BUILDING CONSULTANCY AND INSPECTIONS

Strata Plan 62323

Ten Year Plan

BCI WA Report: 44616

5 Reserve Street

Scarborough WA 6019

Version 1.1

ABN: 55 167 370 043 | 08 9474 5720 | inspections@bciwa.com.au | www.bciwa.com.au

BCI
BUILDING CONSULTANCY AND INSPECTIONS

FINALIST 2019
SUPPLIER OF THE YEAR

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BCI
BUILDING CONSULTANCY AND INSPECTIONS

FINALIST 2019
SUPPLIER OF THE YEAR

The Owners of SP62323
c/- Logiduce Property Group
2/8 Preston Street
Como WA 6152

Dear Sir / Madam,

RE: SP62323 - 5 Reserve Street Scarborough

1.0 Summary of Report

The following Reserve Fund Forecast report has been prepared by BCI WA Pty. Ltd. for the Owners' Corporation of Strata Plan 62323 located at 5 Reserve Street Scarborough and not in any other capacity.

This report is based on information provided by Logiduce Property Group and a visual inspection conducted by BCI WA on the 22 January 2025. The purpose of the inspection was to identify maintenance and repair items, and / or replacement if required, with a priority and costing against each item. A photographic record reflects areas accessed and inspected.

Property Description:	A six level apartment complex of precast concrete panel construction built over 6 levels, plus basement parking level - comprising 7 x 1 bedroom units, 13 x 2 bedroom units, 12 x 3 bedroom units & 4 penthouse suites
Year of Build:	Constructed 2014
Overall Condition:	It is in good condition and well maintained however due to the coastal location (within 500m from surf break) elements of the building are serviceable however there are elements that are in poor condition and will require attention in the short term.. No structural defects were noted on the day of inspection. There are repair and maintenance items noted in the report.

Access: Access throughout the dwelling was good. No roof spaces or courtyards were inspected. A visual inspection and photographic record has been taken by the inspector on the day.

Whilst this report is designed to observe defects and works required it often does not emphasize all of the building elements that are well maintained and in good condition.

Observations:

1. The Architectural awnings are in good condition but will need maintenance work over the next 10 years to ensure functionality and to ensure they remain aesthetically appealing.

2. Painting to prescribed time schedule to all external walls of the complex

3. Air conditioning Units are in average condition and will require repair and maintenance over the next 5 years, with replacements likely required in 15-20 years

4. Plywood Ceiling Lining is in average condition currently and BCI recommend further exploratory investigations to determine why the ceilings are displaying evidence of rust to the subframe which supports the sheeting.

Reserve Fund Observations:

The present reserve fund balance is $206,000 as at the day of the inspection

An estimated Reserve Fund of $76,272 inc. GST. is recommended for the Capital Expenditure annually.

The budget is estimated to be in surplus throughout the 10 year plan, maintenance/repairs and replacement of some items are required in the first 12 months, with most of the expenditure required in the first 5 years. However then no further large maintenance/repairs are required until at least 2034/2035 . This will allow for funds to accrue to allow for a scheme of this size to remain functional and aesthetically appealing and the budget can be reviewed in 5 years time and the reserve fund requirements can be recalculated based on repairs and maintenance that have occurred.

The Reserve Fund is primarily for the repair and maintenance of the complex as noted in the budget. Another inspection in 2 – 5 years would ensure that any items that have deteriorated in the meantime can be budgeted for within the Reserve Fund.

***A contingency of 10% would allow for unforeseen costs and is ALWAYS recommended to have this as a minimum on top of the Reserve Fund. It has been removed in an attempt to reduce the annual contributions required at this stage, however we can add them back in if you advise to do so.

Per Lot Contribution

Lot	Monthly	Quarterly	Annually
All lots if equal shares	177	530	2119

***Admin budget** refers to the annual levies for servicing, maintenance and one-off or unexpected damages. Not considered part of the Reserve Fund. If any items have been allocated to the Admin Budget that should be in the Reserve Fund, please advise BCI WA Strata Team.*

***Lot Share** - If lot share is not equal please refer to Strata Manager to calculate accurate breakdown percentage.*

1.1 Specialist Inspection Recommendations: As per the Strata Titles Act amendment, ALL building elements require inspection including items requiring a specialist inspection. As per BCI WA brief, quote and terms and conditions, we attempt to provide information on the following as to the make, model and installation date however are not equipped or qualified to inspect for compliance or working order. The following items were not inspected and require a specialist trade to report and predict future expenses. If you require these figures to be included in this budget, please contact us.

Specialist inspection items include:

1. Lifts
2. Ventilation
3. Fire services, fire alarms
4. Air conditioning
5. Utility conduits and services
6. Hot water systems
7. Electrical systems
8. Security components
9. Swimming pools, spas, pumps or filters
10. Water bores and water tanks
11. Backflow devices and pumping devices
12. Car stackers, motorised gates and roller doors
13. Roof access safety equipment
14. Solar and other sustainability infrastructure
15. Disability access facilities.

1.2 Reserve Fund Report Purpose

BCI WA were instructed by the Logiduce Property Group on behalf of the Owners Corporation, to provide a Reserve Fund Forecast of all common areas within the property.

The purpose of this report is to provide an independent estimate of the contributions required to meet expenses for the repair or replacement of common property items. The Reserve Fund attempts to identify the remaining usable service life of various building elements, eg. painting, roofing, guttering, etc. and attempts to place a projected budget against each item so that the Owners that currently have the use and enjoyment of the property contribute equally and fairly to the continuing short and long term maintenance and upkeep of the Strata Scheme. In other words, costs associated with the maintenance and replacement of building elements are programmed and funds set aside proportionally each year to ensure that when the item is required to be maintained or replaced, that funds are available without the necessity of raising special levies.

Planning ahead for regular maintenance allows time and finances to be effectively managed. It is left to the discretion of the Owners Corporation how much maintenance they wish to carry out on a building but when maintenance is carried out on a regular and orderly basis, the tasks become less onerous and the costs can be spread over time. The aesthetics of the building is maintained, often improved and can increase the value and saleability.

1.3 Forecasting

Forecasting of costs is not an exact science and it relies on the experience of the inspector on the day of the inspection. Estimated costs are exclusive of GST and do not take into account price increases. A CPI of 5% has been added to the annual figures. BCI WA have established a trusted team of service and industry providers to give current cost estimates.

Costings have been obtained from current industry service providers. A list of these providers will be provided separately so accurate quotes can be obtained when items are due for repair or replacement.

It is the responsibility of the Owners to use the contributions provided within the Sinking Fund Forecast, apply the existing balance and individual number of unit entitlements for each lot to calculate the annual strata levies required per lot.

BCI WA inspect properties to inform Owners of significant costs associated with the maintenance and upkeep of properties. Every inspector is a registered builder or engineer and their experience is maximised when identifying building defects and general maintenance specifically related to the building being inspected.

1.4 Exclusions

Miscellaneous items such as light replacements and other minor maintenance items have been excluded in order to make the report content more relevant and of applicability when budgeting. It is assumed that funds for minor items can be allocated from current budgets and as such do not make up a component of this report.

The following items have been excluded as they are considered either not likely to require replacement over a 30 year period, not common property items or assumed to be covered within the Strata Plan's building insurance

- ❏ The structural integrity of the building or buildings;
- ❏ Window flyscreens;
- ❏ Underground stormwater detention / retention;
- ❏ Specialist reports such as timber and pest inspections, plumbing and electrical, pool maintenance, fire and safety compliance;
- ❏ Soft landscaping; and
- ❏ Services to and from the property.

1.5 Disclaimer

This report is an estimated forecast only. The estimated costs in this report are based on the inspectors professional experience in estimating building costs.

BCI WA report on standard replacement periods and note that the report is only an indication of life cycle costs. Life cycles may vary depending upon maintenance, quality of materials used, trades engaged and weather conditions etc.

The contingency amount comprises two components; 1. Minor and small items that would not warrant a separate inclusion on the plan i.e. glass window or door rollers, seals, locks, hinges and similar fittings; and 2. Larger long term items such as an allowance for improved fire rating between Sole Occupancy Units (BCA or National Construction Code Terms) if they may require future structural improvements or upgrading, i.e. sagging roof timbers or slab deterioration.

The report and recommendations are based on a visual inspection only.

Every report is prepared by experienced registered builders and reviewed by an independent quantity surveyor. The inspection and report has been conducted as per BCI WA Pty. Ltd. Terms and Conditions supplied with the quote prior to engagement.

1.6 Reserve Fund Summary of Capital Expenditure Estimate

CAPITAL EXPENDITURE SUMMARY SP 62323				
Year	**Element** ***Contributions towards;***	**Recommended Reserve Fund Levies**	**Total Estimated Expenditure**	**Reserve Fund Balance**
				206000
2025	Balconies, railings and balustrades, Fire services, fire alarms and fire hoses, Footpaths, Electric car charging points in Carpark, External Door furniture and metal frames. Structural columns Balcony soffits Water ingress to the suspended Carpark ceiling. Carpark boundary wall cracks Roof access safety equipment Stairs and fire escapes.	76272	97400	184872
2026	Doors and doorways (including fire doors), Luka Bond Cladding, Swimming pools, spas and pumps or filters Service towers aluminium grills Plywood ceiling lining. External aluminium windows Lobby's servicing front entrys to each apartment. Penthouse spas Roof access safety equipment Stairs and fire escapes.	76272	143500	117645
2027	Utility conduits and services, Electric car charging points in Carpark, Fire services, fire alarms and fire hoses Roof access safety equipment Stairs and fire escapes.	76272	41000	152917
2028	Fire services, fire alarms and fire hoses, Electric car charging points in Carpark, Luka Bond Cladding. Roof access safety equipment Stairs and fire escapes.	76272	15000	214190
2029	Air conditioning systems, Screen walls, Carpark, Courtyards, Gym/Washroom (External and Internal), Garage Door and Garage Motor , Vergolas, External walls, Line marking - all areas, Lighting, Steps Ventilation grilles Roof access safety equipment Stairs and fire escapes.	76272	43500	246962
2030	Fire services, fire alarms and fire hoses, Electric car charging points in Carpark, Luka Bond Cladding, Footpaths, Balcony	76272	50400	272835

	soffits Roof access safety equipment Stairs and fire escapes.			
2031	Fire services, fire alarms and fire hoses, Electric car charging points in Carpark,Roof access safety equipment Stairs and fire escapes.	76272	29000	320107
2032	Fire services, fire alarms and fire hoses, Electric car charging points in Carpark, Luka Bond Cladding, Utility conduits and services Roof access safety equipment Stairs and fire escapes. External aluminium windows , Lobby's servicing front entrys to each apartment.	76272	49500	346880
2033	Fire services, fire alarms and fire hoses, Electric car charging points in Carpark, Roof access safety equipment Stairs and fire escapes.	76272	6500	416652
2034	Swimming pools, spas and pumps or filters, Fire services, fire alarms and fire hoses, Electric car charging points in Carpark, Luka Bond Cladding. Architectural awnings. Mains water pump station Artificial lawn. Roofs and gutters Solar and other sustainability infrastructure Roof access safety equipment Stairs and fire escapes.	76272	40000	452925

Refer to Appendix A, B, C and D for body of report / reserve fund and on onsite inspection.

Appendix A: Reserve Fund

(workings of reserve fund totals)

Appendix B: On site Photographic Schedule

(Gold Package)

Appendix C: Table of Recommended Repairs

(without photos or year of exp.)

Appendix D: Reserve Fund Year of Expenditure

(Total due per year)

1.7 Limitations and Conditions of the Report

1. The Report has been carried out in accordance with the requirements of the Australian Standard 4349.1 and is a special purpose report. The inclusions and exclusions have been designed based on extensive consultation with Strata Managers in Perth and the experience of the BCI WA executive team.
2. This report and all its content is prepared for the exclusive use of the Addressee and may not be used for any other purpose than its stated intention with the exception of its distribution to any party in litigation to which this Report may have reference. No responsibility will be accepted for its content in respect of Third Parties.
3. This report may not be suitable for use in litigation and other Tribunal proceedings as a report brief will be supplied by the adjudicative body.
4. **The following items have not been inspected;**
    a. Defects in inaccessible parts of the Building (as per AS 4349.1)
    b. Defects present only in different or weather conditions
    c. Defects not apparent in a visual inspection
    d. Minor defects i.e. hairline cracks, window and catches, jamming doors etc.
    e. Building elements concealed by other building structures, coverings, plants or furniture i.e. slab thickness and moisture barriers.
    f. Internal roof, balconies, electrical boxes, foundations
5. **Asbestos Disclaimer:** "This report is not intended to comprehensively address the requirements in relation to the handling of any types of asbestos or asbestos-based products and related issues, pursuant to any State legislation or relevant government Authority," and is subject of a Special Purpose Report.
6. **Cost Estimating Disclaimer:** Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the consultant. Quotes for works can vary from a few dollars to tens of thousands. It is recommended that a minimum of three separate quotes be obtained for the works identified in the body of the report.
7. **Unforeseen Expenditure:** The costs included in this report are estimates and based on the inspector's opinion on the day of inspection. Any one-off expenses or breakages cannot be budgeted for. Nor can we foresee COO preferences for building improvements. The budgets included in this report are for discussion and implementation as the COO prioritises them.

Should you require any further information or have any questions regarding the plan please do not hesitate to contact us on 9474 5720 or inspections@bciwa.com.au.

Kind regards

Kellie Jones
BCI WA

BCI WA Building Consultancy and Inspections

E: inspections@bciwa.com.au

https://www.bciwa.com.au

08 9474 5720 | 5 /25 Foss Street Palmyra 6157 | ABN: 55 167 370 043

Appendix A - Reserve Fund Calculations

DOCUMENT DESCRIPTION: This spreadsheet is to show how the total required Reserve Funds (RF) have been calculated. The total cost (plus CPI) has been divided by the number of years until the work is required so funds can be built up in the RF account for payment when the work is required (Appendix A).

JOB TITLE: 5 Reserve Street Scarborough
INSPECTOR NAME: Stephen Perer
COMPANY NAME: The Owners of SP 62323
RESERVE FUND OPENING BALANCE ($AUD): 206000
VERSION: 1:1

DATE: 22/1/25
NUMBER OF LOTS: 36

YEAR	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TOTAL FUNDS REQUIRED ANNUALLY	182,400	116,568	64,285	55,912	58,707	51,551	54,129	56,835	59,677	62,661
AVERAGE RESERVE FUNDS REQUIRED ANNUALLY	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272
PER LOT RESERVE FUND ANNUAL CONTRIBUTION	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119

762,725

Item #	Building Element	Location	Description	Condition	Repair and Maintain	Years until Repair / Maintenance / Replacement / Refurbishment (RMRR)	Estimated Life after RMRR	Estimate Cost (current)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2	External gates.	Various	Metal and glass	Good	Repair and maintain	1	10	Admin budget	-	-	-	-	-	-	-	-	-	-
3	Balconies, railings and balustrades	All units	Metal and glass, concrete.	Good	Repair and maintain	1	10	37000	37000	3700	3885	4079	4283	4497	4722	4958	5206	5467
16	Fire services, fire alarms and fire hoses	Various	Metal	Good	Repair and maintain	1	1	2000	2000	2000	2100	2205	2315	2431	2553	2680	2814	2955
17	Footpaths	Various	Stone paving	Good	Repair and maintain	1	5	8700	8700	1740	1827	1918	2014	2115	2221	2332	2448	2571
20	Lifts	Central to scheme	Metal and glass	Good	Maintain	1	1	Admin budget	-	-	-	-	-	-	-	-	-	-
22	Meter boxes	Various	Metal	Good	Repair and maintain	1	20	Admin budget	-	-	-	-	-	-	-	-	-	-
26	Electric car charging points in Carpark.	Carports and carparks	Metal	Good	Repair and maintain	1	1	1500	1500	1500	1575	1654	1736	1823	1914	2010	2111	2216
28	Telecommunications	Various	Metal and Steel.	Good	Repair and maintain	1	1	Admin budget	-	-	-	-	-	-	-	-	-	-
30	Water Meters	Various	Metal	Average	Repair and maintain	1	1	Admin budget	-	-	-	-	-	-	-	-	-	-
38	External Door furniture and metal frames.	Various	Metal	Poor	Repair and replace	1	10	8000	8000	800	840	882	926	972	1021	1072	1126	1182
39	Structural columns	Various	Metal	Average	Repair and maintain	1	10	5000	5000	500	525	551	579	608	638	670	704	739
44	Balcony soffits	Various	External rendered finish	Poor	Repair	1	5	26700	26700	5340	5607	5887	6182	6491	6815	7156	7514	7890
46	Water ingress to suspended Carpark ceiling.	Carpark suspended slab	Concrete	Poor	Repair and maintain	1	20	3500	3500	175	184	193	203	213	223	235	246	259
47	Carpark boundary wall cracks	Carports and carparks	Concrete	Average	Repair	1	10	2000	2000	200	210	221	232	243	255	268	281	295
50	Roof access safety equipment	Roof area	Metal	Average	Repair and maintain	1	1	1500	1500	1575	1654	1736	1823	1914	2010	2111	2216	2327
51	Stairs and fire escapes.	Central to scheme	Concrete	Average	Maintain	1	1	1500	1500	1575	1654	1736	1823	1914	2010	2111	2216	2327
9	Doors and doorways (including fire doors)	Various	Metal and timber	Good	Repair and replace	2	10	15000	7500	7875	1500	1575	1654	1736	1823	1914	2010	2111
11	Luka Bond Cladding.	Various Units	Metal	Good	Repair and maintain	2	2	7500	3750	3750	3938	4134	4341	4558	4786	5025	5277	5540
18	Foyer	Entry	Metal, glass, timber and stone tiling.	Good	Repair and maintain	2	2	Admin budget	-	-	-	-	-	-	-	-	-	-
29	Swimming pools, spas and pumps or filters	Central to scheme	Concrete and stone paving	Good	Repair and maintain	2	8	25000	12500	13125	3125	3281	3445	3618	3798	3988	4188	4397
36	Service towers aluminium grills	Central to scheme	Metal	Poor	Replace	2	20	60000	30000	31500	3000	3150	3308	3473	3647	3829	4020	4221
37	Plywood ceiling lining.	Various	Metal and timber	Average	Repair and maintain	2	10	6000	3000	3150	600	630	662	695	729	766	804	844
40	External aluminium windows	All units	Metal and glass	Average	Repair and maintain	2	5	4500	2250	2363	900	945	992	1042	1094	1149	1206	1266
41	Lobby's servicing front entrys to each appartment.	Units from the 2nd floor upwards to the Penthouse suites.	Metal, glass, stone tiles, plasterboard, electrical items.	Average	Repair and maintain	2	5	18000	9000	9450	3600	3780	3969	4167	4376	4595	4824	5066
45	Penthouse spas	Penthouses	Spas	Good	Maintain	2	2	1000	500	525	551	579	608	638	670	704	739	776
31	Utility conduits and services	Various	Metal and plastic.	Average	Repair and replace	3	5	34500	11500	12075	12679	1725	1811	1902	1997	2097	2202	2312
1	Screen walls	Perimeter	Brick and render with painted finish.	Average	Repair and maintain	5	10	13000	2600	2730	2867	3010	3160	1300	1365	1433	1505	1580
4	Bin area	Basement/Carpark	Concrete / Metal	Good	Replace	5	15	Admin budget	-	-	-	-	-	-	-	-	-	-
5	Carpark	Central to scheme	Concrete	Good	Repair and maintain	5	10	24000	4800	5040	5292	5557	5834	2400	2520	2646	2778	2917
6	Sauna	Central to scheme	Conctrete and timber	Good	Maintain	5	5	Admin budget	-	-	-	-	-	-	-	-	-	-
7	Courtyards	Various Units	Concrete and stone floor tiles.	Good	Maintain	5	10	16000	3200	3360	3528	3704	3890	1600	1680	1764	1852	1945
8	Gym/Washroom (External and Internal)	Central to scheme	Brick and metal	Good	Repair and maintain	5	10	12000	2400	2520	2646	2778	2917	1200	1260	1323	1389	1459
10	Garage Door and Garage Motor	Carports and carparks	Metal	Good	Repair and replace	5	5	7500	1500	1575	1654	1736	1823	1914	2010	2111	2216	2327
14	Vergolas	Various Units	Metal	Good	Repair and maintain	5	5	6500	1300	1365	1433	1505	1580	1659	1742	1829	1921	2017
15	External walls	All units	Paint finish to external wall	Average	Maintain	5	15	213000	42600	44730	46967	49315	51781	14200	14910	15656	16438	17260
19	Line marking - all areas	Carports and carparks	Concrete	Average	Maintain	5	10	4800	960	1008	1058	1111	1167	480	504	529	556	583
21	Lighting	Various	Metal and glass	Average	Replace	5	10	11500	2300	2415	2536	2663	2796	1150	1208	1268	1331	1398
24	Steps	Various areas	Concrete and stone tiles	Good	Repair and maintain	5	10	7000	1400	1470	1544	1621	1702	700	735	772	810	851
25	Stairs and stair railings	Fire escapes	Metal and Concrete	Good	Repair and maintain	5	5	Admin budget	-	-	-	-	-	-	-	-	-	-
27	Storage or plant rooms	Carports and carparks	Metal and Concrete	Good	Repair and maintain	5	5	Admin budget	-	-	-	-	-	-	-	-	-	-
32	Air conditioning systems	Various	Metal	Average	Repair and replace	5	20	85000	17000	17850	18743	19680	20664	4250	4463	4686	4920	5166
35	Ventilation grilles	Various	Metal	Average	Replace	5	15	2500	500	525	551	579	608	167	175	184	193	203
43	Roof access	Top floor lobby	Metal	Good	Maintain	5	5	1200	240	252	265	278	292	306	322	338	355	372
13	Driveways	Perimeter	Bitumen and Concrete	Poor	Repair and maintain	10	20	5500	550	578	606	637	669	702	737	774	813	853
23	Post boxes	Entry	Metal	Good	Maintain	10	10	Admin budget	-	-	-	-	-	-	-	-	-	-
33	Architectural awnings.	Various	Metal	Good	Repair and maintain	10	10	65000	6500	6825	7166	7525	7901	8296	8711	9146	9603	10084
34	Mains water pump station	Fire Service Room	Metal	Good	Repair and maintain	10	20	30000 per pump to remove and replace.	6000	6300	6615	6946	7293	7658	8041	8443	8865	9308
42	Artificial lawn.	Pool area	Artifical grass	Good	Maintain	10	25	24000	2400	2520	2646	2778	2917	3063	3216	3377	3546	3723
48	Roofs and gutters	Central to scheme	Metal	Average	Repair and maintain	10	25	6500	650	683	717	752	790	830	871	915	960	1008
49	Solar and other sustainability infrastructure	Roof areas	Metal and glass	Average	Repair and maintain	10	25	3000	300	315	331	347	365	383	402	422	443	465

12	Downpipes	Various locations	Metal	Good	Replace	15	25	Admin budget	-	-	-	-	-	-	-	-	-	-

Item #	Building Element	Location	Description	Installation Date (if known)	Condition	Repair and Maintain	Years until Repair / Maintenance / Replacement / Refurbishment (RMRR)	Estimated Life after RMRR	Estimate Cost (current)	Comments / Recommendations
1	Screen walls	Perimeter	Brick and render with painted finish.	2014	Average	Repair and maintain	5	10	13000	External walls - Repair any minor defects in brickwork and repaint painted external surfaces from a safe elevated platform.

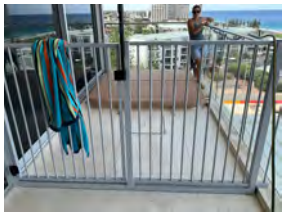
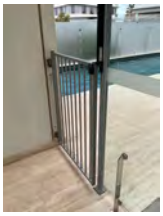








2	External gates.	Various	Metal and glass	2014	Good	Repair and maintain	1	10	Admin budget	At the time of inspection pool gate was not operating as intended as per manufacturers specifications and poses an immediate safety concern.

3	Balconies, railings and balustrades	All units	Metal and glass, concrete.	2014	Good	Repair and maintain	1	15	37000	General maintenance over time. Minor defects noted at time of inspection of rusted mechanical fixings commonly found throughout balconies. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.





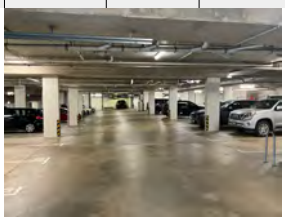
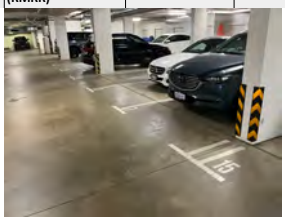
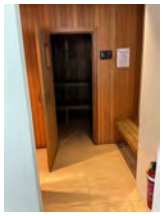
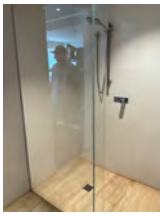
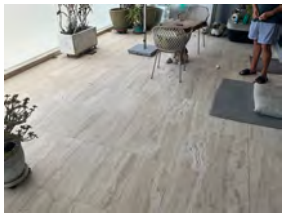
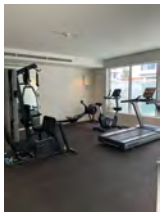
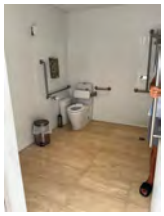
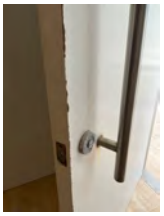
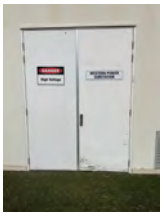
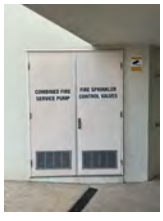



4	Bin area	Basement/Carpark	Concrete / Metal	2014	Good	Replace	5	15	Admin budget	Roller door appears in working condition but deteriorated and surface rust has been observed.





5	Carpark	Central to scheme	Concrete	2014	Good	Repair and maintain	5	10	24000	General maintenance over time. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.

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6	Sauna	Central to scheme	Conctrete and timber	2014	Good	Maintain	5	5	Admin budget	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by budget allowed in this report when required. Re-inspect in five years.
										
7	Courtyards	Various Units	Concrete and stone floor tiles.	2014	Good	Maintain	5	10	16000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
										
8	Gym/Washroom (External and Internal)	Central to scheme	Brick and metal	2014	Good	Repair and maintain	5	10	12000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
										
9	Doors and doorways (including fire doors)	Various	Metal and timber	2014	Good	Repair and replace	2	10	15000	Doors - General maintenance over time. Replace seals, weather strips, door hardware and repaint frames when necessary. Doors the Western Power Substation and Fire sprinkler control vales have displayed moisture and rust damage and require remedial works and replacement to match existing in the near distant future.
										
										

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10	Garage Door and Garage Motor	Carports and carparks	Metal	2014	Good	Repair and replace	5	5	7500	Roller door appears in working condition but deteriorated due to coastal conditions and ware and tare. Recomend reinspect in 5 years to determine if replacement is required.



11	Luka Bond Cladding.	Various Units	Metal	2014	Good	Repair and maintain	2	2	7500	Replace of existing panels when required. Minor rust was observed to several panels during the inspection. Re-inspect every 2 years due to coastal conditions.





12	Downpipes	Various locations	Metal	2014	Good	Replace	15	25	Admin budget	Downpipes are stainless steel however have a lifespan of 25 years. Regular inspections required every 2-3 years.



13	Driveways	Perimeter	Bitumen and Concrete	2014	Poor	Repair and maintain	10	20	5500	At the time of inspection BCIWA were advised the existing bitumen will be removed and replaced on completion of the neighbouring development currently under construction.








14	Vergolas	Various Units	Metal	2014	Good	Repair and maintain	5	5	6500	A visual inspection was carried out and no physical defects are present. We recommend an inspection be carried out by a qualified electrician or Vergola service technican for working order and compliance every 5 years to maintain.




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15	External walls	All units	Paint finish to external wall	2014	Average	Maintain	5	15	213000	Paintwork weathered in places, repaint entire building to be reviewed in 5 years (15 years from Completion in 2014). Scaffoldings and safe working platforms required. Including Fire escapes.








16	Fire services, fire alarms and fire hoses	Various	Metal	Unknown	Good	Repair and maintain	1	1	2000	Fire services were inspected visually. No defects were noted however an inspection by a qualified fire technician should be carried out annually. All equipment should be tagged and tested for compliance.



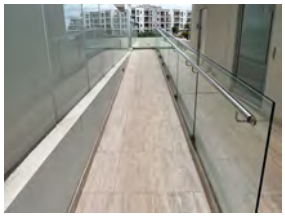


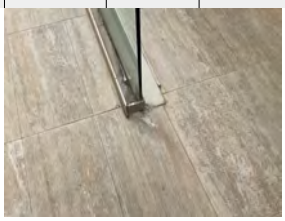
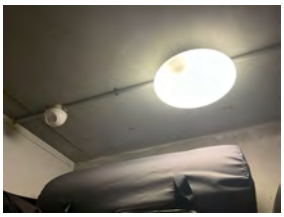


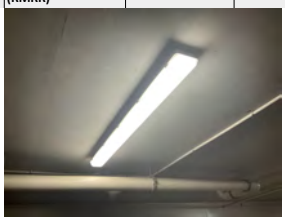
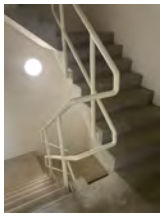
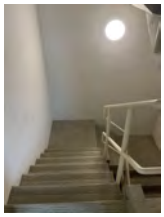
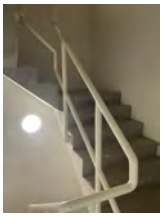

17	Footpaths	Various	Stone paving	2014	Good	Repair and maintain	1	5	8700	Stone floor paving is serviceable General maintenance over time. Maintain Stone floor paving around drains and paving edges. Evidence of Calcium Carbonate is evident in several areas which will require remedial works to prevent further moisture ingress casuing damage to building elements. Reinspect every 5 years.

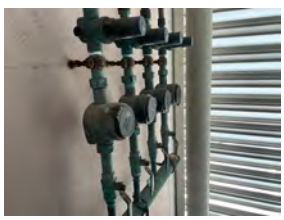


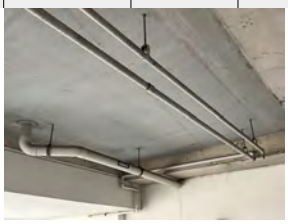
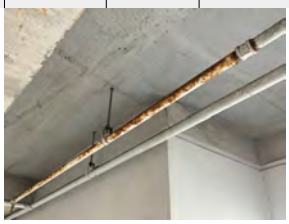
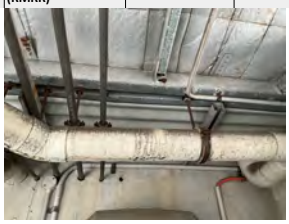


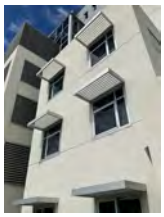


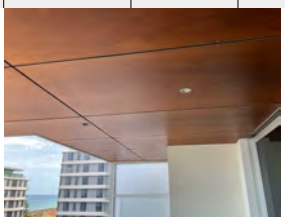
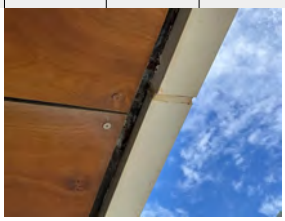
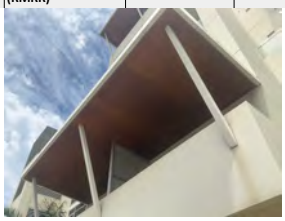
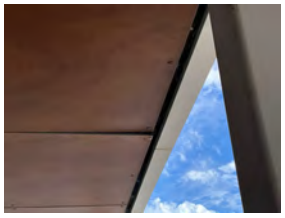
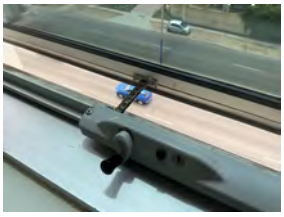

Item #	Building Element	Location	Description	Installation Date (if known)	Condition	Repair and Maintain	Years until Repair / Maintenance / Replacement / Refurbishment (RMRR)	Estimated Life after RMRR	Estimate Cost (current)	Comments / Recommendations
										
18	Foyer	Entry	Metal, glass, timber and stone tiling.	2014	Good	Repair and maintain	2	2	Admin budget	Foyer - Refurbishment required in approximately 5 years. This includes, paint work, ceramic tiling, ceilings, door furniture and signage. Several walls displayed minor remedial works currently being conducted at the time of inspection.
										
19	Line marking - all areas	Carports and carparks	Concrete	unknown	Average	Maintain	5	10	4800	General maintenance over time. Various items such as line marking throughout and general repairs. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
										
20	Lifts	Central to scheme	Metal and glass	2014	Good	Maintain	1	1	Admin budget	Lift should be serviced and maintained as per service instructions. Generally, lift manufacturers will guarantee parts supply for up to 10 years, hence, some parts may become obsolete after that period which results in the requirement to retro fit new parts to keep it running, the design lifespan of the average lift is 20 years however this lift if maintained could last up to 30 years or more. Funds should be obtained for when replacement is required.
										
21	Lighting	Various	Metal and glass	2014	Average	Replace	5	10	11500	Lighting - General maintenance over time and replace globes when necessary. External light fittings have been subjected to coastal condtions and there service life has deminished compared to internal ligth fittings throughout the Starta Development.
										

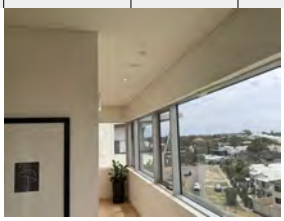
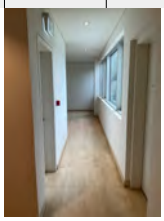
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22	Meter boxes	Various	Metal	2014	Good	Repair and maintain	1	20	Admin budget	Meter box sub- boards located throughout the Strata Development were inspected and no visible defects noted. BCI WA recommend regular inspections including testing for compliance every 12 months.
										
23	Post boxes	Entry	Metal	2014	Good	Maintain	10	10	Admin budget	Letter boxes will require general maintenance over time.
										
24	Steps	Various areas	Concrete and stone tiles	2014	Good	Repair and maintain	5	10	7000	Stone floor paving to external steps is serviceable General maintenance over time. Maintain Stone floor paving around drains and paving edges. Reinspect every 5 years.
										
										
25	Stairs and stair railings	Fire escapes	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget	Stair railings - General maintenance. Clean and repaint surfaces and stair railings at periodic intervals.
										
26	Electric car charging points in Carpark.	Carports and carparks	Metal	Unkwown	Good	Repair and maintain	1	1	1500	Electric car charging points in Carpark lwere were working as intended with no visible defects noted. BCI WA recommend regular inspections including testing for compliance every 12 months. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 Months.

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27	Storage or plant rooms	Carports and carparks	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget	A visual inspection was carried out and no physical defects are present. We recommend an inspection every 5 years of the roller doors for working order and compliance.
										
28	Telecommunications	Various	Metal and Steel.	2014	Good	Repair and maintain	1	1	Admin budget	Telecommunication hubs were working as intended with no visible defects noted at the time of inspection. BCI WA recommend regular inspections including testing for compliance every 12 months.
										
29	Swimming pools, spas and pumps or filters	Central to scheme	Concrete and stone paving	2014	Good	Repair and maintain	2	8	25000	Service and maintain as per service instructions. Inspection by technician is required.
										
										
30	Water Meters	Various	Metal	2014	Average	Repair and maintain	1	1	Admin budget	A visual inspection is recommend to be carried out by a qualified plumber for working order and compliance every 12 months.
										
31	Utility conduits and services	Various	Metal and plastic.	2014	Average	Repair and replace	3	5	34500	A visual inspection was carried out and physical defects are present. We recommend an inspection be carried out by a qualified electrician and plumber for working order and compliance.

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32	Air conditioning systems	Various	Metal	2014	Average	Repair and replace	5	20	85000	Air conditioning systems - were inspected visually. No physical defects are present. We recommend an inspection be carried out by a qualified electrician for working order and compliance every 2 years or prior.
										

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33	Architectural awnings.	Various	Metal	2014	Good	Repair and maintain	10	10	65000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.
										
34	Mains water pump station	Fire Service Room	Metal	2014	Good	Repair and maintain	10	20	30000 per pump to remove and replace.	Pumps life expectancey is between 10-20 years with regular maintinance especially exposed to coastal conditions such as these pumps are subjected too.
										
35	Ventilation grilles	Various	Metal	2014	Average	Replace	5	15	2500	General maintenance over time. No defects noted at time of inspection other than evidence of minor rust observed at the time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
										
36	Service towers aluminium grills	Central to scheme	Metal	2014	Poor	Replace	2	20	60000	Louvre fins are not aluminium and are displaying evidence of rust which is staining the external surface of the service towers to the front elevation diminishing the visual impact of the front elevation.
										
37	Plywood ceiling lining.	Various	Metal and timber	2014	Average	Repair and maintain	2	10	6000	Various plywood ceilings are displaying evidence of rust to the subframe supporting the plywood sheeting. Strata Manager at the time of inspection also stated previous remedial works conducted on various ceilings has exposed rusted furing channels requiring repair. BCIWA reccommend further exporiatory investigations to the plywood ceilings to prevent possible seperation causing major saftey issues for the residence and general public. Note- estimated costs is for exporiatory investigations only noted in this report and recommended remedial costs to repair and replace to be provide on conculsion of further investigations.

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38	External Door furniture and metal frames.	Various	Metal	2014	Poor	Repair and replace	1	10	8000	Doors - General maintenance over time. Replace seals, weather strips, door hardware and repaint frames when necessary.
										
39	Structural columns	Various	Metal	2014	Average	Repair and maintain	1	10	5000	Variuos Structural columns - Starting to rust. Clean off rust and treat with a rust inhibitor before repainting.
										
40	External aluminium windows	All units	Metal and glass	2014	Average	Repair and maintain	2	5	4500	Windows - General maintenance over time. Replace seals, weather strips, window hardware when necessary. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
										
										
41	Lobby's servicing front entrys to each appartment.	Units from the 2nd floor upwards to the Penthouse suites.	Metal, glass, stone tiles, plasterboard, electrical items.	2014	Average	Repair and maintain	2	5	18000	General maintenance and cleaning over time. Minor defects noted. Regular maintenance will extend the life of the walls, windows, tiled floors will extend the serviceability. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.

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42	Artificial lawn.	Pool area	Artifical grass	2014	Good	Maintain	10	25	24000	On average, artificial grass has a lifespan of 20–25 years. Higher-quality synthetic turf can last longer but requires regular maintenance. The life span of artificial grass largely depends on the quality of the product and the degree to which homeowners care for their lawns
										
43	Roof access	Top floor lobby	Metal	2024	Good	Maintain	5	5	1200	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
										
44	Balcony soffits	Various	External rendered finish	2014	Poor	Repair	1	5	26700	BCIWA recommend extending the drip groove to the underside of the suspended slabs to avoid further capillary action damaging the finished surface as displayed in photos. Engage a plasterer and a registered painter to conduct remedial works in a safe and propper manner.
										
										
45	Penthouse spas	Penthouses	Spas	2014	Good	Maintain	2	2	1000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
										

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46	Water ingress to suspended Carpark ceiling.	Carpark suspended slab	Concrete	2014	Poor	Repair and maintain	1	20	3500	Water ingress was observed to several locations to the underside of the suspended concrete slab to the carpark. This can cause concrete cancer which corrodes the steel reinforcement within the concrete slab. BCIWA recommend engaging a waterproof specialist to conduct further investigation to identify entry points and provide appropriate remedial scope to rectify. Note- estimated costs is for exporiatory investigations only noted in this report and recommended remedial costs to repair and replace to be provide on conculsion of further investigations.






47	Carpark boundary wall cracks	Carports and carparks	Concrete	2014	Average	Repair	1	10	2000	Horizontal crack to northern boundary wall as per photos. BCIWA recommend to monitor cracks in the next 12 months and engage a structural Engineer if cracks increase in lenght and width. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.




48	Roofs and gutters	Central to scheme	Metal	2014	Average	Repair and maintain	10	25	6500	Roof cover is in good condition and with ongoing maintenance should reach or exceed the 25 year mark. Replacement funds should be in place as the cost of replacement is large. Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.








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49	Solar and other sustainability infrastructure	Roof areas	Metal and glass	unknown	Average	Repair and maintain	10	25	3000	Solar panels generally last for 25 to 30 years. Solar panels slowly degrade, resulting in less and less electricity production over time. Solar panels can produce power after 25 to 30 years but at a significantly lower rate than their original output. Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.



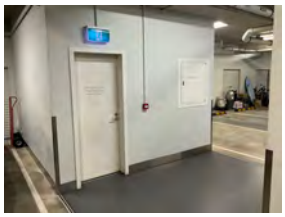


50	Roof access safety equipment	Roof area	Metal	2014	Average	Repair and maintain	1	1	1500	Roof Anchors - Maintain, service and certify as per contract. Roof anchors require annual test and tag from certified installer. Refer to independent report by roof anchor inspector. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.





51	Stairs and fire escapes.	Central to scheme	Concrete	2014	Average	Maintain	1	1	1500	Fire escapes were inspected visually. No defects were noted however an inspection by a qualified fire technician should be carried out annually. All equipment should be tagged and tested for compliance. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.

Appendix C - Recommended Repairs Only

DOCUMENT DESCRIPTION: This spreadsheet is showing the repairs required without the photos for ease of reference

JOB TITLE:	5 Reserve Street Scarborough	**DATE:**	22 January 2025
INSPECTOR NAME:	Stephen Perer	**NUMBER OF LOTS:**	36
COMPANY NAME:	The Owners of SP 62323	**VERSION:**	1:1

Item #	Building Element	Location	Description	Installation Date (if known)	Condition	Repair and Maintain	Years until Repair / Maintenance / Replacement / Refurbishment (RMRR)	Estimated Life after RMRR	Estimate Cost (current)	Comments / Recommendations
3	Balconies, railings and balustrades	All units	Metal and glass, concrete.	2014	Good	Repair and maintain	1	10	37000	General maintenance over time. Minor defects noted at time of inspection of rusted mechanical fixings commonly found throughout balconies. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
16	Fire services, fire alarms and fire hoses	Various	Metal	Unknown	Good	Repair and maintain	1	1	2000	Fire services were inspected visually. No defects were noted however an inspection by a qualified fire technician should be carried out annually. All equipment should be tagged and tested for compliance.
17	Footpaths	Various	Stone paving	2014	Good	Repair and maintain	1	5	8700	Stone floor paving is serviceable General maintenance over time. Maintain Stone floor paving around drains and paving edges. Evidence of Calcium Carbonate is evident in several areas which will require remedial works to prevent further moisture ingress casuing damage to building elements. Reinspect every 5 years.
26	Electric car charging points in Carpark.	Carports and carparks	Metal	Unkwown	Good	Repair and maintain	1	1	1500	Electric car charging points in Carpark lwere were working as intended with no visible defects noted. BCI WA recommend regular inspections including testing for compliance every 12 months. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 Months.
2	External gates.	Various	Metal and glass	2014	Good	Repair and maintain	1	10	Admin budget	At the time of inspection pool gate was not operating as intended as per manufacturers specifications and poses an immediate safety concern.
20	Lifts	Central to scheme	Metal and glass	2014	Good	Maintain	1	1	Admin budget	Lift should be serviced and maintained as per service instructions. Generally, lift manufacturers will guarantee parts supply for up to 10 years, hence, some parts may become obsolete after that period which results in the requirement to retro fit new parts to keep it running, the design lifespan of the average lift is 20 years however this lift if maintained could last up to 30 years or more. Funds should be obtained for when replacement is required.
22	Meter boxes	Various	Metal	2014	Good	Repair and maintain	1	20	Admin budget	Meter box sub- boards located throughout the Strata Development were inspected and no visible defects noted. BCI WA recommend regular inspections including testing for compliance every 12 months.
28	Telecommunications	Various	Metal and Steel.	2014	Good	Repair and maintain	1	1	Admin budget	Telecommunication hubs were working as intended with no visible defects noted at the time of inspection. BCI WA recommend regular inspections including testing for compliance every 12 months.
30	Water Meters	Various	Metal	2014	Average	Repair and maintain	1	1	Admin budget	A visual inspection is recommend to be carried out by a qualified plumber for working order and compliance every 12 months.
38	External Door furniture and metal frames.	Various	Metal	2014	Poor	Repair and replace	1	10	8000	Doors - General maintenance over time. Replace seals, weather strips, door hardware and repaint frames when necessary.
39	Structural columns	Various	Metal	2014	Average	Repair and maintain	1	10	5000	Variuos Structural columns - Starting to rust. Clean off rust and treat with a rust inhibitor before repainting.
44	Balcony soffits	Various	External rendered finish	2014	Poor	Repair	1	5	26700	BCIWA recommend extending the drip groove to the underside of the suspended slabs to avoid further capillary action damaging the finished surface as displayed in photos. Engage a plasterer and a registered painter to conduct remedial works in a safe and propper manner.

46	Water ingress to suspended Carpark ceiling.	Carpark suspended slab	Concrete	2014	Poor	Repair and maintain	1	20	3500	Water ingress was observed to several locations to the underside of the suspended concrete slab to the carpark. This can cause concrete cancer which corrodes the steel reinforcement within the concrete slab. BCIWA recommend engaging a waterproof specialist to conduct further investigation to identify entry points and provide appropriate remedial scope to rectify. Note- estimated costs is for exporiatory investigations only noted in this report and recommended remedial costs to repair and replace to be provide on conculsion of further investigations.
47	Carpark boundary wall cracks	Carports and carparks	Concrete	2014	Average	Repair	1	10	2000	Horizontal crack to northern boundary wall as per photos. BCIWA recommend to monitor cracks in the next 12 months and engage a structural Engineer if cracks increase in lenght and width. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.
50	Roof access safety equipment	Roof area	Metal	2014	Average	Repair and maintain	1	1	1500	Roof Anchors - Maintain, service and certify as per contract. Roof anchors require annual test and tag from certified installer. Refer to independent report by roof anchor inspector. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.
51	Stairs and fire escapes.	Central to scheme	Concrete	2014	Average	Maintain	1	1	1500	Fire escapes were inspected visually. No defects were noted however an inspection by a qualified fire technician should be carried out annually. All equipment should be tagged and tested for compliance. Maintenance and repair to be funded by admin budget when required. Re-inspect in 12 months.
9	Doors and doorways (including fire doors)	Various	Metal and timber	2014	Good	Repair and replace	2	10	15000	Doors - General maintenance over time. Replace seals, weather strips, door hardware and repaint frames when necessary. Doors the Western Power Substation and Fire sprinkler control vales have displayed moisture and rust damage and require remedial works and replacement to match existing in the near distant future.
11	Luka Bond Cladding.	Various Units	Metal	2014	Good	Repair and maintain	2	2	7500	Replace of existing panels when required. Minor rust was observed to several panels during the inspection. Re-inspect every 2 years due to coastal conditions.
29	Swimming pools, spas and pumps or filters	Central to scheme	Concrete and stone paving	2014	Good	Repair and maintain	2	8	25000	Service and maintain as per service instructions. Inspection by technician is required.
18	Foyer	Entry	Metal, glass, timber and stone tiling.	2014	Good	Repair and maintain	2	2	Admin budget	Foyer - Refurbishment required in approximately 5 years. This includes, paint work, ceramic tiling, ceilings, door furniture and signage. Several walls displayed minor remedial works currently being conducted at the time of inspection.
36	Service towers aluminium grills	Central to scheme	Metal	2014	Poor	Replace	2	20	60000	Louvre fins are not aluminium and are displaying evidence of rust which is staining the external surface of the service towers to the front elevation diminishing the visual impact of the front elevation.
37	Plywood ceiling lining.	Various	Metal and timber	2014	Average	Repair and maintain	2	10	6000	Various plywood ceilings are displaying evidence of rust to the subframe supporting the plywood sheeting. Strata Manager at the time of inspection also stated previous remedial works conducted on various ceilings has exposed rusted furing channels requiring repair. BCIWA reccommend further exporiatory investigations to the plywood ceilings to prevent possible seperation causing major saftey issues for the residence and general public. Note- estimated costs is for exporiatory investigations only noted in this report and recommended remedial costs to repair and replace to be provide on conculsion of further investigations.
40	External aluminium windows	All units	Metal and glass	2014	Average	Repair and maintain	2	5	4500	Windows - General maintenance over time. Replace seals, weather strips, window hardware when necessary. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.

41	Lobby's servicing front entrys to each appartment.	Units from the 2nd floor upwards to the Penthouse suites.	Metal, glass, stone tiles, plasterboard, electrical items.	2014	Average	Repair and maintain	2	5	18000	General maintenance and cleaning over time. Minor defects noted. Regular maintenance will extend the life of the walls, windows, tiled floors will extend the serviceability. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
45	Penthouse spas	Penthouses	Spas	2014	Good	Maintain	2	2	1000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
31	Utility conduits and services	Various	Metal and plastic.	2014	Average	Repair and replace	3	5	34500	A visual inspection was carried out and physical defects are present. We recommend an inspection be carried out by a qualified electrician and plumber for working order and compliance.
32	Air conditioning systems	Various	Metal	2014	Average	Repair and replace	5	20	85000	Air conditioning systems - were inspected visually. No physical defects are present. We recommend an inspection be carried out by a qualified electrician for working order and compliance every 2 years or prior.
1	Screen walls	Perimeter	Brick and render with painted finish.	2014	Average	Repair and maintain	5	10	13000	External walls - Repair any minor defects in brickwork and repaint painted external surfaces from a safe elevated platform.
5	Carpark	Central to scheme	Concrete	2014	Good	Repair and maintain	5	10	24000	General maintenance over time. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
7	Courtyards	Various Units	Concrete and stone floor tiles.	2014	Good	Maintain	5	10	16000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
8	Gym/Washroom (External and Internal)	Central to scheme	Brick and metal	2014	Good	Repair and maintain	5	10	12000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
10	Garage Door and Garage Motor	Carports and carparks	Metal	2014	Good	Repair and replace	5	5	7500	Roller door appears in working condition but deteriorated due to coastal conditions and ware and tare. Recomend reinspect in 5 years to determine if replacement is required.
14	Vergolas	Various Units	Metal	2014	Good	Repair and maintain	5	5	6500	A visual inspection was carried out and no physical defects are present. We recommend an inspection be carried out by a qualified electrician or Vergola service technican for working order and compliance every 5 years to maintain.
15	External walls	All units	Paint finish to external wall	2014	Average	Maintain	5	15	213000	Paintwork weathered in places, repaint entire building to be reviewed in 5 years (15 years from Completion in 2014). Scaffoldings and safe working platforms required. Including Fire escapes.
19	Line marking - all areas	Carports and carparks	Concrete	unknown	Average	Maintain	5	10	4800	General maintenance over time. Various items such as line marking throughout and general repairs. Maintenance and repair to be funded by admin budget when required. Re-inspect in five years.
21	Lighting	Various	Metal and glass	2014	Average	Replace	5	10	11500	Lighting - General maintenance over time and replace globes when necessary. External light fittings have been subjected to coastal condtions and there service life has deminished compared to internal ligth fittings throughout the Starta Development.
24	Steps	Various areas	Concrete and stone tiles	2014	Good	Repair and maintain	5	10	7000	Stone floor paving to external steps is serviceable General maintenance over time. Maintain Stone floor paving around drains and paving edges. Reinspect every 5 years.
4	Bin area	Basement/Carpark	Concrete / Metal	2014	Good	Replace	5	15	Admin budget	Roller door appears in working condition but deteriorated and surface rust has been observed.
6	Sauna	Central to scheme	Conctrete and timber	2014	Good	Maintain	5	5	Admin budget	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by budget allowed in this report when required. Re-inspect in five years.
25	Stairs and stair railings	Fire escapes	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget	Stair railings - General maintenance. Clean and repaint surfaces and stair railings at periodic intervals.
27	Storage or plant rooms	Carports and carparks	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget	A visual inspection was carried out and no physical defects are present. We recommend an inspection every 5 years of the roller doors for working order and compliance.

35	Ventilation grilles	Various	Metal	2014	Average	Replace	5	15	2500	General maintenance over time. No defects noted at time of inspection other than evidence of minor rust observed at the time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
43	Roof access	Top floor lobby	Metal	2024	Good	Maintain	5	5	1200	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in 5 years.
13	Driveways	Perimeter	Bitumen and Concrete	2014	Poor	Repair and maintain	10	20	5500	At the time of inspection BCIWA were advised the existing bitumen will be removed and replaced on completion of the neighbouring development currently under construction.
23	Post boxes	Entry	Metal	2014	Good	Maintain	10	10	Admin budget	Letter boxes will require general maintenance over time.
33	Architectural awnings.	Various	Metal	2014	Good	Repair and maintain	10	10	65000	General maintenance over time. No defects noted at time of inspection. Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.
34	Mains water pump station	Fire Service Room	Metal	2014	Good	Repair and maintain	10	20	30000 per pump to remove and replace.	Pumps life expectancey is between 10-20 years with regular maintinance especially exposed to coastal conditions such as these pumps are subjected too.
42	Artificial lawn.	Pool area	Artifical grass	2014	Good	Maintain	10	25	24000	On average, artificial grass has a lifespan of 20–25 years. Higher-quality synthetic turf can last longer but requires regular maintenance. The life span of artificial grass largely depends on the quality of the product and the degree to which homeowners care for their lawns
48	Roofs and gutters	Central to scheme	Metal	2014	Average	Repair and maintain	10	25	6500	Roof cover is in good condition and with ongoing maintenance should reach or exceed the 25 year mark. Replacement funds should be in place as the cost of replacement is large. Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.
49	Solar and other sustainability infrastructure	Roof areas	Metal and glass	unknown	Average	Repair and maintain	10	25	3000	Solar panels generally last for 25 to 30 years. Solar panels slowly degrade, resulting in less and less electricity production over time. Solar panels can produce power after 25 to 30 years but at a significantly lower rate than their original output.Maintenance and repair to be funded by admin budget when required. Re-inspect in ten years.
12	Downpipes	Various locations	Metal	2014	Good	Replace	15	25	Admin budget	Downpipes are stainless steel however have a lifespan of 25 years. Regular inspections required every 2-3 years.

Appendix D - Reserve Fund Year of Expenditure

DOCUMENT DESCRIPTION This spreadsheet is to show the total cost of the expense on the year that it is recommended to be carried out.
The total cost is based on the rate of labour and materials at current market value with an additional 2% allowed for CPI.

JOB TITLE: 5 Reserve Street Scarborough
DATE: 22/1/2025
INSPECTOR NAME: Stephen Perer
NUMBER OF LOTS: 36
COMPANY NAME: The owners of SP 62323
VERSION: 1:1
RESERVE FUND OPENING BALANCE ($AUD): 206000

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total Expenditure Per Year	97400	143500	41000	15000	43500	50400	29000	49500	6500	40000	515800
Recommended Contributions	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272	76,272	
Reserve Fund Balance (Opening balance + contributions - expenditure)	184,872	117,645	152,917	214,190	246,962	272,835	320,107	346,880	416,652	452,925	

Item #	Building Element	Location	Description	Installation Date (if known)	Condition	Repair and Maintain	Years until Repair / Maintenance / Replacement / Refurbishment (RMRR)	Estimated Life after RMRR	Estimated Cost (current)
2	External gates.	Various	Metal and glass	2014	Good	Repair and maintain	1	10	Admin budget
3	Balconies, railings and balustrades	All units	Metal and glass, concrete.	2014	Good	Repair and maintain	1	10	37000
16	Fire services, fire alarms and fire hoses	Various	Metal	Unknown	Good	Repair and maintain	1	1	2000
17	Footpaths	Various	Stone paving	2014	Good	Repair and maintain	1	5	8700
20	Lifts	Central to scheme	Metal and glass	2014	Good	Maintain	1	1	Admin budget
22	Meter boxes	Various	Metal	2014	Good	Repair and maintain	1	20	Admin budget
26	Electric car charging points in Carpark.	Carports and carparks	Metal	Unkwown	Good	Repair and maintain	1	1	1500
28	Telecommunications	Various	Metal and Steel.	2014	Good	Repair and maintain	1	1	Admin budget
30	Water Meters	Various	Metal	2014	Average	Repair and maintain	1	1	Admin budget
38	External Door furniture and metal frames.	Various	Metal	2014	Poor	Repair and replace	1	10	8000
39	Structural columns	Various	Metal	2014	Average	Repair and maintain	1	10	5000
44	Balcony soffits	Various	External rendered finish	2014	Poor	Repair	1	5	26700
46	Water ingress to suspended Carpark ceiling.	Carpark suspended slab	Concrete	2014	Poor	Repair and maintain	1	20	3500
47	Carpark boundary wall cracks	Carports and carparks	Concrete	2014	Average	Repair	1	10	2000
50	Roof access safety equipment	Roof area	Metal	2014	Average	Repair and maintain	1	1	1500
51	Stairs and fire escapes.	Central to scheme	Concrete	2014	Average	Maintain	1	1	1500
9	Doors and doorways (including fire doors)	Various	Metal and timber	2014	Good	Repair and replace	2	10	15000
11	Luka Bond Cladding.	Various Units	Metal	2014	Good	Repair and maintain	2	2	7500
18	Foyer	Entry	Metal, glass, timber and stone tiling.	2014	Good	Repair and maintain	2	2	Admin budget
29	Swimming pools, spas and pumps or filters	Central to scheme	Concrete and stone paving	2014	Good	Repair and maintain	2	8	25000
36	Service towers aluminium grills	Central to scheme	Metal	2014	Poor	Replace	2	20	60000
37	Plywood ceiling lining.	Various	Metal and timber	2014	Average	Repair and maintain	2	10	6000
40	External aluminium windows	All units	Metal and glass	2014	Average	Repair and maintain	2	5	4500
41	Lobby's servicing front entrys to each appartment.	Units from the 2nd floor upwards to the Penthouse suites.	Metal, glass, stone tiles, plasterboard, electrical items.	2014	Average	Repair and maintain	2	5	18000
45	Penthouse spas	Penthouses	Spas	2014	Good	Maintain	2	2	1000
31	Utility conduits and services	Various	Metal and plastic.	2014	Average	Repair and replace	3	5	34500
1	Screen walls	Perimeter	Brick and render with painted finish.	2014	Average	Repair and maintain	5	10	13000
4	Bin area	Basement/Carpark	Concrete / Metal	2014	Good	Replace	5	15	Admin budget
5	Carpark	Central to scheme	Concrete	2014	Good	Repair and maintain	5	10	24000
6	Sauna	Central to scheme	Conctrete and timber	2014	Good	Maintain	5	5	Admin budget
7	Courtyards	Various Units	Concrete and stone floor tiles.	2014	Good	Maintain	5	10	16000
8	Gym/Washroom (External and Internal)	Central to scheme	Brick and metal	2014	Good	Repair and maintain	5	10	12000
10	Garage Door and Garage Motor	Carports and carparks	Metal	2014	Good	Repair and replace	5	5	7500
14	Vergolas	Various Units	Metal	2014	Good	Repair and maintain	5	5	6500
15	External walls	All units	Paint finish to external wall	2014	Average	Maintain	5	15	213000
19	Line marking - all areas	Carports and carparks	Concrete	unknown	Average	Maintain	5	10	4800
21	Lighting	Various	Metal and glass	2014	Average	Replace	5	10	11500
24	Steps	Various areas	Concrete and stone tiles	2014	Good	Repair and maintain	5	10	7000
25	Stairs and stair railings	Fire escapes	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget
27	Storage or plant rooms	Carports and carparks	Metal and Concrete	2014	Good	Repair and maintain	5	5	Admin budget
32	Air conditioning systems	Various	Metal	2014	Average	Repair and replace	5	20	85000
35	Ventilation grilles	Various	Metal	2014	Average	Replace	5	15	2500
43	Roof access	Top floor lobby	Metal	2024	Good	Maintain	5	5	1200
13	Driveways	Perimeter	Bitumen and Concrete	2014	Poor	Repair and maintain	10	20	5500
23	Post boxes	Entry	Metal	2014	Good	Maintain	10	10	Admin budget
33	Architectural awnings.	Various	Metal	2014	Good	Repair and maintain	10	10	65000
34	Mains water pump station	Fire Service Room	Metal	2014	Good	Repair and maintain	10	20	30000 per pump to remove and replace.
42	Artificial lawn.	Pool area	Artifical grass	2014	Good	Maintain	10	25	24000
48	Roofs and gutters	Central to scheme	Metal	2014	Average	Repair and maintain	10	25	6500

49	Solar and other sustainability infrastructure	Roof areas	Metal and glass	unknown	Average	Repair and maintain	10	25	3000		-	-	-	-	-	-	-	-	-	3000
12	Downpipes	Various locations	Metal	2014	Good	Replace	15	25	Admin budget		-	-	-	-	-	-	-	-	-	-