

Proposed Budget & Contribution Schedule For:

LYNEHAM TERRACES

BLOCK 3 SECTION 41 LYNEHAM

Prepared for

ATTRACTIVE BUILDING GROUP

Prepared by

LJ Hooker Strata ACT | October 2024

Estimated Budget – Lyneham Terraces

Block 3 Section 41 Lyneham

The developer's estimate, based on reasonable grounds of the corporation's Administrative Fund budget for 2 years after the units plan is registered.

Item	Year 1	Year 2
BUDGET		
Caretaker - Cleaning & Gardens	\$8,000	\$8,400
Common seal	\$60	\$-
Electricity	\$2,000	\$2,100
Insurance	\$12,000	\$12,600
R&M Electrical	\$500	\$525
R&M General	\$1,000	\$1,050
R&M Plumbing	\$1,000	\$1,050
Sinking Fund forecast	\$700	\$-
Strata Management	\$5,820	\$6,111
Total Administrative Fund	\$31,080	\$31,836

No Sinking Fund Budget has been allowed for due to the requirement for the Owners Corporation and there is no requirement for a Sinking Fund Forecast to be obtained due to the number of units within the development.

Estimated Levies – Lyneham Terraces

Block 3 Section 41 LYNEHAM

The developer's estimate, based on reasonable grounds of the corporation's Administrative Fund budget for 2 years after the units plan is registered.

Unit Number	Assumed Unit Entitlement	Year 1 Contribution	Year 1 Quarterly	Year 2 Contribution	Year 2 Quarterly	Unit Type
1	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
2	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
3	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
4	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
5	76	\$2,372	\$592.93	\$2,429	\$607.35	TH
6	79	\$2,443	\$610.63	\$2,502	\$625.48	TH
7	84	\$2,619	\$654.87	\$2,683	\$670.80	TH
8	96	\$2,973	\$743.37	\$3,046	\$761.45	TH
9	83	\$2,584	\$646.03	\$2,647	\$661.74	TH
10	96	\$2,973	\$743.37	\$3,046	\$761.45	TH
11	83	\$2,584	\$646.03	\$2,647	\$661.74	TH
12	98	\$3,044	\$761.07	\$3,118	\$779.58	TH
TOTAL	1000	\$31,080	\$7,770	\$31,836	\$7,959.00	

No Sinking Fund Budget has been allowed as this is not a requirement for a development of this size.

The above schedule is based upon estimates of Unit Entitlements which rely on the sales prices provided at the time of preparing the budget. A licensed valuer will be required to update the actual schedule of entitlements prior to registration.

Pursuant to Section 260 (2) (c) of the Civil Law (Property) Act 2006; The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include; The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.