ALTAIR

160927

ITEM		REINSTATEMENT COST 2012	REINSTATEMENT COST 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
1.0	**Entry mats**														
1.1	Main entry lobby recessed mat	2,127						2,542							3,413
1.2	Lobby & lift entry mats	2,127						2,542							3,413
2.0	**Ground Floor Finishes**														
2.1	Repaint Ground Floor walls & ceilings	11,348			12,500									15,273	
2.2	Repaint bicycle storage floor	2,127					2,492						3,217		
2.3	Hone lobby flooring	11,000								13,677					
3.0	**Typical floor finishes**														
3.1	Carpet to floors	65,000								80,819					
3.2	Vinyl flooring to garbage rooms	7,092				8,146									
3.3	Painting	60,000						71,706							
3.4	Vent refurbishment	20,000										29,371			
4.0	**Carpark finishes**														
4.1	Linemarking	3,546				4,073									
4.2	Paint lift lobby and doors	2,837			3,195							4,166			
4.3	Replace carpark louvres			14,000	8,000	9,000	10,000	11,000							
5.0	**Doors and Windows**														
5.1	Roller door motor - entry														
5.2	Roller door motor - exit														
5.3	Roller door motor - Garbage														
5.4	Roller door - entry														
5.5	Roller door - exit														
5.6	Roller door - Garbage														
5.7	Window security catches			35,000											
5.8	Auto entry door			-											
6.0	**External structure**														
6.1	Overhaul concrete roof membrane	205,000	62,490	63,740					70,374					275,903	

ITEM		REINSTATEMENT COST 2012	REINSTATEMENT COST 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
6.2	Overhaul metal roof	7,092				8,146									
6.3	Paint external	400,000													
7.0	**Electrical**														
7.1	Lobby lighting	92,203													147,959
7.2	Carpark and fire stair lighting	99,296		30,000											
7.3	Audio intercom system	39,718										58,327			
7.4	Security video system	5,674			6,390		6,648							7,636	
7.5	Security entry system computer	4,255				4,888					5,396				
7.6	TV antenna & boosters	2,127		30,000								3,124			
8.0	**Lifts**														
8.1	Car operating panels & buttons		372,000			394,769									
8.2	Code requirements														
8.3	Mechanicals		1,192,000										1,453,041		
9.0	**Hydraulics**														
9.1	Hot water boiler No. 1	40,000								49,735					
9.2	Hot water boiler No. 2	40,000									50,730				
9.3	Hot water storage tanks														
9.4	Carwash oil separator	4,255										5,504	5,614		
9.5	Disinfect water tanks		9,000	9,180		9,551		9,937		10,338				11,190	
9.5	Membrane to water tanks	50,000										64,680			
10.0	**Fire services**														
10.1	Fire sprinkler solenoid overhaul	-													
10.2	Fire - emergency lighting	-													
11.0	**General**														
11.1	Signage	7,092				8,146									
11.2	General Repairs	110,000		132,000	123,878	126,355	128,883	131,460	134,089	136,771	139,507	142,297	145,143	148,046	176,518
11.3	Hot water manifold repairs														

ITEM		REINSTATEMENT COST 2012	REINSTATEMENT COST 2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
11.4	Mess facilities for Concierge			7,000											
12.0	**Pool & spa**														
12.1	Pool Covers	55,000							67,045						
12.2	Pool boilers			15,000	15,500										
12.2	Resurface Pool	80,000									101,459				
13.0	**Gym**														
13.1	Walkers, bikes, rowing machines	25,000										32,340			
13.2	Weights, machines	5,500			6,194							7,115			
14.0	**Garbage Room**														
14.1	Repaint walls & floor	11,390										14,734			
15.0	**Legals**	-		25,000											
16.0	**Gardens**			-											
	TOTALS	**1,620,806**		**360,920**	**175,657**	**573,076**	**148,023**	**229,186**	**271,508**	**291,341**	**297,092**	**361,658**	**1,607,016**	**458,048**	**331,303**
	Lift Expense			-	-	-	-	-	-	-	-	-	1,453,041	-	-
	Sinking Fund Expense (Excluding Lift Fund Expense)			360,920	175,657	573,076	148,023	229,186	271,508	291,341	297,092	361,658	153,974	458,048	331,303
	Check			TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

ALTAIR

160927

ITEM		REINSTATEMENT COST 2012	2029	2030	2031	2032	2033	2034	2035	2036
1.0	**Entry mats**									
1.1	Main entry lobby recessed mat	2,127							4,198	
1.2	Lobby & lift entry mats	2,127							4,198	
2.0	**Ground Floor Finishes**									
2.1	Repaint Ground Floor walls & ceilings	11,348								
2.2	Repaint bicycle storage floor	2,127				3,842				
2.3	Hone lobby flooring	11,000				19,867				
3.0	**Typical floor finishes**									
3.1	Carpet to floors	65,000					120,919			
3.2	Vinyl flooring to garbage rooms	7,092				12,809				
3.3	Painting	60,000			105,210					
3.4	Vent refurbishment	20,000			35,070					
4.0	**Carpark finishes**									
4.1	Linemarking	3,546	5,861							
4.2	Paint lift lobby and doors	2,837			4,975					
4.3	Replace carpark louvres									
5.0	**Doors and Windows**									
5.1	Roller door motor - entry									
5.2	Roller door motor - exit									
5.3	Roller door motor - Garbage									
5.4	Roller door - entry									
5.5	Roller door - exit									
5.6	Roller door - Garbage									
5.7	Window security catches									
5.8	Auto entry door									
6.0	**External structure**									
6.1	Overhaul concrete roof membrane	205,000				112,864				

ALTAIR

160927

ITEM		REINSTATEMENT COST 2012	2029	2030	2031	2032	2033	2034	2035	2036
6.2	Overhaul metal roof	7,092			12,436					
6.3	Paint external	400,000	661,139							
7.0	**Electrical**									
7.1	Lobby lighting	92,203					171,525			
7.2	Carpark and fire stair lighting	99,296				179,340				
7.3	Audio intercom system	39,718								
7.4	Security video system	5,674								
7.5	Security entry system computer	4,255	7,033							
7.6	TV antenna & boosters	2,127	3,516							
8.0	**Lifts**									
8.1	Car operating panels & buttons									
8.2	Code requirements									
8.3	Mechanicals									
9.0	**Hydraulics**									
9.1	Hot water boiler No. 1	40,000					74,412			
9.2	Hot water boiler No. 2	40,000						76,644		
9.3	Hot water storage tanks									
9.4	Carwash oil separator	4,255								
9.5	Disinfect water tanks		13,217		14,022		14,876		15,782	
9.5	Membrane to water tanks	50,000								
10.0	**Fire services**									
10.1	Fire sprinkler solenoid overhaul	-								
10.2	Fire - emergency lighting	-								
11.0	**General**									
11.1	Signage	7,092								
11.2	General Repairs	110,000	181,813	187,268	192,886	198,672	204,632	210,771	217,095	223,607
11.3	Hot water manifold repairs									

ALTAIR

160927

ITEM		REINSTATEMENT COST 2012	2029	2030	2031	2032	2033	2034	2035	2036
11.4	Mess facilities for Concierge									
12.0	**Pool & spa**									
12.1	Pool Covers	55,000				99,336				
12.2	Pool boilers									
12.2	Resurface Pool	80,000		136,195						
13.0	**Gym**									
13.1	Walkers, bikes, rowing machines	25,000							49,340	
13.2	Weights, machines	5,500							10,855	
14.0	**Garbage Room**									
14.1	Repaint walls & floor	11,390								
15.0	**Legals**	-								
16.0	**Gardens**									
	TOTALS	**1,620,806**	**872,579**	**323,462**	**364,598**	**626,730**	**586,364**	**287,416**	**301,466**	**223,607**

Lift Expense	-	-	-	-	-	-	-	-
Sinking Fund Expense (Excluding Lift Fund Expense)	872,579	323,462	364,598	626,730	586,364	287,416	301,466	223,607
Check	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE