3.0%	\$381,577
14 31-May-36 to 30-May-37	\$109,842	\$193,846	3.0%	\$465,582
15 31-May-37 to 31-May-38	\$103,974	\$199,662	3.0%	\$561,270
	\$2,052,348	\$2,455,057		

Advised to forecast a building repaint in year 8.

Revised forecast is due in 2027/2028.

EXPLANATORY NOTES

Purpose of This Forecast

The purpose of this Sinking / Maintenance / Capital Works Fund Forecast is to make available to the body corporate information that helps it to budget for sinking / maintenance / capital works fund collections. Its purpose isn't a directive on how to raise or spend funds.

We also advise that this forecast is not a direct maintenance or capital expenditure schedule and should not be regarded as such. Even though we estimate the life cycle of some items, we don't have a magical crystal ball!

- Capital expenditure of a non-recurrent nature.
- Periodic replacement of items of a major capital nature.
- Necessary unexpected capital expenditure.
- Other expenditure which should reasonably be met from the sinking / maintenance / capital works fund.
- Provision for some long-term expenditure.

Exclusions and Inclusions

The following items are excluded from this forecast:

- Investment revenue.
- Income taxation.
- Costs that should be paid for from the administration fund.
- Costs resulting from structural or building defects.
- Costs because of accidental or wilful damage.

We have used the assumption that goods and services tax is applied to all forecasted expenditure.

How We Went About Making This Forecast...

This sinking / maintenance / capital works fund forecast was compiled from a variety of information sources. The main sources are:

- An inspection of the site (when possible).
- Inspection of building plans and survey plans (when supplied).
- Information provided by the client (when supplied):
 - Sinking / maintenance / capital works fund budget (balance and levies).
 - Past expenditure.
 - Planned expenditure.
- Commentary from committee members, building managers, delegated parties.

Forecasted costs of items are based on several sources including:

- Quotes and estimates that you have chosen to share with us.
- Published construction cost guides.
- Our other clients.
- Community / Body Corporate / Owners Corporation managers.
- Building / facilities managers.
- Various trades and contractors.

Future costs are estimated by adding an assumed escalation percentage each year. It should be noted that costs may vary significantly from year to year depending on economic conditions and other unforeseeable factors.

Naturally, the decisions taken by a Body Corporate / Owners Corporation to spend accumulated money from the Sinking / Maintenance / Capital Works Fund is theirs alone and the appropriateness and cost of those spendings could vary significantly due to:

- The perceived necessity for works.
- The scope of works developed.
- Whether project managers, engineers and other professional entities are engaged.
- The quality of materials specified.
- The quality and availability of contractors engaged.
- Market variabilities.

Star Building Management Services takes no responsibility for past or future body corporate / owners corporation expenditure and recommends that a review of this forecast be undertaken on a regular basis.

The economic life of the materials and equipment is based on the assumption that a reasonable standard of maintenance is applied and maintained for this building. It is again recommended that regular reviews of this forecast be performed, as the building ages.

When considering capital and non-recurrent expenditure, we categorised them into two basic groups:

1. Likely expenses – those expenses that are not only likely to occur but will likely occur during the date range of the 15-year forecast.
2. "Rainy day" and "long way off" expenses – those expenses that are less likely but not impossible to occur and expenses that will likely occur outside of the 15-year forecast.

What You Have Told Us...

Prior to the completion of this forecast, we broadly asked you (the client) three key questions for your response. Below are your answers to those questions. We have considered your answers when compiling and finalising this forecast.

1. What does the body corporate / owners corporation think of the property / building?

- ☐ *The building, infrastructure, grounds etc is in excellent condition and presenting "as new".*
- ☒ *The building, infrastructure, grounds etc is in good working condition and presented in good cosmetic condition.*
- ☐ *The building and infrastructure in good working condition but presents poorly.*
- ☐ *The building, infrastructure, grounds and presentation is in a dysfunctional condition.*

2. What is the body corporate / owners corporation's vision for the property / building?

- ☐ *To keep the building, infrastructure, grounds etc in excellent condition and presenting "as new".*
- ☒ *To keep the building, infrastructure, grounds etc in good working condition and presented in good cosmetic condition.*
- ☐ *To keep the building and infrastructure in good working condition. Presentation of the property is a lower priority.*
- ☐ *To spend as little as possible to maintain the building, infrastructure, grounds etc in a functional condition with little or no concern for property presentation.*

3. What level of engagement with experts does the body corporate / owners corporation have?

- ☐ *In line with a pre-determined inspection schedule, the body corporate / owners corporation engages independent experts to assess the condition of key items of infrastructure and building structure (regardless of whether any issues are obvious). The body corporate / owners corporation follows recommendations in a timely way.*
- ☒ *The body corporate / owners corporation acts in a timely way to engage independent experts to assess observable issues related to key items of infrastructure and building structural condition. The body corporate / owners corporation follows recommendations in a timely way.*
- ☐ *The body corporate / owners corporation generally engages trades people to assess issues related to key items of infrastructure and building structural condition when complaints about functionality are received. The body corporate / owners corporation generally follows recommendations.*
- ☐ *The body corporate / owners corporation is focussed on keeping levies low and prefers to spend as little money as possible to resolve issues.*

Key Terms

Below are some of the common terms used in this forecast along with definitions and synonyms.

Sinking / maintenance / capital works fund / Maintenance Fund / Capital Works Forecast	A fund that lot owners pay into that creates an ability to spend on major capital/non recurrent items in the future.
Forecast	An estimate. In this case, of fund collections required. (Not to be confused with "schedule").
Collections	<p>In this case, the total net amount of money deposited in the sinking / maintenance / capital works fund. It may include (but not be limited to):</p> <ul style="list-style-type: none"> • Levies. • Interest on investments. • Funds from the sale of assets. • Taxation. • Monies received from insurance claims.
Schedule	A plan, program, or diary. (Not to be confused with "forecast").
Levy	In this case, an amount that is required to be paid by the owners of the body corporate / owners corporation scheme.
Financial Year	In this case, the financial year of the body corporate / owners corporation (not necessarily the same as 1 July to 30 June).
Maintenance	The day-to-day routine servicing of a variety of items.
Capital Expenditure	<p>Expenditure that is:</p> <ul style="list-style-type: none"> • Major. • A replacement or refurbishment. • Not "day-to-day".
Body corporate / Owners Corporation	The collection of all lot owners in a body corporate / owners corporation scheme.
Community Manager	The person or entity that assists the body corporate / owners corporation with its administrative affairs.
Likely (And Advised) Expenses	Those expenses that are not only likely to occur but will likely occur during the date range of the 15-year forecast.
"Rainy Day" And "Long Way Off" Expenses	Those expenses that are less likely but not impossible to occur and expenses that will likely occur outside of the 15-year forecast.
Cost Escalation	As we are often forecasting expenses that may occur a long way into the future, we assume that those expenses will cost more than what they would in today's money.

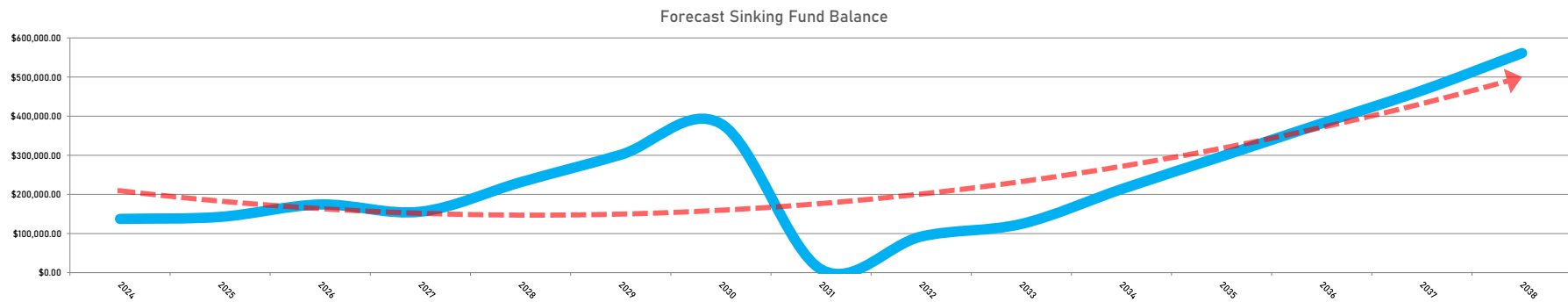
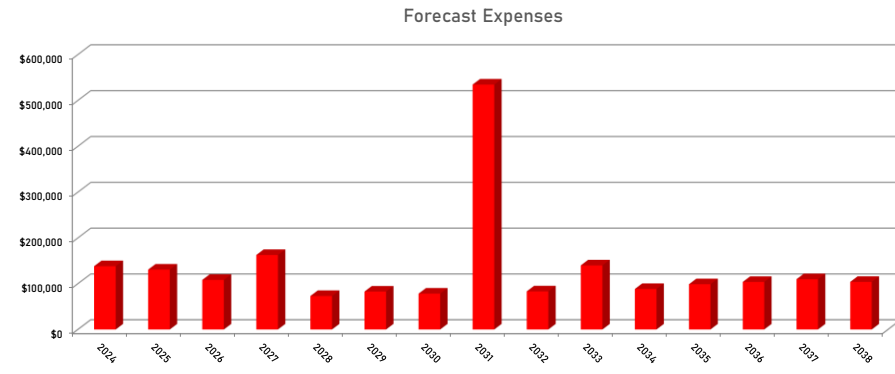
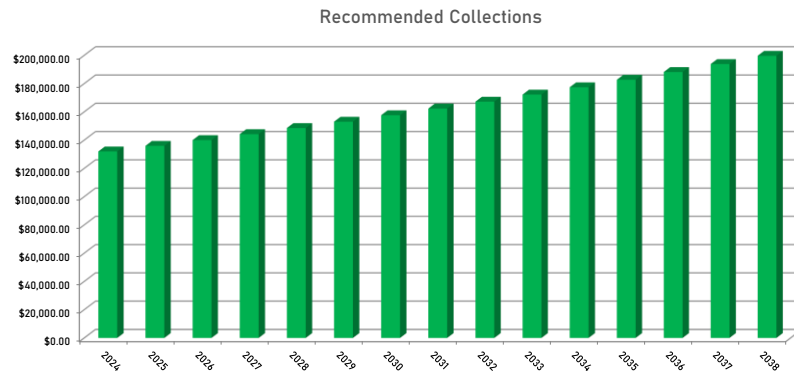


THE FORECAST

Calculations

Sinking Fund Forecast - Example Building

Graphs / Visual Dashboard



Sinking Fund Forecast - Example Building

Forecast Expenses Summary

Item	1 2024	2 2025	3 2026	4 2027	5 2028	6 2029	7 2030	8 2031	9 2032	10 2033	11 2034	12 2035	13 2036	14 2037	15 2038	Totals	
Ablutions										\$10,222						\$10,222	0.5%
Air conditioning																	
Building structures																	
Communications		\$20,700	\$6,427		\$1,148		\$1,229	\$7,634		\$1,363			\$9,066	\$1,564	\$1,619	\$50,750	2.5%
Doors, windows	\$5,600	\$5,796	\$5,999	\$6,209	\$6,426	\$6,651	\$6,884	\$7,125	\$7,374	\$7,632	\$7,899	\$8,176	\$8,462	\$8,758	\$9,065	\$108,056	5.3%
Fencing, gates, handrails, balustrading	\$4,850	\$10,195	\$5,195	\$5,377	\$5,565	\$11,699	\$5,962	\$6,171	\$6,387	\$13,425	\$6,841	\$7,081	\$7,329	\$15,405	\$7,851	\$119,332	5.9%
Fire safety installations	\$5,333	\$5,520	\$5,713	\$5,913	\$6,120	\$6,334	\$6,556	\$6,785	\$7,023	\$7,269	\$7,523	\$7,787	\$8,059	\$8,341	\$8,633	\$102,910	5.1%
Floor coverings, paving, tiles	\$4,500	\$4,658	\$4,821	\$4,989	\$5,164	\$5,345	\$5,532	\$5,725	\$5,926	\$6,133	\$6,348	\$6,570	\$6,800	\$7,038	\$7,284	\$86,831	4.3%
Gardens and grounds																	
Electricals and lighting	\$12,500	\$518	\$536	\$67,077	\$2,295	\$594	\$2,459	\$636	\$2,634	\$681	\$2,821	\$730	\$3,022	\$782	\$3,237	\$100,522	4.9%
Painting	\$25,000	\$25,000	\$25,000	\$25,000				\$445,298								\$545,298	26.8%
Recreational equipment	\$1,500	\$4,658	\$2,142	\$4,989	\$1,721	\$5,938	\$1,844	\$5,725	\$2,634	\$6,133	\$2,116	\$7,300	\$2,267	\$7,038	\$3,237	\$59,242	2.9%
Roads, pathways etc.	\$2,000	\$12,420	\$2,142	\$2,217	\$2,295	\$2,375	\$2,459	\$2,545	\$2,634	\$2,726	\$2,821	\$2,920	\$3,022	\$3,128	\$3,237	\$48,941	2.4%
Roofing	\$3,850	\$3,985	\$4,124	\$4,269	\$4,418	\$4,573	\$4,733	\$4,898	\$5,070	\$5,247	\$5,431	\$5,621	\$5,818	\$6,021	\$6,232	\$74,288	3.6%
Waterproofing	\$10,000	\$10,350	\$10,712	\$11,087	\$11,475	\$11,877	\$12,293	\$12,723	\$13,168	\$13,629	\$14,106	\$14,600	\$15,111	\$15,640	\$16,187	\$192,957	9.5%
Lifts	\$22,000	\$22,770	\$23,567	\$24,392	\$25,246	\$26,129	\$27,044	\$27,990	\$28,970	\$57,242	\$31,033	\$32,119	\$33,244	\$34,407	\$35,611	\$451,763	22.2%
Ventilation		\$3,105								\$6,814		\$4,380				\$14,299	0.7%
Plumbing and drainage	\$40,500	\$518	\$11,248	\$554	\$574	\$594	\$615	\$636	\$658	\$681	\$705	\$730	\$756	\$782	\$809	\$60,360	3.0%
Pumps																	
Miscellaneous	\$600	\$621	\$643	\$665	\$689	\$713	\$738	\$763	\$790	\$818	\$846	\$876	\$907	\$938	\$971	\$11,577	0.6%
TOTALS	\$138,233	\$130,812	\$108,270	\$162,740	\$73,135	\$82,821	\$78,345	\$534,654	\$83,266	\$140,015	\$88,492	\$98,889	\$103,861	\$109,842	\$103,974	\$2,037,348	100.0%

Sinking Fund Forecast - Example Building

Process Workings / Calculations Sheet

									Expenses in "Today's Money"		Expenses (Including Cost Escalation)															
Line No.	Remarks	Location & Item	Sub-Element	Description	Qty	Est. Life of Item	Potentially Due	"Rainy Day" and "Long Way Off" Expenses	Likely (and Advised) Expenditure	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Totals	
ROOF AREA																										
1	Condition unknown. Recommend that the body corporate periodically engage a suitable independent roofing expert to assess the condition and recommend future works and costs.	Roofing	Metal sheeting / drainage	Annual allowance for refurbishment / replacement	Item	40		3,850		3,850	3,985	4,124	4,269	4,418	4,573	4,733	4,898	5,070	5,247	5,431	5,621	5,818	6,021	6,232	74,288	
BUILDING EXTERIOR / INTERIOR AND EXTERNAL AREAS																										
2	As advised by the body corporate.	Painting	Exterior painting	Re-paint selected areas.	Item	10	8		350,000	25,000	25,000	25,000	25,000				445,298								545,298	
3	Advised that expenditure will be ongoing at an approximate cost of \$10,000 per year.	Podium and garden bed waterproofing and refurbishment	Membrane and gardens.	Annual allowance for refurbishment / replacement	Item	1	1		10,000	10,000	10,350	10,712	11,087	11,475	11,877	12,293	12,723	13,168	13,629	14,106	14,600	15,111	15,640	16,187	192,957	
4	Advised that there are no issues.	Balustrading / screening	Glass / Metal	Annual allowance for refurbishments / replacements	Item	40		3,850		3,850	3,985	4,124	4,269	4,418	4,573	4,733	4,898	5,070	5,247	5,431	5,621	5,818	6,021	6,232	74,288	
5	Replacements are not likely due to regular inspection and maintenance.	Doors		Annual allowance for refurbishments / replacements	Item	30		1,750		1,750	1,811	1,875	1,940	2,008	2,078	2,151	2,226	2,304	2,385	2,469	2,555	2,644	2,737	2,833	33,767	
6	Advised that there are no issues.	Windows	External windows	Annual allowance for refurbishments / replacements	Item	30		3,850		3,850	3,985	4,124	4,269	4,418	4,573	4,733	4,898	5,070	5,247	5,431	5,621	5,818	6,021	6,232	74,288	
7		Lighting		Periodic replacements	Item	2	5		1,500					1,721		1,844		1,975		2,116		2,267		2,428	12,351	
8				Replacement of exiting lights to motion sensing LED	Item	20	1		12,000	12,000															12,000	
9		Signage	Exterior signage	Periodic replacements	Item	5	5		1,000					1,148					1,363					1,619	4,129	
10		Mail boxes and entry statement areas		Periodic major work	Item	7	7		1,000							1,229							1,564		2,793	
11		Driveway, footpaths / hard standing areas	Concrete, paving, tile	Annual allowance for refurbishments / section replacements	Item	40		2,000		2,000	2,070	2,142	2,217	2,295	2,375	2,459	2,545	2,634	2,726	2,821	2,920	3,022	3,128	3,237	38,591	
12	As advised by the body corporate.	Lot 509 drainage		Remedial work	Item	30	1		15,000	15,000															15,000	
13	As advised by the body corporate.	Easement	Concrete / drainage	Remedial work	Item	40	2		10,000		10,350														10,350	
BUILDING SERVICES																										
14	As advised by the body corporate.	Communications	TV / Data Electronics	MATV upgrade	Item	15	2		20,000		20,700														20,700	
15			Intercom / access system	Periodic replacements and upgrades	Item	5	3		3,000			3,214					3,817					4,533			11,564	
16		Lifts	Cars	Upgrade	2	20	10		20,000										27,258						27,258	

Sinking Fund Forecast - Example Building

Process Workings / Calculations Sheet

								Expenses in "Today's Money"		Expenses (Including Cost Escalation)																
Line No.	Remarks	Location & Item	Sub-Element	Description	Qty	Est. Life of Item	Potentially Due	"Rainy Day" and "Long Way Off" Expenses	Likely (and Advised) Expenditure	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Totals	
17	Advised that the lifts are "okay".		Mechanicals and controls	Annual allowance for major works / replacement	2	30		22,000		22,000	22,770	23,567	24,392	25,246	26,129	27,044	27,990	28,970	29,984	31,033	32,119	33,244	34,407	35,611	424,505	
18		CCTV	Cameras and recording system	Periodic replacements and upgrades	8 Cameras	5	3		3,000			3,214					3,817					4,533			11,564	
19	As advised by the body corporate.	Fire systems	Fire indicator panel / warning system	Annual allowance for replacement	Item	30		3,333		3,333	3,450	3,571	3,696	3,825	3,959	4,098	4,241	4,389	4,543	4,702	4,867	5,037	5,213	5,396	64,319	
20	Replacements are unlikely due to regular inspection and service.		Hydrants, pumps, hose reels sprinklers etc	Annual allowance for major works / replacement	Item	30		500		500	518	536	554	574	594	615	636	658	681	705	730	756	782	809	9,648	
21	As advised by the body corporate.		Exit and emergency lighting	Annual replacements	Item	1	1		1,500	1,500	1,553	1,607	1,663	1,721	1,782	1,844	1,908	1,975	2,044	2,116	2,190	2,267	2,346	2,428	28,944	
22		Electricity	Metering and distribution	Annual allowance for major works / replacement	Item	30		500		500	518	536	554	574	594	615	636	658	681	705	730	756	782	809	9,648	
23		Water and drainage services	Metering and distribution	Annual allowance for major works / replacement	Item	30		500		500	518	536	554	574	594	615	636	658	681	705	730	756	782	809	9,648	
24		Gas	Metering and distribution	Annual allowance for major works / replacement	Item	30		300		300	311	321	333	344	356	369	382	395	409	423	438	453	469	486	5,789	
25	As advised by the body corporate.	Bathroom exhaust fans		Periodically replace inaccessible equipment	31 fans	10	10		5,000										6,814						6,814	
26		Garbage chute		Annual allowance for major works / replacement	Item	30		300		300	311	321	333	344	356	369	382	395	409	423	438	453	469	486	5,789	
27	Advised that the body corporate plan to buy at the hardware and upgrade.	Hot water	Plant and distribution	Periodic replacements and upgrades	Item	15	1		40,000	40,000															40,000	
28			Plant and distribution	Replace infrastructure	Item	15	3		10,000			10,712													10,712	
RECREATION AREAS																										
29		Pool	Pool equipment (pumps, filters, chlorinators etc).	Periodic replacements	Item	2	2		3,000		3,105		3,326		3,563		3,817		4,089		4,380		4,692		26,972	
30			The surface of the pool (appears to be pebblecrete).	Annual amount for refurbishment / replacement	Item	30		1,000		1,000	1,035	1,071	1,109	1,148	1,188	1,229	1,272	1,317	1,363	1,411	1,460	1,511	1,564	1,619	19,296	
31			Paved surrounds	Annual amount for refurbishment / replacement	Item	30		500		500	518	536	554	574	594	615	636	658	681	705	730	756	782	809	9,648	
32			Pool fencing	Annual amount for refurbishment / replacement	Item	20		1,000		1,000	1,035	1,071	1,109	1,148	1,188	1,229	1,272	1,317	1,363	1,411	1,460	1,511	1,564	1,619	19,296	
33			Pool furniture	Periodic replacements	Item	3	3		500			536			594			658			730			809	3,327	
34	As advised by the body corporate that it was replaced in 2022 at a cost of \$90,000 with a life span of 20 years.		Decking	Annual amount for replacement	Item	20		4,500		4,500	4,658	4,821	4,989	5,164	5,345	5,532	5,725	5,926	6,133	6,348	6,570	6,800	7,038	7,284	86,831	
35		Bathrooms / ablutions		Refurbish	Item	20	10		7,500										10,222						10,222	

Sinking Fund Forecast - Example Building

Process Workings / Calculations Sheet

								Expenses in "Today's Money"		Expenses (Including Cost Escalation)															Totals
Line No.	Remarks	Location & Item	Sub-Element	Description	Qty	Est. Life of Item	Potentially Due	"Rainy Day" and "Long Way Off" Expenses	Likely (and Advised) Expenditure	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	
BASEMENT / CAR PARK																									
36		Entry / exit gates		Periodic major work	Item	4	2		5,000		5,175				5,938				6,814				7,820		25,748
37		Ventilation	Extraction fans and ducting	Periodic major work and refurbishments	Item	10	2		3,000		3,105										4,380				7,485
38	As advised by the body corporate.	EV charging		Installation (including visitor bay).	Item	20	4		60,000				66,523												66,523
								TOTALS		\$153,233	\$130,812	\$108,270	\$162,740	\$73,135	\$82,821	\$78,345	\$534,654	\$83,266	\$140,015	\$88,492	\$98,889	\$103,861	\$109,842	\$103,974	\$2,052,348

The background of the slide is a solid blue color. Overlaid on this background is a faint, semi-transparent image of a hand holding a yellow sticky note. The sticky note is positioned in the center of the frame, and the hand is visible on the left side, holding the note. The keyboard of a laptop is visible in the lower right corner, also in a semi-transparent state. The text 'FINAL THOUGHTS' is written in white, bold, uppercase letters across the center of the sticky note.

FINAL THOUGHTS

ACCURACY OF FORECAST

This Sinking / Maintenance / Capital Works Fund Forecast was compiled from information provided by the client.

Labour and replacement costs of items are estimated on rates and current at the time this forecast was completed. Future labour and replacement costs are calculated by adding estimated cost escalation for each year. It should be noted that labour and replacement costs may vary significantly from year to year depending on economic conditions and other unforeseeable factors. Star Building Management Services takes no responsibility for estimates for future labour rates and replacement costs and recommends that a review of this forecast be undertaken on a regular basis.

The economic life of the materials and equipment is estimated on the assumption that a reasonable standard of maintenance is applied and maintained for this building. It is again recommended that regular reviews of this forecast be performed, as the building ages.



Chris Nezmah



DOUGLAS WHITMORE

BRENDAN MCGRATH

CHRIS NEZMAH

JAMES GRANT

FEEDBACK

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