



Houspect Strata Report

10 Year Maintenance Plan

Appendix 1

The Strata Company for Strata Plan 75504 - 5-7 Cattalini Lane NORTH
FREMANTLE



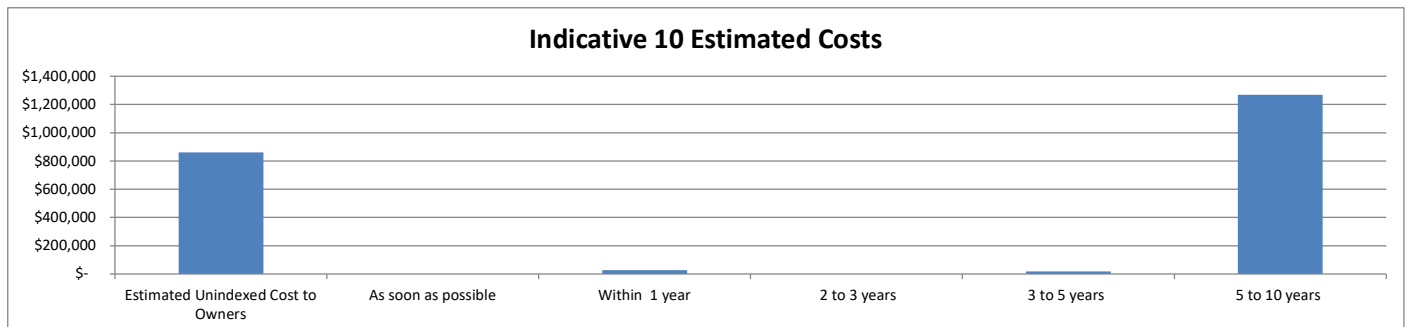
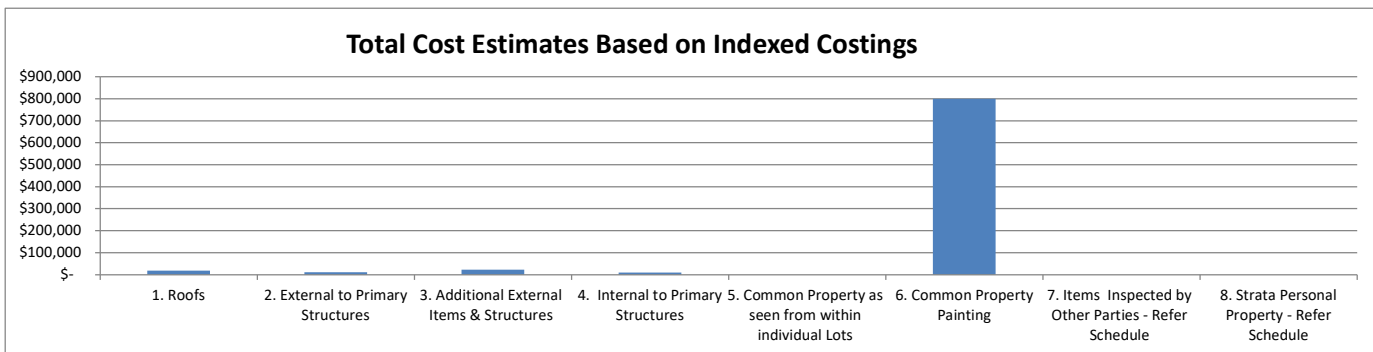
Date of Inspection
Tuesday, 1 June 2021

Houspect Reference Number
72182

Plan Start Date: Jun-2021
Plan End Date: Jun-2031
Plan Renewal Date: Jun-2026
Prepared by : Brian Gray, Builder's Registration Number 11504

This 10 Year Plan Must Be Read in conjunction with the Building Inspection with the same Reference

	Schedule 1 - 10 Year Summary					
Strata Plan	The Strata Company for Strata Plan 75504					
Strata Address	5-7 Cattalini Lane NORTH FREMANTLE					
Plan Start Period	Jun-2021					
	10 Year Cost Summary					
Timeline for action	Estimated Unindexed Cost to Owners	As soon as possible	Within 1 year	2 to 3 years	3 to 5 years	5 to 10 years
Indexation Rate	6%					
Indexation Term/Years		0.0	0.0	2.5	4.0	7.5
Area						
1. Roofs	\$ 18,000	\$ -	\$ 10,000	\$ -	\$ 3,787	\$ 7,740
2. External to Primary Structures	\$ 12,000	\$ -	\$ 3,000	\$ -	\$ 5,050	\$ 7,740
3. Additional External Items & Structures	\$ 23,000	\$ -	\$ 15,000	\$ -	\$ 3,787	\$ 7,740
4. Internal to Primary Structures	\$ 9,000	\$ -	\$ -	\$ -	\$ 5,050	\$ 7,740
5. Common Property as seen from within individual Lots	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6. Common Property Painting	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 1,238,466
7. Items Inspected by Other Parties - Refer Schedule	\$ -		\$ -	\$ -	\$ -	\$ -
8. Strata Personal Property - Refer Schedule	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Current Day Costs	\$ 862,000					
Indexed Costs	\$ 1,315,102	\$ -	\$ 28,000	\$ -	\$ 17,675	\$ 1,269,427



10 Year Plan Funding Summary		
	Current Position	Recommended Position
Reserve Fund Balance	\$27,750	
Annual Reserve Fund Contributions	\$37,000	\$122,000
Annual Reserve Fund Indexation	5%	7%
Special Reserve Fund Extraordinary Levies		\$0

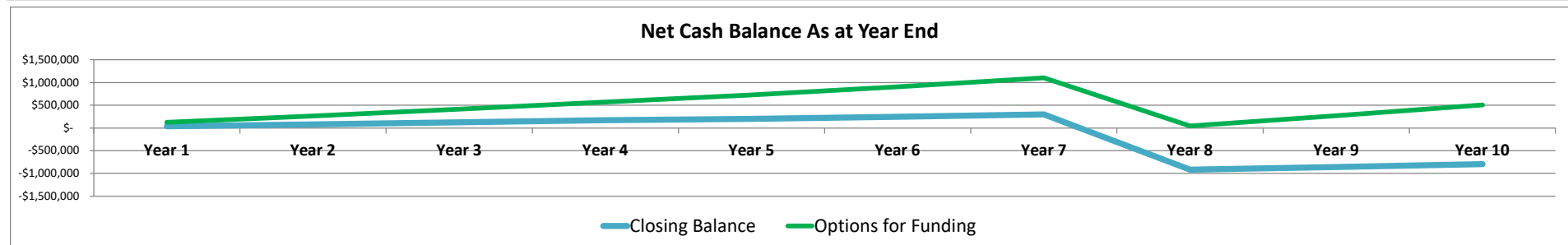
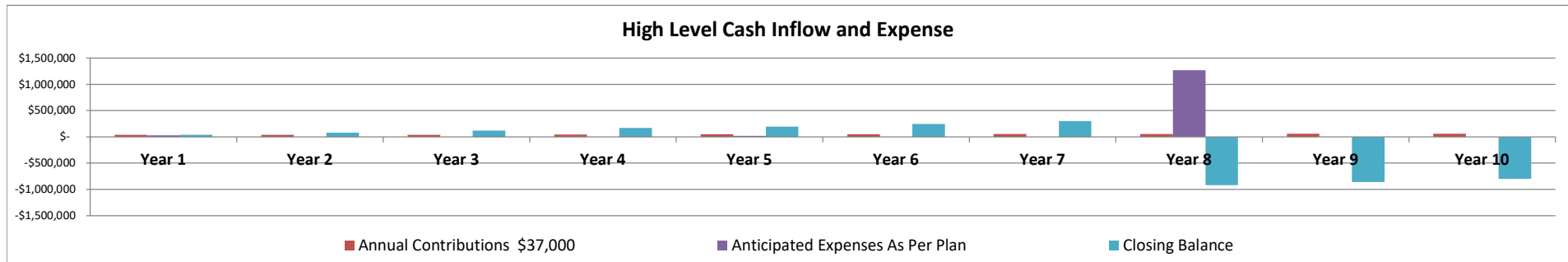
Strata Plan		The Strata Company for Strata Plan 75504					Schedule 2 - Detailed 10 Year Plan					
Strata Address		5-7 Cattalini Lane NORTH FREMANTLE										
Plan Start Period		Jun-2021					Annualised Expenditure					
Area	Date of Installation	Present Condition	Lifespan Post Works	Report Reference	Details of Work Required	Timeline for action	Estimated cost to Owners	As soon as possible	Within 1 year	2 to 3 years	3 to 5 years	5 to 10 years
						Indexation Rate	6%					
						Indexation Term/Years		0.0	0.0	2.5	4.0	7.5
1. Roofs												
Roof Cover (Regs)	Original	Fair	Min 10 years with maintenance									
Roof Cover (Regs)				1-8	Refer detailed report	Within the next 1 year	\$10,000		\$10,000			
Roof Plumbing (Regs)	Original	Satisfactory	Min 10 years with maintenance									
Flashings (Regs)					No items on this issue							
Gutters (Regs)					Not Applicable							
Downpipes (Regs)					Not Applicable							
Underside of Roof												
Contingency												
Contingency 3 - 5 years					Contingency Only	Within the next 3 to 5 years	\$3,000				\$3,787	
Contingency 5-10 years					Contingency Only	5 - 10 Years	\$5,000					\$7,740
						Area Totals	\$18,000	\$0	\$10,000	\$0	\$3,787	\$7,740
2. External to Primary Structures												
Walls	Original	Fair	Min 10 years with maintenance									
Walls (Regs)				9	Refer detailed report	Within the next 1 year	\$3,000		\$3,000			
Lintels	Original	Satisfactory	Min 10 years with maintenance									
Lintels					No items on this issue							
External Doors	Original	Satisfactory	Min 10 years with maintenance									
					No items on this issue							
Windows	Original	Satisfactory	Min 10 years with maintenance									
Window (Regs)					No items on this issue							
Window Sills (Regs)					No items on this issue							
External Ceilings	Original	Satisfactory	Min 10 years with maintenance									
Ceilings (Regs)					No items on this issue							
Fascia's and Bargeboards	Original	Satisfactory	Min 10 years with maintenance									
Fascia's and Bargeboards					No items on this issue							
External Floors	Original	Satisfactory	Min 10 years with maintenance									
External Floors (Regs)					No items on this issue							
Common Passages					No items on this issue							
Common Balconies					No items on this issue							
Stairs & Railings					No items on this issue							
Footings /Foundations	Original	Satisfactory	Min 10 years with maintenance									
Footings /Foundations (Regs)					No items on this issue							
Other Items												

Contingency												
Contingency 3 - 5 years					Contingency Only	Within the next 3 to 5 years	\$4,000				\$5,050	
Contingency 5-10 years					Contingency Only	5 - 10 Years	\$5,000					\$7,740
Area Totals							\$12,000	\$0	\$3,000	\$0	\$5,050	\$7,740
3. Additional External Items & Structures												
External Additional	Original	Satisfactory	Min 10 years with maintenance									
Fences & Gates					No items on this issue							
Retaining Walls					No items on this issue							
Ancillary Structures					Not Applicable							
Pergolas					Not Applicable							
Post Boxes (Regs)					No items on this issue							
Carparks/Carports Basements Elements	Original	Fair	Min 10 years with maintenance									
Carparks				10-14	Refer detailed report	Within the next 1 year	\$15,000		\$15,000			
Carports					Not Applicable							
Basement					Not Applicable							
Driveways (Regs)					No items on this issue							
Cross Overs					No items on this issue							
Footpaths (Regs)					No items on this issue							
Contingency												
Contingency 3 - 5 years					Contingency Only	Within the next 3 to 5 years	\$3,000				\$3,787	
Contingency 5-10 years					Contingency Only	5 - 10 Years	\$5,000					\$7,740
Area Totals							\$23,000	\$0	\$15,000	\$0	\$3,787	\$7,740
4. Internal to Primary Structures												
Roof Spaces												
Underside of Roof					Not Applicable							
Roof Frame					Not Applicable							
Party Wall					Not Applicable							
Ceilings (above)					Not Applicable							
Other Internal	Original	Satisfactory	Min 10 years with maintenance									
Internal Ceilings (Regs)					No items on this issue							
Internal Walls (Regs)					No items on this issue							
Internal Floors (Regs)					No items on this issue							
Internal Doors (Regs)					No items on this issue							
Internal Windows (Regs)					No items on this issue							
Internal Passages	Original	Satisfactory	Min 10 years with maintenance									
Internal Passages					No items on this issue							
Internal Stairs (Regs)	Original	Satisfactory	Min 10 years with maintenance									
Internal Stairs (Regs)					No items on this issue							
Fire Escapes (Regs)	Original	Satisfactory	Min 10 years with maintenance									
Fire Escapes (Regs)					No items on this issue							
Common Facilities	Original	Satisfactory	Min 10 years with maintenance									
Facility Rooms					No items on this issue							
Storage Rooms /Plant Rooms (Regs)	Original	Satisfactory	Min 10 years with maintenance									
Storage/Plant Rooms (Regs)					No items on this issue							
Other												

Contingency												
Contingency 3 - 5 years					Contingency Only	Within the next 3 to 5 years	\$4,000				\$5,050	
Contingency 5-10 years					Contingency Only	5 - 10 Years	\$5,000					\$7,740
Area Totals							\$9,000	\$0	\$0	\$0	\$5,050	\$7,740
5. Common Property as seen from within individual Lots												
Roof Spaces					Out of Scope							
Underside of Roof												
Roof Frame												
Party Wall												
Ceilings (above)												
Lot Internals												
Ceilings (below)												
Perimeter walls												
Floors												
External Doors												
External Windows												
Balconies, and balustrades (Regs)												
Contingency												
Contingency 3 - 5 years					Contingency Only	Within the next 3 to 5 years					\$0	
Contingency 5-10 years					Contingency Only	5 - 10 Years						\$0
Area Totals							\$0	\$0	\$0	\$0	\$0	\$0
6. Common Property Painting												
External Painting	Original	Satisfactory	Min 10 years with maintenance									
				15	Refer detailed report	5 - 10 Years	\$500,000					\$774,041
Internal Painting	Original	Satisfactory	Min 10 years with maintenance									
				16	Refer detailed report	5 - 10 Years	\$300,000					\$464,425
Area Totals							\$800,000	\$0	\$0	\$0	\$0	\$1,238,466
7. Items Inspected by Other Parties - Refer Schedule												
					Refer Attached Schedule		\$0	\$0	\$0	\$0	\$0	\$0
Area Totals							\$0	\$0	\$0	\$0	\$0	\$0
8. Strata Personal Property - Refer Schedule												
					Refer Attached Schedule		\$0	\$0	\$0	\$0	\$0	\$0
Area Totals							\$0	\$0	\$0	\$0	\$0	\$0
Total Costs							\$862,000	\$0	\$28,000	\$0	\$17,675	\$1,269,427
Total Cost with Indexation							\$ 1,315,102	NB: The above are indexed costs				

	Schedule 5 - Forward Funding Projections
Strata Plan	The Strata Company for Strata Plan 75504
Strata Address	5-7 Cattalini Lane NORTH FREMANTLE
Date of Inspection	Tuesday, 1 June 2021

Current Position		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Opening Current Reserve Fund Balance	\$ 27,750	\$ 27,750	\$ 38,600	\$ 79,393	\$ 122,225	\$ 167,199	\$ 196,746	\$ 246,330	\$ 298,393	-\$ 916,369	-\$ 858,970
Annual Contributions	\$ 37,000	\$ 38,850	\$ 40,793	\$ 42,832	\$ 44,974	\$ 47,222	\$ 49,584	\$ 52,063	\$ 54,666	\$ 57,399	\$ 60,269
Contribution Indexation	5%										
Anticipated Expenses As Per Plan		\$ 28,000		\$ -		\$ 17,675			\$ 1,269,427		
Closing Balance		\$ 38,600	\$ 79,393	\$ 122,225	\$ 167,199	\$ 196,746	\$ 246,330	\$ 298,393	-\$ 916,369	-\$ 858,970	-\$ 798,701



Options for Funding		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Opening Current Reserve Fund Balance	\$ 27,750	\$ 27,750	\$ 121,750	\$ 261,428	\$ 410,883	\$ 570,801	\$ 724,237	\$ 907,326	\$ 1,103,232	\$ 43,423	\$ 267,715
Current Annual Contributions	\$ 37,000	\$ 37,000									
Current Contribution Indexation	5%										
Increase in Annual Contributions	\$ 85,000	\$ 85,000	\$ 139,678	\$ 149,455	\$ 159,917	\$ 171,111	\$ 183,089	\$ 195,905	\$ 209,619	\$ 224,292	\$ 239,992
Revised Annual Contribution	\$ 122,000										
Revised Contribution Indexation	7%										
Extraordinary Levies	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anticipated Expenses As Per Plan		\$ 28,000		\$ -		\$ 17,675			\$ 1,269,427		
Closing Balance		\$ 121,750	\$ 261,428	\$ 410,883	\$ 570,801	\$ 724,237	\$ 907,326	\$ 1,103,232	\$ 43,423	\$ 267,715	\$ 507,707

	From	To
Change in Annual Contributions	\$ 37,000	\$ 122,000
Change in Contribution Indexation Rate	5%	7%
Extraordinary Levies	\$ -	\$ -

Important to note that the 10 Year Maintenance Plan will need to be renewed in 5 years time during which the annual contributions can be reviewed again at that point.

Schedule	Schedule 6 - Notes and Disclaimers
Strata Company Name	The Strata Company for Strata Plan 75504
Property Address	5-7 Cattalini Lane NORTH FREMANTLE
Inspection Date	1/06/2021
1	Terms and Conditions This document is an Appendix to the Houspect WA Building Inspection report. It must be read in conjunction with that report. The Scope, Terms and Conditions that are detailed in that report extend to this document.
2	Estimated Building Costs to Owners The indicative costs are a high level estimates provided by a Houspect Building Inspector who is a Registered Builder in WA. These estimate costs are simply an indicative estimate based on the Builders industry knowledge. The costs are intended to be used for high level planning purposes only. To improve the costs estimate (and hence reduce the risk that the costs may differ from that estimated), Strata Company's should consider either engaging a Quantity Surveyor or obtain 3 quotes from reputable firms capable of undertaking the required work. Indicative costs exclude call out fees.
3	Time of Action The time for action is a high level indicative estimate only as to when the likely expenditure may required to be incurred and is an estimate by a Houspect Inspector. The estimate is simply an indicative estimate based on the Builders experience of how long the current item will last before remedial maintenance or replacement will be required.
4	Indexation of Costs and Contributions The costs shown have been indicated by the stated indexation rate. Strata Company's have the discretion to apply any rate that they so choose. The rates used were communicated to the Strata Manager/Strata Company prior to finalisation.
5	Strata Company Data The funding section of this document has been based on data provided by the Strata Company/Strata Manager and includes Reserve Fund Balance, Reserve Fund Contributions and the indexation rate which has been applied to the various calculations.
6	Common Property Inspected by Other Parties The Maintenance Plan requires input of forward costs estimates for various common property (see exclusions which include items such as plant, equipment, plumbing and electrical) that Houspect cannot inspect as Building Inspectors. This is beyond the scope of the Houspect work. Where Houspect has been provided these forward plant and equipment estimates by either the Strata Company, Strata Manager or existing Strata Company Contractor for incorporation into the 10 year plan, Houspect cannot accept any liability for this data. Where estimates have not been provided the 10 year maintenance plan may be underestimated by the amounts required to maintain , repair, renew or replace (other than of a routine nature) these items in the period covered by the plan.
7	Strata Personal Property The maintenance plans requires input of forward costs estimates for strata personal property that Houspect cannot inspect as Building Inspectors. This is beyond the scope of the Houspect work. If projections have been provided these will have been provided by either the Strata Company or Strata Manager for incorporation into he 10 year plan, Houspect cannot accept any liability for this data. Where estimates have not been provided the 10 year maintenance plan may be underestimated by the amounts required to maintain , repair, renew or replace (other than of a routine nature) these items in the period covered by the plan.
8	Income Forecast The Strata Company has been asked to provide the current reserve fund balance, annual contributions and the expected annual indexation rate of these contributions. The data has been input as supplied.
9	Legislation Limit The Legislation requires 10 year maintenance plans to be updated every 5 years.
10	Funding Recommendation Regulations at the time this plan was prepared indicated a requirement for the plan to provide a recommendation for the funding of the estimated costs for the maintenance, repairs, renewal or replacement of the covered items. Where any component of the strata common property has been excluded from the scope or data for schedule 3 and 4 has not been provided, any recommendation in relation to funding will not include funding related to these items or schedules.