



<b>BMC Members</b>	Units
Residential Stratum- Apartments	62
Commercial Stratum	8
	70
Residential Assumption	89%
Commercial Assumption	11%

641-657 King Street, Newtown  
Mixed Use Residential & Commercial

Lots  
62  
Aug-17

Draft Strata Levies Budget

ADMINISTRATIVE FUND			COMMENT/NOTES & ASSUMPTIONS	
(Incl GST)				
Strata Plan TBA	Insurances	Building	\$ 17,537.14	BMC Building Sum Insured estimated at \$20M. Policy placed via the BMC for the stratum lots.
		Contents	INCL	
		Public Liability	INCL	
		Personal Accident	INCL	
		Workers Compensation	INCL	
		Machinery breakdown	INCL	
		Office Bearers Liability	INCL	
		Valuation	\$1,328.57	BMC Fee for professional valuation. Undertaken by BMC.
		Ancillary residential policy	\$2,000.00	Policy for residential PL, office bearers, voluntary workers
	Strata Management Fees		\$11,160.00	Strata Management & Administrative costs- Senior Strata Manager
	Strata- additional services/meetings		\$2,500.00	Additional SC meetings & services
	Accounting / BAS / Audit		\$1,440.00	Annual Audit fee and quarterly BAS
	Building Manager		\$35,428.57	BMC Facilities Manager - on part full time (Mon-Fri) 15 hours a week
	Building Management software		\$1,488.00	Building Management software. Pricing based on Building Link or similar
	Building Manager- Move in management		\$4,320.00	Additional Building management supervision for weekend move-ins (first 3 months)
	Cleaning		\$24,336.00	4 hours a day, 3 days a week.
	Gardening		\$2,640.00	Residential landscaping- communal gardens
	Electricity		\$18,600.00	Electricity consumption for common property. Contestable tariff rates.
	Fire Testing		\$7,085.71	BMC Annual Fire Safety Statement testing and lodgement.
	Fire maintenance		\$4,428.57	BMC Operational maintenance & monitoring. DLP may apply.
	Fire repairs		\$4,428.57	BMC Fire repairs required for AFSS i.e failed lamps, lights, detectors
	Pest Control		\$1,100.00	Half yearly pest control- common areas residential only.
	Disbursements		\$2,046.00	Postage, printing, stationery etc.
	Repairs & Maintenance- General Building		\$5,000.00	General building repairs/contingency. Includes for compliance with the Initial Maintenance schedule under s115 of the Act
	Access Control		\$1,328.57	BMC Cards, fobs etc...
	Pumps, Pits		\$2,214.29	BMC Hydraulic systems maintenance. DLP may apply
	Roller shutters, garage doors		\$885.71	BMC Roller shutter maintenance. DLP may apply
	Globes & consumables		\$600.00	Consumables i.e light globe and toilet paper
	Garbage Hoist		\$2,214.29	Garbage hoist maintenance
	Window cleaning		\$2,500.00	Inaccessible glazing
	Lift Maintenance		\$2,657.14	BMC 3 x residential/commercial mid-rise lifts
	Telephone		\$1,913.14	BMC Lift & fire emergency line
	Water Usage		\$1,500.00	Common water use only & irrigation - individual meters to lots
	Gas usage		\$2,500.00	Common water use only - individual meters to lots
	Hot water systems maintenance		\$1,328.57	BMC Common hot water system/boilers maintenance
	BMC expenses		\$ 10,000.00	BMC Shared services input, not listed above i.e basement costs (services, mgt, compliance).
	<b>Total</b>		<b>\$ 176,508.86</b>	
CAPITAL FUND				
	General Budget		\$17,650.89	To be updated following completion of the CP
	Capital Plan Forecast		\$1,500.00	Included in general budget for CF
	<b>Total</b>		<b>\$17,650.89</b>	
TOTAL LEVIES				
	<b>TOTAL BUDGET PROPOSAL</b>		<b>\$194,159.74</b>	all figures are GST inclusive

Avg per lot per qtr \$782.90 Refer to levy schedule for estimate per lot

Note: Escalation of 5% p.a on costs to be added until completion.  
Date of levy estimate- August 2017

Disclaimer

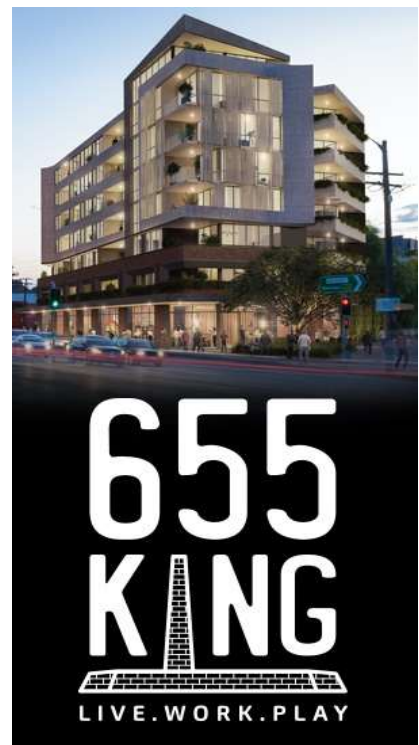
The above levy estimates have been determined by utilising the draft unit entitlements as contained in the draft strata plan/s.  
The services/facilities budget allocations have been prepared based upon conceptual plans which are subject to amendment during the development.

**Unit Entitlements & Strata Levies**

Lot Number	Unit No.	Draft UE's	Strata Levy Estimates	Qtrly Estimate
1	1.01	0.022	\$4,186	\$1,047
2	1.02	0.012	\$2,423	\$606
3	1.03	0.011	\$2,120	\$530
4	1.04	0.011	\$2,120	\$530
5	1.05	0.011	\$2,120	\$530
6	1.06	0.017	\$3,278	\$819
7	1.07	0.019	\$3,723	\$931
8	1.08	0.013	\$2,619	\$655
9	1.09	0.010	\$1,871	\$468
10	1.10	0.022	\$4,329	\$1,082
11	M.01	0.017	\$3,367	\$842
12	M.02	0.012	\$2,334	\$583
13	2.01	0.022	\$4,204	\$1,051
14	2.02	0.013	\$2,441	\$610
15	2.03	0.014	\$2,654	\$664
16	2.04	0.014	\$2,654	\$664
17	2.05	0.017	\$3,278	\$819
18	2.06	0.019	\$3,759	\$940
19	2.07	0.014	\$2,654	\$664
20	2.08	0.012	\$2,387	\$597
21	2.09	0.018	\$3,474	\$868
22	M.03	0.018	\$3,438	\$860
23	M.04	0.012	\$2,387	\$597
24	3.01	0.022	\$4,240	\$1,060
25	3.02	0.013	\$2,601	\$650
26	3.03	0.015	\$2,850	\$713
27	3.04	0.015	\$2,850	\$713
28	3.05	0.017	\$3,278	\$819
29	3.06	0.020	\$3,794	\$949
30	3.07	0.015	\$2,850	\$713
31	3.08	0.012	\$2,423	\$606
32	3.09	0.018	\$3,509	\$877
33	M.05	0.018	\$3,438	\$860
34	M.06	0.013	\$2,458	\$615
35	4.01	0.022	\$4,275	\$1,069
36	4.02	0.014	\$2,637	\$659
37	4.03	0.015	\$2,886	\$721
38	4.04	0.015	\$2,886	\$721
39	4.05	0.017	\$3,313	\$828
40	4.06	0.022	\$4,275	\$1,069
41	4.07	0.015	\$2,957	\$739
42	4.08	0.009	\$1,835	\$459
43	4.09	0.018	\$3,545	\$886
44	5.01	0.022	\$4,311	\$1,078
45	5.02	0.014	\$2,672	\$668



BRELLATRAC



46	<b>5.03</b>	0.015	\$2,922	\$730
47	<b>5.04</b>	0.015	\$2,922	\$730
48	<b>5.05</b>	0.017	\$3,349	\$837
49	<b>5.06</b>	0.023	\$4,507	\$1,127
50	<b>5.07</b>	0.015	\$2,922	\$730
51	<b>5.08</b>	0.013	\$2,494	\$624
52	<b>5.09</b>	0.019	\$3,616	\$904
53	<b>6.01</b>	0.021	\$4,044	\$1,011
54	<b>6.02</b>	0.020	\$3,884	\$971
55	<b>6.03</b>	0.014	\$2,708	\$677
56	<b>6.04</b>	0.015	\$2,957	\$739
57	<b>6.05</b>	0.015	\$2,957	\$739
58	<b>6.06</b>	0.017	\$3,385	\$846
59	<b>6.07</b>	0.023	\$4,543	\$1,136
60	<b>6.08</b>	0.015	\$2,957	\$739
61	<b>6.09</b>	0.014	\$2,672	\$668
62	<b>6.10</b>	0.019	\$3,616	\$904
			\$194,160	