

KSA Body Corporate 30 year Long Term Replacement Plan
Updated Mar-24

	Expected Life Years	Latest Upgrade	Expected Replacement	Current Cost 2024 2%	Year 0 2024	Year 1 2025	Year 2 2026	Year 3 2027	Year 4 2028	Year 5 2029	Year 6 2030	Year 7 2031	Year 8 2032	Year 9 2033	Year 10 2034	Year 11 2035	Year 12 2036	Year 13 2037	Year 14 2038
CPI				2%	100%	102%	104%	106%	108%	110%	113%	115%	117%	120%	122%	124%	127%	129%	132%
Exterior Painting & Resealing	10	2022	2032	\$312,000									365,558						
Interior Painting	15	2015	2030	\$80,000							90,093								
Carpets Common Areas	18	2004	2026	\$80,000			83,232												
Ventilation System	20	2024	2044	\$10,000															
Roof Membrane	30	2023	2053	\$120,000															
Garage Door	6	2023	2029	\$26,000						28,706						32,328			
Lift Door Operators	25	2004	2029	\$50,000						55,204									
Lift Mains Controls/Machines/Cars etc.	32	2004	2036	\$370,000													469,249		
Intercom System	20	2024	2044	\$10,000															
CCTV and Security System	15	2023	2038	\$10,000															13,195
Electrical - Fittings upgrade for common areas	25	2004	2029	\$60,000						66,245									
Electrical - Fittings upgrade for Carpark	20	2015	2035	\$20,000												24,867			
Electrical - main switchboard	50	2004	2054	N/A															
Fire Panel upgrade	23	2004	2027	\$15,000				15,918											
Gas Reticulation system	35	2004	2039	\$30,000															
Total Cost for the Year					0	0	83,232	15,918	0	150,155	90,093	0	365,558	0	0	32,328	469,249	0	0
Cash available at start of period					\$ 80,000	140,000	205,000	191,768	250,850	330,850	265,695	265,602	360,602	95,044	195,044	295,044	362,716	-6,533	93,467
Annual Contribution					\$ 60,000	65,000	70,000	75,000	80,000	85,000	90,000	95,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Cash available at end of period					\$ 140,000	205,000	191,768	250,850	330,850	265,695	265,602	360,602	95,044	195,044	295,044	362,716	-6,533	93,467	193,467

Comments

- Cost is the current cost + inflation at the time of replacement
- Replacement at Latest upgrade + expected life or expected replacement date (if a better estimate is available)
- Current replacement cost is reviewed every year
- Add extra multiple of expected life year when a replacement is made

