

Asset Replacement Plan - Belmont ILU

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2450	Fencing	\$ 0.00	20	01-07-2024	19.3 years	0.00%	Good	Repair	

Community Hall

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2211	Roof	\$ 13719.00	50	01-01-1984	8.8 years	0.00%	Good	Retain	Tiled Roof, 100m2
BEILU2212	Carpet	\$ 5670.00	8	01-01-1984	-33.2 years	20.78%	Good	Retain	80m2
BEILU2213	Interior Painting	\$ 10975.00	10	01-01-1984	-31.2 years	21.87%	Good	Retain	200m2
BEILU2214	Insulation	\$ 3286.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	N/A
BEILU2215	Lighting	\$ 1966.00	15	01-01-1984	-26.2 years	32.00%	Good	Retain	N/A
BEILU2216	Sarking	\$ 4264.00	25	01-01-1984	-16.2 years	29.74%	Good	Retain	N/A
BEILU2217	Smoke Alarms	\$ 268.00	20	01-01-1984	-21.2 years	16.66%	Good	Retain	X 1; One fitted to ceiling toward kitchenette; One on edge of kitchen
BEILU2218	Air Conditioner - Split System	\$ 3395.00	10	01-01-1984	-31.2 years	133.85%	Good	Retain	Outdoor Model No: WRC-080AS Serial No: 527716020494
BEILU2220	Blind	\$ 1714.00	10	01-01-1984	-31.2 years	15.75%	Good	Retain	Vertical; Verticals
BEILU2325	Air Conditioner - Split System	\$ 3395.00	10	27-11-2022	7.7 years	0.00%	Good	Retain	Outdoor unit model: WRC-050AS, SN:ZY0902010121.; Unknown installation date, assessment date used for installation date

Community Hall

**Kitchen**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2221	Benchtops	\$ 2414.00	20	01-01-1984	-21.2 years	4.81%	Good	Retain	Laminate
BEILU2222	Cooktop	\$ 1394.00	12	01-01-1984	-29.2 years	27.71%	Good	Retain	N/A
BEILU2223	Kitchen Cabinets	\$ 3932.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU2224	Interior Painting	\$ 560.00	10	01-01-1984	-31.2 years	33.25%	Good	Retain	N/A
BEILU2225	Electric Elevated Oven	\$ 1451.00	12	01-01-1984	-29.2 years	80.23%	Good	Retain	Ceramic cooktop
BEILU2226	Sink & Fittings	\$ 1634.00	15	01-01-1984	-26.2 years	8.75%	Good	Retain	N/A
BEILU2437	Dishwasher	\$ 1371.00	8	01-01-1984	-33.2 years	0.00%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2227	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	16.91%	Good	Repair	Requires pressure clean
BEILU2228	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Solid core rear door, 2 x glass doors to the front
BEILU2229	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	36.08%	Good	Retain	N/A
BEILU2230	Exterior Painting	\$ 2149.00	10	01-01-1997	-18.2 years	10.94%	Fair	Repair	Poor Paintwork To Fascia'S, Barges And Rear Pergola
BEILU2231	Electrical Switchboard	\$ 2023.00	20	01-12-2014	9.7 years	17.50%	Good	Retain	Sub-board
BEILU2232	Fascias	\$ 2961.00	20	01-01-1997	-8.2 years	10.93%	Good	Retain	N/A
BEILU2233	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU2234	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	Colourbond, to the rear of the toilet block
BEILU2235	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU2236	Hot Water System - Electric	\$ 2458.00	12	01-01-1984	-29.2 years	0.00%	Good	Retain	N/A
BEILU2237	Windows	\$ 7980.00	30	01-10-2022	27.5 years	0.00%	Good	Retain	Aluminium Framed
BEILU2290	Path	\$ 3929.00	30	01-01-1989	-6.2 years	0.00%	Good	Retain	N/A

BEILU2303	Toilet & Cistern	\$ 1383.00	20	27-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2304	Sink & Fittings	\$ 1634.00	15	27-11-2022	12.7 years	0.00%	Good	Retain	N/A
BEILU2305	Tiles - Floor	\$ 1429.00	20	27-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2306	Tiles - Wall	\$ 1429.00	20	27-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2346	Meter Box	\$ 2023.00	20	01-09-2013	8.4 years	46.91%	Good	Retain	Shared meter box on the side of Community Hall

Garage 1-2

Garage 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2239	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 1-2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2238	Roof	\$ 5487.00	50	01-01-1984	8.8 years	30.80%	Good	Repair	Tiled Roof

Garage 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2240	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 3-5

Garage 3

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2242	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 3-5

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2241	Roof	\$ 8231.00	50	01-01-1984	8.8 years	21.87%	Good	Retain	Tiled Roof

Garage 4

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2243	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	109.34%	Good	Retain	N/A

Garage 5

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2244	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 6-9

Garage 6

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2246	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 6-9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2245	Roof	\$ 10975.00	50	01-01-1984	8.8 years	15.74%	Good	Retain	Tiled Roof

Garage 7

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2247	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	21.87%	Good	Retain	N/A

Garage 8

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2248	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2249	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 10-12

Garage 10

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2251	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	13.12%	Good	Retain	N/A

Garage 10-12	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2250	Roof	\$ 8231.00	50	01-01-1984	8.8 years	15.75%	Good	Retain	Tiled Roof; Areas of dry rot at gable end of garage 10
	BEILU2448	Bargeboards	\$ 2961.00	20	01-07-2024	19.3 years	0.00%	Fair	Retain	
	Garage 11									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2252	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	21.87%	Good	Retain	N/A
	Garage 12									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2253	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A
	Garage 17-21									
Garage 17	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2260	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	109.34%	Good	Retain	N/A
	Garage 17-21									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2259	Roof	\$ 13719.00	50	01-01-1984	8.8 years	21.87%	Good	Retain	Tiled Roof
	Garage 18									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2261	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	34.99%	Good	Retain	N/A
	Garage 19									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2262	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	78.73%	Good	Retain	N/A	

Garage 20

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2263	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 21

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2264	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 22-23

Garage 22

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2266	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	96.22%	Good	Retain	N/A

Garage 22-23

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2265	Roof	\$ 5487.00	50	01-01-1984	8.8 years	0.00%	Good	Retain	Tiled Roof

Garage 23

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2267	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 24-27

Garage 24

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2269	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 24-27

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2268	Roof	\$ 10975.00	50	01-01-1984	8.8 years	36.05%	Good	Retain	Tiled Roof

BEILU2438	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	0.00%	Good	Repair	Minor impact damage to guttering to the front of the garage; Refer to previous notes
BEILU2439	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	0.00%	Fair	Repair	Dry rot to areas; Refer to previous notes
BEILU2449	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Poor	Replace	

Garage 25

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2270	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	109.34%	Good	Retain	N/A

Garage 26

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2271	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	109.34%	Good	Retain	N/A

Garage 27

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2272	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 12A-16

Garage 12A

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2255	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 12A-16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2254	Roof	\$ 10975.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Garage 14

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2256	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	104.97%	Good	Retain	N/A

Garage 15

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2257	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Garage 16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2258	Electric Roller Door	\$ 3201.00	10	01-01-1984	-31.2 years	166.20%	Good	Retain	N/A

Grounds

Grounds

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2273	Distribution Board	\$ 12301.00	20	01-01-1984	-21.2 years	83.10%	Good	Retain	N/A
BEILU2274	Drainage	\$ 0.00	50	01-01-1984	8.8 years	0.00%	Fair	Repair	Appears to same drainage grate, possible trip hazard
BEILU2275	Privacy Screen	\$ 85747.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	150m
BEILU2276	Gas Meter	\$ 0.00	15	01-01-1984	-26.2 years	0.00%	Good	Retain	40
BEILU2277	Handrails	\$ 3658.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	20m
BEILU2278	Kerb & Gutter	\$ 130336.00	50	01-01-1984	8.8 years	33.50%	Good	Retain	N/A
BEILU2279	Letterboxes	\$ 4001.00	30	01-01-1984	-11.2 years	13.74%	Fair	Retain	Colorbond; Corrosion to letterbox, for monitoring
BEILU2280	Lighting Bollards	\$ 8574.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	50
BEILU2281	Power Supply	\$ 0.00	40	01-01-1984	-1.2 years	0.00%	Good	Retain	Main distribution supply
BEILU2283	Roads	\$ 146342.00	25	01-01-1984	-16.2 years	38.49%	Good	Retain	400m, 7m double lane road.
BEILU2284	Sewer	\$ 0.00	80	01-01-1984	38.8 years	0.00%	Good	Retain	N/A
BEILU2285	Signage	\$ 8574.00	7	01-01-1984	-34.2 years	1.87%	Good	Retain	50
BEILU2286	Street Lighting	\$ 3086.00	15	01-01-1984	-26.2 years	44.33%	Fair	Replace	18 in total



BEILU2287	Telephone/Com ms services	\$ 0.00	40	01-01-1984	-1.2 years	0.00%	Good	Retain	N/A
BEILU2288	Water Mains	\$ 0.00	80	01-01-1984	38.8 years	0.00%	Good	Retain	Entry to property
BEILU2289	Hydrants	\$ 342.00	30	02-01-1984	-11.2 years	0.00%	Good	Retain	6 of visible
BEILU2440	Flagpole	\$ 0.00	40	01-01-1984	-1.2 years	0.00%	Fair	Repair	Possible falling hazard if left unchecked; Refer to previous notes

Unit 1-2

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0001	Roof	\$ 27576.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof , 201m2; Minor moss/lichen build up

Unit 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0002	Insulation	\$ 3286.00	20	01-07-2003	-1.7 years	22.37%	Good	Retain	N/A
BEILU0003	Lighting	\$ 1966.00	15	01-07-2003	-6.7 years	22.16%	Good	Retain	N/A
BEILU0004	Sarking	\$ 4264.00	25	01-07-2003	3.3 years	26.24%	Good	Retain	N/A
BEILU0005	Smoke Alarms	\$ 268.00	20	01-07-2003	-1.7 years	16.66%	Good	Retain	B1, dining, B2

Unit 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0062	Insulation	\$ 3286.00	20	01-07-2003	-1.7 years	13.08%	Good	Retain	N/A
BEILU0063	Lighting	\$ 1966.00	15	01-07-2003	-6.7 years	22.16%	Good	Retain	N/A
BEILU0064	Sarking	\$ 4264.00	25	01-07-2003	3.3 years	46.44%	Good	Retain	N/A
BEILU0065	Smoke Alarms	\$ 268.00	20	01-07-2003	-1.7 years	1.32%	Good	Retain	One in hallway, one outside bed 1

Unit 1

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0027	Exhaust Fan	\$ 262.00	10	01-07-2003	-11.7 years	2.63%	Excellent	Retain	N/A
BEILU0028	Interior Painting	\$ 194.00	10	01-07-2003	-11.7 years	33.30%	Good	Retain	N/A

BEILU0029	Shower Screen	\$ 1200.00	20	01-07-2003	-1.7 years	16.63%	Good	Retain	N/A
BEILU0030	Tapware	\$ 1343.00	15	01-07-2003	-6.7 years	110.82%	Good	Retain	N/A
BEILU0031	Tiles - Wall	\$ 3384.00	20	01-07-2003	-1.7 years	13.12%	Fair	Repair	Clean mould to silicone
BEILU0032	Tiles - Floor	\$ 4058.00	20	01-07-2003	-1.7 years	0.00%	Fair	Repair	Same as previous inspection

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0015	Blind	\$ 342.00	10	01-07-2003	-11.7 years	33.33%	Good	Retain	Vertical
BEILU0016	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	20.78%	Good	Retain	N/A
BEILU0017	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	8.76%	Good	Retain	N/A
BEILU0018	Interior Painting	\$ 971.00	10	01-07-2003	-11.7 years	33.26%	Good	Retain	N/A
BEILU0019	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	17.49%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0020	Blind	\$ 342.00	10	01-07-2003	-11.7 years	33.33%	Good	Retain	Vertical
BEILU0021	Carpet	\$ 743.00	8	01-07-2003	-13.7 years	20.78%	Good	Retain	N/A
BEILU0022	Interior Painting	\$ 628.00	10	01-07-2003	-11.7 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0040	Carpet	\$ 548.00	8	01-07-2003	-13.7 years	20.80%	Good	Retain	N/A
BEILU0041	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	N/A
BEILU0042	Interior Painting	\$ 434.00	10	01-07-2003	-11.7 years	26.27%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0043	Vinyl	\$ 1120.00	10	01-07-2003	-11.7 years	39.38%	Good	Retain	N/A
BEILU0044	Skylight	\$ 1040.00	10	01-07-2003	-11.7 years	52.50%	Good	Retain	N/A
BEILU0045	Interior Painting	\$ 377.00	10	01-07-2003	-11.7 years	21.88%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0006	Blind	\$ 285.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Venetian

BEILU0007	Benchtops	\$ 2414.00	20	01-07-2003	-1.7 years	8.31%	Good	Retain	Laminate
BEILU0008	Cooktop	\$ 1394.00	12	01-07-2003	-9.7 years	27.71%	Good	Retain	N/A
BEILU0009	Interior Painting	\$ 560.00	10	01-07-2003	-11.7 years	7.88%	Good	Retain	N/A
BEILU0010	Kitchen Cabinets	\$ 3932.00	20	01-07-2003	-1.7 years	8.75%	Good	Retain	N/A
BEILU0011	Vinyl	\$ 800.00	10	01-07-2003	-11.7 years	83.13%	Good	Retain	N/A
BEILU0012	Electric Elevated Oven	\$ 1451.00	12	01-07-2003	-9.7 years	80.23%	Good	Retain	N/A
BEILU0013	Rangehood	\$ 617.00	12	01-07-2003	-9.7 years	5.47%	Good	Retain	N/A
BEILU0014	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	110.85%	Good	Retain	N/A
BEILU0049	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	116.15%	Good	Retain	Sub-board

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0024	Interior Painting	\$ 160.00	10	01-07-2003	-11.7 years	33.25%	Good	Retain	Manhole cover is marked
BEILU0025	Tiles - Wall	\$ 1246.00	20	01-07-2003	-1.7 years	8.75%	Good	Retain	N/A
BEILU0026	Vinyl	\$ 2086.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0036	Air Conditioner - Split System	\$ 3395.00	10	01-07-2003	-11.7 years	299.19%	Good	Retain	N/A
BEILU0037	Blind	\$ 685.00	10	01-07-2003	-11.7 years	33.28%	Good	Retain	Vertical
BEILU0038	Carpet	\$ 1051.00	8	01-07-2003	-13.7 years	20.79%	Good	Retain	N/A
BEILU0039	Interior Painting	\$ 994.00	10	01-07-2003	-11.7 years	78.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0033	Toilet & Cistern	\$ 1383.00	20	01-07-2003	-1.7 years	48.12%	Good	Retain	N/A
BEILU0034	Tiles - Wall	\$ 926.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU0035	Tiles - Floor	\$ 1429.00	20	01-07-2003	-1.7 years	9.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0046	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A

BEILU0047	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0048	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	33.26%	Fair	Repair	Corrosion to rear downpipe; Front left DP astragal rusted and coming away. Same rear DP is corroded.
BEILU0050	Exterior Painting	\$ 2149.00	10	01-01-1997	-18.2 years	10.94%	Good	Retain	N/A
BEILU0051	Fascias	\$ 2961.00	20	01-01-1997	-8.2 years	10.93%	Fair	Repair	N/A
BEILU0052	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0054	Guttering	\$ 2903.00	20	01-03-2019	13.9 years	9.84%	Poor	Replace	N/A
BEILU0055	Hot Water System - Solar	\$ 4516.00	15	01-01-1992	-18.2 years	17.49%	Good	Retain	Solahart Hiline
BEILU0056	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Recommend pressure clean of concrete pavers
BEILU0057	Path	\$ 1554.00	30	01-01-1984	-11.2 years	15.19%	Good	Retain	Concrete
BEILU0058	Porch	\$ 2995.00	30	01-01-1997	1.8 years	36.45%	Good	Retain	Concrete
BEILU0059	Privacy Screen	\$ 2263.00	20	01-01-1989	-16.2 years	0.00%	Good	Retain	Aluminium
BEILU0060	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed; No change on last year
BEILU0061	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Fair	Retain	N/A

Unit 2

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0087	Exhaust Fan	\$ 262.00	10	01-07-2003	-11.7 years	7.02%	Excellent	Retain	N/A
BEILU0088	Interior Painting	\$ 194.00	10	01-07-2003	-11.7 years	21.91%	Excellent	Retain	N/A
BEILU0089	Shower Screen	\$ 1200.00	20	01-07-2003	-1.7 years	10.94%	Excellent	Retain	Screen door binds require adjustment
BEILU0090	Tapware	\$ 1343.00	15	01-07-2003	-6.7 years	64.16%	Excellent	Retain	N/A
BEILU0091	Tiles - Wall	\$ 3384.00	20	01-07-2003	-1.7 years	10.93%	Excellent	Retain	N/A
BEILU0092	Tiles - Floor	\$ 4058.00	20	01-07-2003	-1.7 years	14.43%	Excellent	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0075	Blind	\$ 342.00	10	01-07-2003	-11.7 years	3.51%	Good	Retain	Vertical
BEILU0076	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	13.67%	Good	Retain	N/A
BEILU0077	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	33.29%	Good	Retain	N/A
BEILU0078	Interior Painting	\$ 971.00	10	01-07-2003	-11.7 years	19.26%	Good	Retain	N/A
BEILU0079	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0080	Blind	\$ 342.00	10	01-07-2003	-11.7 years	33.33%	Good	Retain	Vertical
BEILU0081	Carpet	\$ 743.00	8	01-07-2003	-13.7 years	20.78%	Good	Retain	N/A
BEILU0082	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	19.27%	Good	Retain	N/A
BEILU0083	Interior Painting	\$ 628.00	10	01-07-2003	-11.7 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0100	Carpet	\$ 548.00	8	01-07-2003	-13.7 years	5.47%	Good	Retain	N/A
BEILU0101	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	33.29%	Good	Retain	N/A
BEILU0102	Interior Painting	\$ 434.00	10	01-07-2003	-11.7 years	19.26%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0103	Vinyl	\$ 1120.00	10	01-07-2003	-11.7 years	83.13%	Excellent	Retain	N/A
BEILU0104	Skylight	\$ 1040.00	10	01-07-2003	-11.7 years	5.25%	Good	Retain	Debri to inside of skylight
BEILU0105	Interior Painting	\$ 377.00	10	01-07-2003	-11.7 years	28.89%	Excellent	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0066	Blind	\$ 285.00	10	01-07-2003	-11.7 years	33.33%	Excellent	Retain	Vertical; Roller type
BEILU0067	Benchtops	\$ 2414.00	20	01-07-2003	-1.7 years	6.56%	Excellent	Retain	Laminate
BEILU0068	Cooktop	\$ 1394.00	12	01-07-2003	-9.7 years	27.71%	Excellent	Retain	N/A
BEILU0069	Interior Painting	\$ 560.00	10	01-07-2003	-11.7 years	33.25%	Excellent	Retain	N/A

BEILU0070	Kitchen Cabinets	\$ 3932.00	20	01-07-2003	-1.7 years	16.62%	Excellent	Retain	N/A
BEILU0071	Vinyl	\$ 800.00	10	01-07-2003	-11.7 years	72.19%	Excellent	Retain	N/A
BEILU0072	Electric Elevated Oven	\$ 1451.00	12	01-07-2003	-9.7 years	168.31%	Excellent	Retain	Side by side oven, update
BEILU0073	Rangehood	\$ 617.00	12	01-07-2003	-9.7 years	13.86%	Excellent	Retain	N/A
BEILU0074	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	110.85%	Excellent	Retain	N/A
BEILU0109	Electrical Switchboard	\$ 2023.00	20	01-03-2019	13.9 years	6.56%	Good	Retain	Tested on 8/5/23, Sub-board

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0084	Interior Painting	\$ 160.00	10	01-07-2003	-11.7 years	33.25%	Good	Retain	N/A
BEILU0085	Tiles - Wall	\$ 1246.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU0086	Tiles - Floor	\$ 2086.00	20	01-07-2003	-1.7 years	10.94%	Good	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0096	Air Conditioner - Split System	\$ 3395.00	10	01-07-2003	-11.7 years	299.19%	Good	Retain	Outdoor unit. Outdoor Model No: Serial No:
BEILU0097	Blind	\$ 685.00	10	01-07-2003	-11.7 years	33.28%	Good	Retain	Vertical
BEILU0098	Carpet	\$ 1051.00	8	01-07-2003	-13.7 years	4.38%	Good	Retain	N/A
BEILU0099	Interior Painting	\$ 994.00	10	01-07-2003	-11.7 years	21.88%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0093	Toilet & Cistern	\$ 1383.00	20	01-07-2003	-1.7 years	54.68%	Excellent	Retain	N/A
BEILU0094	Tiles - Wall	\$ 926.00	20	01-07-2003	-1.7 years	0.00%	Excellent	Retain	N/A
BEILU0095	Tiles - Floor	\$ 1429.00	20	01-07-2003	-1.7 years	10.93%	Excellent	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0106	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU0107	Doors	\$ 9215.00	30	01-01-1989	-6.2 years	17.96%	Good	Retain	N/A
BEILU0108	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	149.93%	Fair	Repair	N/A

BEILU0110	Meter Box	\$ 2023.00	20	01-03-2019	13.9 years	39.59%	Good	Retain	Shared meter box on side of Unit 2
BEILU0111	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0112	Fascias	\$ 2961.00	20	01-01-1989	-16.2 years	85.12%	Good	Retain	N/A
BEILU0113	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0115	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU0116	Hot Water System - Solar	\$ 4516.00	15	01-01-2002	-8.2 years	15.87%	Good	Replace	Hiline tank
BEILU0117	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU0118	Path	\$ 1554.00	30	01-01-1984	-11.2 years	15.19%	Good	Retain	Concrete
BEILU0119	Porch	\$ 2995.00	30	01-01-1997	1.8 years	82.36%	Good	Retain	Concrete
BEILU0120	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0121	Windows	\$ 7980.00	30	01-01-1989	-6.2 years	9.62%	Good	Retain	Aluminium Framed
BEILU0122	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	Movement to join in barge. For monitoring.

Unit 3-4

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0123	Roof	\$ 28948.00	50	01-01-1984	8.8 years	2.62%	Good	Retain	N/A

Unit 3

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0124	Insulation	\$ 3286.00	20	01-07-2004	-0.7 years	17.87%	Good	Retain	N/A
BEILU0125	Lighting	\$ 1966.00	15	01-07-2004	-5.7 years	17.50%	Excellent	Retain	N/A
BEILU0126	Sarking	\$ 4264.00	25	01-07-2004	4.3 years	74.43%	Good	Retain	N/A
BEILU0127	Smoke Alarms	\$ 268.00	20	01-07-2004	-0.7 years	16.66%	Good	Retain	One in hallway, one outside bed 1; One in hallway

Unit 4

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0184	Insulation	\$ 3286.00	20	01-07-2011	6.3 years	13.08%	Good	Retain	N/A

BEILU0185	Lighting	\$ 1966.00	15	01-07-2011	1.3 years	12.83%	Good	Retain	N/A
BEILU0186	Sarking	\$ 4264.00	25	01-07-2011	11.3 years	74.43%	Good	Retain	N/A
BEILU0187	Smoke Alarms	\$ 268.00	20	01-07-2011	6.3 years	7.89%	Good	Retain	One in hallway, one outside bed 1

Unit 3

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0148	Exhaust Fan	\$ 262.00	10	01-07-2004	-10.7 years	2.63%	Good	Retain	N/A
BEILU0149	Interior Painting	\$ 194.00	10	01-07-2004	-10.7 years	33.30%	Good	Retain	N/A
BEILU0150	Shower Screen	\$ 1200.00	20	01-07-2004	-0.7 years	16.63%	Good	Repair	Slight water leakage at the right end of the screen
BEILU0151	Tapware	\$ 1343.00	15	01-07-2004	-5.7 years	110.82%	Good	Retain	N/A
BEILU0152	Tiles - Wall	\$ 3384.00	20	01-07-2004	-0.7 years	16.62%	Good	Retain	N/A
BEILU0153	Tiles - Floor	\$ 4058.00	20	01-07-2004	-0.7 years	1.31%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0137	Blind	\$ 342.00	10	01-07-2004	-10.7 years	28.95%	Excellent	Retain	Verticals to both windows; 2x pull down roller blinds
BEILU0138	Carpet	\$ 1086.00	8	01-07-2004	-12.7 years	20.78%	Excellent	Retain	N/A
BEILU0139	Interior Painting	\$ 971.00	10	01-07-2004	-10.7 years	33.26%	Excellent	Retain	Repainted
BEILU0140	Wardrobe	\$ 2115.00	10	01-07-2004	-10.7 years	33.24%	Excellent	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0141	Blind	\$ 342.00	10	01-07-2004	-10.7 years	33.33%	Excellent	Retain	Vertical type; Roller type
BEILU0142	Carpet	\$ 743.00	8	01-07-2004	-12.7 years	20.78%	Excellent	Retain	N/A
BEILU0143	Interior Painting	\$ 628.00	10	01-07-2004	-10.7 years	0.00%	Excellent	Retain	N/A
BEILU0144	Wardrobe	\$ 2115.00	10	01-07-2004	-10.7 years	28.87%	Good	Retain	Free standing; Purchased by owner



Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0162	Ceiling Fan	\$ 605.00	10	01-07-2004	-10.7 years	33.29%	Excellent	Retain	White, 4 blade
BEILU0163	Interior Painting	\$ 434.00	10	01-07-2004	-10.7 years	33.27%	Good	Retain	N/A
BEILU2451	Vinyl	\$ 2124.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0164	Vinyl	\$ 1120.00	10	01-07-2004	-10.7 years	83.13%	Excellent	Retain	Bubbling in areas Monitor for further damage
BEILU0165	Skylight	\$ 1040.00	10	01-07-2004	-10.7 years	77.16%	Good	Retain	Debri to inside of skylight
BEILU0166	Interior Painting	\$ 377.00	10	01-07-2004	-10.7 years	2.63%	Excellent	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0128	Blind	\$ 285.00	10	01-07-2004	-10.7 years	33.33%	Good	Retain	N/A
BEILU0129	Benchtops	\$ 2414.00	20	01-07-2004	-0.7 years	5.47%	Excellent	Retain	Laminate; Stone
BEILU0130	Cooktop	\$ 1394.00	12	01-07-2004	-8.7 years	27.71%	Excellent	Retain	N/A
BEILU0131	Interior Painting	\$ 560.00	10	01-07-2004	-10.7 years	33.25%	Good	Retain	N/A
BEILU0132	Kitchen Cabinets	\$ 3932.00	20	01-07-2004	-0.7 years	10.94%	Excellent	Retain	N/A
BEILU0133	Vinyl	\$ 800.00	10	01-07-2004	-10.7 years	72.19%	Excellent	Retain	Vinyl plank floor covering
BEILU0134	Electric Elevated Oven	\$ 1451.00	12	01-07-2004	-8.7 years	18.23%	Good	Retain	N/A
BEILU0135	Rangehood	\$ 617.00	12	01-07-2004	-8.7 years	13.86%	Excellent	Retain	Fixed, confirm type from make/model
BEILU0136	Sink & Fittings	\$ 1634.00	15	01-07-2004	-5.7 years	110.85%	Excellent	Retain	N/A
BEILU0171	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Sub-board
BEILU2452	Oven	\$ 1451.00	12	01-07-2024	11.3 years	0.00%	Excellent	Retain	
BEILU2453	Dishwasher	\$ 1371.00	8	01-07-2024	7.3 years	0.00%	Excellent	Retain	

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0145	Interior Painting	\$ 160.00	10	01-07-2004	-10.7 years	33.25%	Excellent	Retain	N/A
BEILU0146	Tiles - Wall	\$ 1246.00	20	01-07-2004	-0.7 years	13.12%	Excellent	Retain	N/A
BEILU0147	Tiles - Floor	\$ 2086.00	20	01-07-2004	-0.7 years	7.87%	Excellent	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0154	Air Conditioner - Split System	\$ 3395.00	10	01-07-2004	-10.7 years	309.42%	Good	Retain	Outdoor Model No: WRC-050AS Serial No: 492048040088
BEILU0158	Blind	\$ 685.00	10	01-07-2004	-10.7 years	33.28%	Excellent	Retain	Pull down blind at front of property, vertical adjacent front entry door
BEILU0160	Interior Painting	\$ 994.00	10	01-07-2004	-10.7 years	33.26%	Good	Retain	N/A
BEILU2454	Vinyl	\$ 1985.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0155	Toilet & Cistern	\$ 1383.00	20	01-07-2004	-0.7 years	70.59%	Excellent	Retain	N/A
BEILU0156	Tiles - Wall	\$ 926.00	20	01-07-2004	-0.7 years	16.62%	Excellent	Retain	N/A
BEILU0157	Tiles - Floor	\$ 1429.00	20	01-07-2004	-0.7 years	16.62%	Excellent	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0167	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU0168	Doors	\$ 9215.00	30	01-03-2019	23.9 years	0.87%	Good	Retain	N/A
BEILU0169	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	258.03%	Good	Retain	Corrosion to two downpipes at the rear
BEILU0170	Meter Box	\$ 2023.00	20	01-06-2021	16.2 years	41.74%	Good	Retain	Shared meter box on side of Unit 3
BEILU0172	Exterior Painting	\$ 2149.00	10	01-01-2004	-11.2 years	7.87%	Fair	Retain	N/A
BEILU0173	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A

BEILU0174	Flyscreens	\$ 1920.00	10	01-03-2019	3.9 years	5.25%	Fair	Repair	Damage to front window screens
BEILU0176	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Replace	N/A
BEILU0177	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Retain	Hiline tank; Pressure relief valve rusted
BEILU0178	Courtyard	\$ 2995.00	30	01-12-2003	8.7 years	0.00%	Good	Retain	Concrete
BEILU0179	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU0180	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved
BEILU0181	Privacy Screen	\$ 2263.00	20	01-01-1992	-13.2 years	0.00%	Good	Retain	Aluminium
BEILU0182	Windows	\$ 7980.00	30	01-01-1997	1.8 years	10.86%	Good	Retain	Aluminium Framed
BEILU0183	Bargeboards	\$ 2961.00	20	01-01-2022	16.8 years	0.00%	Fair	Retain	N/A

Unit 4

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0211	Exhaust Fan	\$ 262.00	10	01-07-2011	-3.7 years	33.36%	Good	Retain	N/A
BEILU0212	Interior Painting	\$ 194.00	10	01-07-2011	-3.7 years	15.77%	Fair	Retain	N/A
BEILU0213	Shower Screen	\$ 1200.00	20	01-07-2011	6.3 years	1.31%	Good	Retain	N/A
BEILU0214	Tapware	\$ 1343.00	15	01-07-2011	1.3 years	8.75%	Good	Retain	N/A
BEILU0215	Tiles - Wall	\$ 3384.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A
BEILU0216	Tiles - Floor	\$ 4058.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0197	Blind	\$ 342.00	10	01-07-2011	-3.7 years	8.77%	Good	Retain	Vertical
BEILU0198	Carpet	\$ 1086.00	8	01-07-2011	-5.7 years	20.78%	Good	Retain	N/A
BEILU0199	Ceiling Fan	\$ 605.00	10	01-07-2011	-3.7 years	33.29%	Good	Retain	N/A
BEILU0201	Interior Painting	\$ 971.00	10	01-07-2011	-3.7 years	33.26%	Good	Retain	N/A
BEILU0202	Wardrobe	\$ 2115.00	10	01-07-2011	-3.7 years	2.62%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0203	Blind	\$ 342.00	10	01-07-2011	-3.7 years	33.33%	Good	Retain	Vertical
BEILU0204	Carpet	\$ 743.00	8	01-07-2011	-5.7 years	20.78%	Good	Retain	N/A

BEILU0206	Interior Painting	\$ 628.00	10	01-07-2011	-3.7 years	33.28%	Excellent	Retain	N/A
BEILU0207	Wardrobe	\$ 2115.00	10	01-07-2011	-3.7 years	33.24%	Good	Retain	Free standing; Purchased by owner

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0224	Carpet	\$ 548.00	8	01-07-2011	-5.7 years	12.04%	Good	Retain	N/A
BEILU0225	Ceiling Fan	\$ 605.00	10	01-07-2011	-3.7 years	2.63%	Good	Retain	N/A
BEILU0226	Interior Painting	\$ 434.00	10	01-07-2011	-3.7 years	28.89%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0227	Vinyl	\$ 1120.00	10	01-07-2011	-3.7 years	112.05%	Good	Retain	N/A
BEILU0228	Skylight	\$ 1040.00	10	01-07-2011	-3.7 years	136.85%	Good	Retain	N/A
BEILU0229	Interior Painting	\$ 377.00	10	01-07-2011	-3.7 years	15.76%	Excellent	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0188	Blind	\$ 285.00	10	01-07-2011	-3.7 years	5.26%	Good	Retain	Vertical
BEILU0189	Benchtops	\$ 2414.00	20	01-07-2011	6.3 years	5.47%	Good	Retain	Laminate
BEILU0190	Cooktop	\$ 1394.00	12	01-07-2011	-1.7 years	41.48%	Good	Retain	Benchtop/coil
BEILU0191	Interior Painting	\$ 560.00	10	01-07-2011	-3.7 years	2.63%	Excellent	Retain	N/A
BEILU0192	Kitchen Cabinets	\$ 3932.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A
BEILU0193	Vinyl	\$ 800.00	10	01-07-2011	-3.7 years	83.13%	Good	Retain	N/A
BEILU0194	Electric Elevated Oven	\$ 1451.00	12	01-07-2011	-1.7 years	10.94%	Good	Retain	Coil elements
BEILU0195	Rangehood	\$ 617.00	12	01-07-2011	-1.7 years	13.86%	Good	Retain	N/A
BEILU0196	Sink & Fittings	\$ 1634.00	15	01-07-2011	1.3 years	20.42%	Good	Retain	N/A
BEILU0233	Electrical Switchboard	\$ 2023.00	20	01-01-1997	-8.2 years	94.24%	Good	Retain	Sub-board

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0208	Interior Painting	\$ 160.00	10	01-07-2011	-3.7 years	17.50%	Excellent	Retain	N/A
BEILU0209	Tiles - Wall	\$ 1246.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A

Living	BEILU0210	Tiles - Floor	\$ 2086.00	20	01-07-2011	6.3 years	10.94%	Good	Retain	N/A
	<b>Asset Number</b>	<b>Asset Name</b>	<b>Acquisition Cost (\$)</b>	<b>Effective Life (Y)</b>	<b>Installation Date</b>	<b>Remaining Effective Life</b>	<b>Accumulated Repair Cost as % of Acquisition</b>	<b>Asset Condition</b>	<b>Plan</b>	<b>Comments</b>
	BEILU0220	Air Conditioner - Split System	\$ 3395.00	10	01-07-2011	-3.7 years	163.27%	Good	Retain	Outdoor Model No: RXS50KVMA Serial No: E010363
	BEILU0221	Blind	\$ 685.00	10	01-07-2011	-3.7 years	33.28%	Good	Retain	Vertical
	BEILU0222	Carpet	\$ 1051.00	8	01-07-2011	-5.7 years	1.64%	Good	Retain	N/A
Toilet room	BEILU0223	Interior Painting	\$ 994.00	10	01-07-2011	-3.7 years	15.75%	Excellent	Retain	N/A
	<b>Asset Number</b>	<b>Asset Name</b>	<b>Acquisition Cost (\$)</b>	<b>Effective Life (Y)</b>	<b>Installation Date</b>	<b>Remaining Effective Life</b>	<b>Accumulated Repair Cost as % of Acquisition</b>	<b>Asset Condition</b>	<b>Plan</b>	<b>Comments</b>
	BEILU0217	Toilet & Cistern	\$ 1383.00	20	01-07-2011	6.3 years	39.37%	Good	Retain	N/A
	BEILU0218	Tiles - Wall	\$ 926.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A
	BEILU0219	Tiles - Floor	\$ 1429.00	20	01-07-2011	6.3 years	13.47%	Good	Retain	N/A
Unit Exterior	<b>Asset Number</b>	<b>Asset Name</b>	<b>Acquisition Cost (\$)</b>	<b>Effective Life (Y)</b>	<b>Installation Date</b>	<b>Remaining Effective Life</b>	<b>Accumulated Repair Cost as % of Acquisition</b>	<b>Asset Condition</b>	<b>Plan</b>	<b>Comments</b>
	BEILU0230	Clothesline	\$ 514.00	10	01-01-2004	-11.2 years	15.76%	Fair	Repair	The lines require re- tensioning
	BEILU0231	Doors	\$ 9215.00	30	01-01-1997	1.8 years	10.76%	Good	Retain	N/A
	BEILU0232	Downpipes	\$ 1794.00	20	01-05-2000	-4.9 years	136.29%	Good	Repair	N/A
	BEILU0234	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
	BEILU0235	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	87.53%	Good	Retain	N/A
	BEILU0236	Flyscreens	\$ 1920.00	10	01-01-1997	-18.2 years	43.75%	Good	Retain	N/A
	BEILU0237	Garden Shed	\$ 743.00	20	01-01-1997	-8.2 years	27.34%	Good	Retain	Colourbond, to the front of the unit
	BEILU0238	Guttering	\$ 2903.00	20	01-03-2019	13.9 years	9.84%	Good	Retain	N/A
	BEILU0239	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank
	BEILU0240	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
	BEILU0241	Path	\$ 1554.00	30	01-03-2019	23.9 years	0.44%	Good	Retain	Concrete
	BEILU0242	Porch	\$ 2995.00	30	01-01-1997	1.8 years	60.88%	Good	Retain	Concrete
	BEILU0243	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium

	BEILU0244	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	14.65%	Good	Retain	Aluminium Framed
	BEILU0245	Bargeboards	\$ 2961.00	20	01-01-1997	-8.2 years	104.41%	Good	Retain	N/A

Unit 5-6

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0246	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 5

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0247	Insulation	\$ 3286.00	20	01-07-2010	5.3 years	12.99%	Good	Retain	N/A
BEILU0248	Lighting	\$ 1966.00	15	01-07-2010	0.3 years	12.83%	Good	Retain	N/A
BEILU0249	Sarking	\$ 4264.00	25	01-07-2010	10.3 years	66.48%	Good	Retain	N/A
BEILU0250	Smoke Alarms	\$ 268.00	20	01-07-2010	5.3 years	16.66%	Good	Retain	One in hallway, one outside bed 1; B1 B2

Unit 6

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0311	Insulation	\$ 3286.00	20	01-07-2011	6.3 years	7.47%	Good	Retain	N/A
BEILU0312	Lighting	\$ 1966.00	15	01-07-2011	1.3 years	10.50%	Good	Retain	N/A
BEILU0313	Sarking	\$ 4264.00	25	01-07-2011	11.3 years	80.19%	Good	Retain	N/A
BEILU0314	Smoke Alarms	\$ 268.00	20	01-07-2011	6.3 years	14.47%	Good	Retain	One in hallway, one outside bed 1

Unit 5

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0275	Exhaust Fan	\$ 262.00	10	01-07-2010	-4.7 years	14.92%	Good	Retain	N/A
BEILU0276	Interior Painting	\$ 194.00	10	01-07-2010	-4.7 years	33.30%	Good	Retain	N/A
BEILU0277	Shower Screen	\$ 1200.00	20	01-07-2010	5.3 years	13.13%	Good	Retain	Comprises of a fixed panel and a shower curtain; Shower curtain with fixed glass panel
BEILU0278	Tapware	\$ 1343.00	15	01-07-2010	0.3 years	8.75%	Good	Retain	N/A
BEILU0279	Tiles - Wall	\$ 3384.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A

Bed 1	BEILU0280	Tiles - Floor	\$ 4058.00	20	01-07-2010	5.3 years	13.12%	Good	Retain	N/A
Bed 1	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0260	Blind	\$ 342.00	10	01-07-2010	-4.7 years	26.32%	Good	Retain	Vertical; Roller Type; 2 x roller type
	BEILU0261	Carpet	\$ 1086.00	8	01-07-2010	-6.7 years	1.64%	Good	Retain	N/A
	BEILU0262	Ceiling Fan	\$ 605.00	10	01-07-2010	-4.7 years	7.88%	Good	Retain	N/A
	BEILU0263	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtains fitted to both windows; Sheer type
	BEILU0264	Interior Painting	\$ 971.00	10	01-07-2010	-4.7 years	33.26%	Good	Retain	N/A
	BEILU0265	Wardrobe	\$ 2115.00	10	01-07-2010	-4.7 years	33.24%	Good	Retain	Built-in wardrobe with mirror
Bed 2										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0266	Blind	\$ 342.00	10	01-07-2010	-4.7 years	19.30%	Good	Retain	Vertical; Roller Type; Roller type
	BEILU0267	Carpet	\$ 743.00	8	01-07-2010	-6.7 years	16.40%	Good	Retain	N/A
	BEILU0268	Ceiling Fan	\$ 605.00	10	01-07-2010	-4.7 years	33.29%	Good	Retain	N/A
	BEILU0269	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtain fitted to the window; Sheer type
	BEILU0270	Interior Painting	\$ 628.00	10	01-07-2010	-4.7 years	28.90%	Good	Retain	N/A
Dining	BEILU0271	Wardrobe	\$ 2115.00	10	01-07-2010	-4.7 years	33.24%	Good	Retain	Free standing; Built-in robe fitted to the room, 2 door slider with 1 mirror door
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0289	Carpet	\$ 548.00	8	01-07-2010	-6.7 years	12.04%	Good	Retain	N/A
	BEILU0290	Ceiling Fan	\$ 605.00	10	01-07-2010	-4.7 years	33.29%	Good	Retain	N/A
	BEILU0291	Interior Painting	\$ 434.00	10	01-07-2010	-4.7 years	33.27%	Good	Retain	N/A

Hallway										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
BEILU0292	Vinyl	\$ 1120.00	10	01-07-2010	-4.7 years	83.13%	Good	Retain	N/A	
BEILU0293	Skylight	\$ 1040.00	10	01-07-2010	-4.7 years	107.00%	Good	Retain	N/A	
BEILU0294	Interior Painting	\$ 377.00	10	01-07-2010	-4.7 years	33.26%	Good	Retain	N/A	
Kitchen										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
BEILU0251	Blind	\$ 285.00	10	01-07-2010	-4.7 years	33.33%	Good	Retain	Vertical; Roller type	
BEILU0252	Benchtops	\$ 2414.00	20	01-07-2010	5.3 years	8.31%	Good	Retain	Laminate	
BEILU0253	Cooktop	\$ 1394.00	12	01-07-2010	-2.7 years	27.71%	Good	Retain	N/A	
BEILU0254	Interior Painting	\$ 560.00	10	01-07-2010	-4.7 years	8.75%	Good	Retain	N/A	
BEILU0255	Kitchen Cabinets	\$ 3932.00	20	01-07-2010	5.3 years	8.31%	Good	Retain	N/A	
BEILU0256	Vinyl	\$ 800.00	10	01-07-2010	-4.7 years	83.13%	Good	Retain	N/A	
BEILU0257	Electric Elevated Oven	\$ 1451.00	12	01-07-2010	-2.7 years	10.94%	Good	Retain	Ceramic cooktop; Combo electric oven cooktop	
BEILU0258	Rangehood	\$ 617.00	12	01-07-2010	-2.7 years	13.86%	Good	Retain	N/A	
BEILU0259	Sink & Fittings	\$ 1634.00	15	01-07-2010	0.3 years	87.52%	Good	Retain	N/A	
BEILU2455	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain		
Laundry										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
BEILU0272	Interior Painting	\$ 160.00	10	01-07-2010	-4.7 years	19.25%	Good	Retain	N/A	
BEILU0273	Tiles - Wall	\$ 1246.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A	
BEILU0274	Tiles - Floor	\$ 2086.00	20	01-07-2010	5.3 years	9.62%	Good	Retain	N/A	
Living										
Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
BEILU0284	Air Conditioner - Split System	\$ 3395.00	10	01-07-2010	-4.7 years	248.61%	Good	Retain	Outdoor Model No: RXS60KVMA Serial No: E014105	



BEILU0285	Blind	\$ 685.00	10	01-07-2010	-4.7 years	33.28%	Good	Retain	Vertical; Vertical blind to the sliding door unit, roller type blind to the window; Vertical and roller type
BEILU0286	Carpet	\$ 1051.00	8	01-07-2010	-6.7 years	20.79%	Good	Retain	N/A
BEILU0287	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtain fitted to the front window; Sheer type
BEILU0288	Interior Painting	\$ 994.00	10	01-07-2010	-4.7 years	26.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0281	Toilet & Cistern	\$ 1383.00	20	01-07-2010	5.3 years	39.37%	Good	Retain	N/A
BEILU0282	Tiles - Wall	\$ 926.00	20	01-07-2010	5.3 years	9.62%	Good	Retain	N/A
BEILU0283	Tiles - Floor	\$ 1429.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0295	Clothesline	\$ 514.00	10	01-12-2022	7.7 years	0.00%	Good	Retain	N/A
BEILU0296	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0297	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	21.88%	Good	Retain	Rear D/P corroded; Still the same, corrosion to both rear downpipes
BEILU0298	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	122.67%	Good	Retain	Main switchboard on unit 6 side
BEILU0299	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0300	Fascias	\$ 2961.00	20	01-01-1992	-13.2 years	83.92%	Good	Retain	N/A
BEILU0301	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	88.44%	Good	Retain	N/A
BEILU0302	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	Colourbond; To the rear of the unit
BEILU0303	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Replace	N/A
BEILU0304	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Replace	Hiline tank
BEILU0305	Courtyard	\$ 2995.00	30	01-01-2004	8.8 years	0.00%	Good	Retain	Concrete

BEILU0306	Path	\$ 1554.00	30	01-01-2012	16.8 years	1.46%	Good	Retain	Concrete
BEILU0307	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	69.47%	Good	Retain	Concrete
BEILU0308	Privacy Screen	\$ 2263.00	20	01-01-1997	-8.2 years	0.00%	Good	Retain	Aluminium
BEILU0309	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0310	Bargeboards	\$ 2961.00	20	01-01-2004	-1.2 years	173.68%	Good	Retain	N/A

Unit 6

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0340	Exhaust Fan	\$ 262.00	10	01-07-2011	-3.7 years	2.63%	Good	Retain	N/A
BEILU0341	Interior Painting	\$ 194.00	10	01-07-2011	-3.7 years	33.30%	Good	Retain	N/A
BEILU0342	Shower Screen	\$ 1200.00	20	01-07-2011	6.3 years	16.63%	Good	Retain	N/A
BEILU0343	Tapware	\$ 1343.00	15	01-07-2011	1.3 years	110.82%	Good	Retain	N/A
BEILU0344	Tiles - Wall	\$ 3384.00	20	01-07-2011	6.3 years	13.12%	Good	Retain	N/A
BEILU0345	Tiles - Floor	\$ 4058.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0324	Blind	\$ 342.00	10	01-07-2011	-3.7 years	0.00%	Good	Retain	Vertical
BEILU0325	Carpet	\$ 1086.00	8	01-07-2011	-5.7 years	20.78%	Good	Retain	N/A
BEILU0326	Ceiling Fan	\$ 605.00	10	01-07-2011	-3.7 years	33.29%	Good	Retain	N/A
BEILU0327	Curtain	\$ 914.00	6	01-07-2011	-7.7 years	0.00%	Good	Retain	Sheer curtains fitted to both windows
BEILU0328	Interior Painting	\$ 971.00	10	01-07-2011	-3.7 years	72.91%	Good	Retain	N/A
BEILU0329	Wardrobe	\$ 2115.00	10	01-07-2011	-3.7 years	15.74%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0330	Air Conditioner - Split System	\$ 3395.00	10	01-07-2011	-3.7 years	141.72%	Good	Retain	Outdoor Model No: Serial No:
BEILU0331	Blind	\$ 342.00	10	01-07-2011	-3.7 years	15.79%	Good	Retain	Vertical
BEILU0332	Carpet	\$ 743.00	8	01-07-2011	-5.7 years	20.78%	Good	Retain	N/A
BEILU0333	Ceiling Fan	\$ 605.00	10	01-07-2011	-3.7 years	33.29%	Good	Retain	N/A

BEILU0334	Curtain	\$ 914.00	6	01-07-2011	-7.7 years	0.00%	Good	Retain	Sheer curtain fitted to the window
BEILU0335	Interior Painting	\$ 628.00	10	01-07-2011	-3.7 years	17.52%	Good	Retain	N/A
BEILU0336	Wardrobe	\$ 2115.00	10	01-07-2011	-3.7 years	17.49%	Good	Retain	Free standing; Has a built-in robe, one sliding mirror door, one sliding solid door

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0353	Carpet	\$ 548.00	8	01-07-2011	-5.7 years	3.28%	Good	Retain	N/A
BEILU0354	Ceiling Fan	\$ 605.00	10	01-07-2011	-3.7 years	21.90%	Good	Retain	N/A
BEILU0355	Interior Painting	\$ 434.00	10	01-07-2011	-3.7 years	19.26%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0356	Vinyl	\$ 1120.00	10	01-07-2011	-3.7 years	72.19%	Good	Retain	N/A
BEILU0357	Skylight	\$ 1040.00	10	01-07-2011	-3.7 years	170.73%	Good	Retain	N/A
BEILU0358	Interior Painting	\$ 377.00	10	01-07-2011	-3.7 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0315	Blind	\$ 285.00	10	01-07-2011	-3.7 years	33.33%	Good	Retain	Vertical
BEILU0316	Benchtops	\$ 2414.00	20	01-07-2011	6.3 years	8.31%	Good	Retain	Laminate
BEILU0317	Cooktop	\$ 1394.00	12	01-07-2011	-1.7 years	27.71%	Good	Retain	N/A
BEILU0318	Interior Painting	\$ 560.00	10	01-07-2011	-3.7 years	33.25%	Good	Retain	N/A
BEILU0319	Kitchen Cabinets	\$ 3932.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A
BEILU0320	Vinyl	\$ 800.00	10	01-07-2011	-3.7 years	83.13%	Good	Retain	N/A
BEILU0321	Electric Elevated Oven	\$ 1451.00	12	01-07-2011	-1.7 years	10.94%	Good	Retain	N/A
BEILU0322	Rangehood	\$ 617.00	12	01-07-2011	-1.7 years	6.56%	Good	Retain	N/A
BEILU0323	Sink & Fittings	\$ 1634.00	15	01-07-2011	1.3 years	110.85%	Good	Retain	N/A
BEILU0362	Electrical Switchboard	\$ 2023.00	20	01-01-2004	-1.2 years	39.37%	Good	Retain	Sub-board
BEILU2444	Dishwasher	\$ 1371.00	8	01-07-2011	-5.7 years	0.00%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0337	Interior Painting	\$ 160.00	10	01-07-2011	-3.7 years	21.88%	Good	Retain	N/A
BEILU0338	Tiles - Wall	\$ 1246.00	20	01-07-2011	6.3 years	0.00%	Good	Retain	N/A
BEILU0339	Tiles - Floor	\$ 2086.00	20	01-07-2011	6.3 years	8.75%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0349	Air Conditioner - Split System	\$ 3395.00	10	01-07-2011	-3.7 years	23.62%	Good	Retain	Outdoor Model No: SRC50ZMXA-S Serial No:
BEILU0350	Blind	\$ 685.00	10	01-07-2011	-3.7 years	33.28%	Good	Retain	Vertical
BEILU0351	Carpet	\$ 1051.00	8	01-07-2011	-5.7 years	3.83%	Good	Retain	Minor stains to lounge chair areas
BEILU0352	Interior Painting	\$ 994.00	10	01-07-2011	-3.7 years	33.26%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0346	Toilet & Cistern	\$ 1383.00	20	01-07-2011	6.3 years	83.12%	Good	Retain	N/A
BEILU0347	Tiles - Wall	\$ 926.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A
BEILU0348	Tiles - Floor	\$ 1429.00	20	01-07-2011	6.3 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0359	Clothesline	\$ 514.00	10	01-01-1997	-18.2 years	153.21%	Good	Repair	Corrosion to areas. Difficult to adjust
BEILU0360	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Rear access door paintwork is powdery, recommend repainting
BEILU0361	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	139.21%	Good	Retain	N/A
BEILU0363	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	122.67%	Good	Retain	Shared meter box on the side of Unit 6
BEILU0364	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0365	Fascias	\$ 2961.00	20	01-02-2018	12.9 years	65.95%	Good	Retain	N/A

BEILU0366	Flyscreens	\$ 1920.00	10	01-01-1989	-26.2 years	118.95%	Good	Retain	N/A
BEILU0368	Guttering	\$ 2903.00	20	01-03-2019	13.9 years	9.84%	Poor	Replace	Corrosion To Guttering To Front Of Unit. Approx. 12 Lm.
BEILU0369	Hot Water System - Solar	\$ 4516.00	15	01-01-2012	1.8 years	10.04%	Good	Replace	Hiline tank
BEILU0370	Courtyard	\$ 2995.00	30	01-01-1992	-3.2 years	0.00%	Good	Retain	Concrete
BEILU0371	Path	\$ 1554.00	30	01-04-2021	26.0 years	9.80%	Good	Retain	Concrete
BEILU0372	Porch	\$ 2995.00	30	01-01-1997	1.8 years	75.68%	Good	Retain	Concrete
BEILU0373	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0374	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0375	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	171.45%	Good	Retain	N/A

Unit 7

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2456	Vinyl	\$ 2124.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2457	Vinyl	\$ 1120.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2458	Vinyl	\$ 800.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2459	Vinyl	\$ 398.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Unit 7

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0376	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof
BEILU0377	Insulation	\$ 3286.00	20	01-01-1984	-21.2 years	13.37%	Good	Retain	N/A
BEILU0378	Lighting	\$ 1966.00	15	01-01-1984	-26.2 years	30.74%	Good	Retain	N/A

BEILU0379	Sarking	\$ 4264.00	25	01-01-1984	-16.2 years	66.48%	Good	Retain	N/A
BEILU0380	Smoke Alarms	\$ 268.00	20	01-01-1984	-21.2 years	9.65%	Good	Retain	One in hallway, one outside bed 1

Unit 7

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0403	Exhaust Fan	\$ 262.00	10	01-01-1984	-31.2 years	33.36%	Excellent	Retain	There is a 3 in 1 unit fitted
BEILU0404	Interior Painting	\$ 194.00	10	01-01-2001	-14.2 years	33.30%	Excellent	Retain	N/A
BEILU0407	Tiles - Wall	\$ 3384.00	20	01-01-1984	-21.2 years	16.62%	Excellent	Retain	Gap between ceiling cornice and wall tiles should be sealed to minimize steam entry
BEILU0408	Tiles - Floor	\$ 4058.00	20	01-01-1984	-21.2 years	16.62%	Excellent	Retain	N/A
BEILU2445	Tapware	\$ 1343.00	15	13-12-2023	13.7 years	0.00%	Excellent	Retain	N/A
BEILU2446	Shower Screen	\$ 1200.00	20	13-12-2023	18.7 years	0.00%	Excellent	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0391	Carpet	\$ 1086.00	8	01-01-1984	-33.2 years	12.03%	Good	Retain	N/A
BEILU0392	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	19.27%	Excellent	Retain	Fan is operated by remote control
BEILU0393	Interior Painting	\$ 971.00	10	01-01-2001	-14.2 years	2.63%	Excellent	Retain	N/A
BEILU2373	Wardrobe	\$ 2115.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	Mirrored glass, double sliding
BEILU2447	Blind	\$ 342.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	Roller Type; 2x pull down blinds

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0396	Carpet	\$ 743.00	8	01-01-1984	-33.2 years	18.04%	Excellent	Retain	N/A
BEILU0398	Interior Painting	\$ 628.00	10	01-01-2001	-14.2 years	33.28%	Excellent	Retain	N/A
BEILU0399	Wardrobe	\$ 2115.00	10	01-01-1984	-31.2 years	33.24%	Good	Retain	Free standing; Purchased by owner; 3 x freestanding robes.

Dining	BEILU2374	Blind	\$ 342.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	Roller Type; Roller type
Dining	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0417	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	21.90%	Excellent	Retain	Possibly same as last year from when the refurb was done. Better than good. 4 blade white
	BEILU0418	Interior Painting	\$ 434.00	10	01-01-2001	-14.2 years	33.27%	Excellent	Retain	N/A
Hallway	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0420	Skylight	\$ 1040.00	10	01-01-1984	-31.2 years	35.06%	Good	Retain	N/A
	BEILU0421	Interior Painting	\$ 377.00	10	01-01-2001	-14.2 years	15.76%	Excellent	Retain	N/A
Kitchen	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0381	Blind	\$ 285.00	10	01-01-1984	-31.2 years	33.33%	Excellent	Retain	Roller; Rollertype
	BEILU0382	Benchtops	\$ 2414.00	20	01-01-1984	-21.2 years	0.00%	Excellent	Retain	22mm artificial Benchtops
	BEILU0383	Cooktop	\$ 1394.00	12	01-01-1984	-29.2 years	27.71%	Excellent	Retain	N/A
	BEILU0384	Interior Painting	\$ 560.00	10	01-01-2001	-14.2 years	33.25%	Excellent	Retain	N/A
	BEILU0386	Vinyl	\$ 800.00	10	01-01-1984	-31.2 years	41.56%	Poor	Retain	N/A
	BEILU0389	Sink & Fittings	\$ 1634.00	15	01-01-1984	-26.2 years	5.83%	Good	Retain	N/A
	BEILU2375	Rangehood	\$ 617.00	12	13-12-2023	10.7 years	0.00%	Excellent	Retain	N/A
	BEILU2376	Kitchen Cabinets	\$ 3932.00	20	13-12-2023	18.7 years	0.00%	Excellent	Repair	The kitchen has been refurbished
	BEILU2377	Oven	\$ 1451.00	12	13-12-2023	10.7 years	0.00%	Excellent	Retain	N/A
Laundry	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0400	Interior Painting	\$ 160.00	10	01-01-2001	-14.2 years	33.25%	Excellent	Retain	N/A
	BEILU0401	Tiles - Wall	\$ 1246.00	20	01-01-1984	-21.2 years	16.62%	Excellent	Retain	N/A
	BEILU0402	Tiles - Floor	\$ 2086.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
	BEILU2291	Sink & Fittings	\$ 1634.00	15	25-11-2022	12.7 years	0.00%	Excellent	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0415	Interior Painting	\$ 994.00	10	01-01-2001	-14.2 years	33.26%	Excellent	Retain	Paint still very good from recent refurb
BEILU2378	Blind	\$ 342.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	Roller Type; Pull down blind
BEILU2379	Vinyl	\$ 1120.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	Carpet has been replaced with vinyl planks; Grey vinyl planks, wood grain look
BEILU2380	Air Conditioner - Split System	\$ 3395.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0409	Toilet & Cistern	\$ 1383.00	20	01-01-1984	-21.2 years	65.62%	Excellent	Retain	N/A
BEILU0410	Tiles - Wall	\$ 926.00	20	01-01-1984	-21.2 years	16.62%	Excellent	Retain	N/A
BEILU0411	Tiles - Floor	\$ 1429.00	20	01-01-1984	-21.2 years	16.62%	Excellent	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0422	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	166.54%	Good	Retain	N/A
BEILU0423	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0424	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	131.43%	Fair	Replace	N/A
BEILU0425	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Sub-board
BEILU0426	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	116.15%	Good	Retain	Shared meter box on the side of Unit 7
BEILU0427	Exterior Painting	\$ 2149.00	10	01-01-2001	-14.2 years	16.62%	Fair	Retain	N/A
BEILU0428	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	1.31%	Good	Retain	N/A
BEILU0429	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	35.00%	Good	Retain	N/A
BEILU0431	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	167.80%	Fair	Replace	N/A



BEILU0432	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	5.37%	Good	Retain	Hiline tank; Pressure relief valve rusted. Resident mention illuminated switch for HW doesn't always light up red when on. Was observed as working during inspection
BEILU0433	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Paved
BEILU0434	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Fair	Retain	Concrete
BEILU0435	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved
BEILU0436	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0437	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	2.04%	Good	Retain	Aluminium Framed
BEILU0438	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	41.62%	Good	Retain	N/A

Unit 8-9

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0439	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 8

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0440	Insulation	\$ 3286.00	20	01-04-2008	3.0 years	1.82%	Good	Retain	N/A
BEILU0441	Lighting	\$ 1966.00	15	01-04-2008	-2.0 years	22.16%	Good	Retain	N/A
BEILU0442	Sarking	\$ 4264.00	25	01-04-2008	8.0 years	0.00%	Good	Retain	N/A

Unit 9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0505	Insulation	\$ 3286.00	20	01-12-2010	5.7 years	11.38%	Good	Retain	N/A
BEILU0506	Lighting	\$ 1966.00	15	01-12-2010	0.7 years	20.81%	Good	Retain	LED type
BEILU0507	Sarking	\$ 4264.00	25	01-12-2010	10.7 years	47.26%	Good	Retain	N/A
BEILU0508	Smoke Alarms	\$ 268.00	20	01-12-2010	5.7 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining room

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0467	Exhaust Fan	\$ 262.00	10	01-04-2008	-7.0 years	33.36%	Good	Retain	N/A
BEILU0468	Interior Painting	\$ 194.00	10	01-04-2008	-7.0 years	0.00%	Good	Retain	N/A
BEILU0469	Shower Screen	\$ 1200.00	20	01-04-2008	3.0 years	16.63%	Good	Retain	N/A
BEILU0470	Tapware	\$ 1343.00	15	01-04-2008	-2.0 years	110.82%	Good	Retain	N/A
BEILU0471	Tiles - Wall	\$ 3384.00	20	01-04-2008	3.0 years	9.62%	Good	Retain	N/A
BEILU0472	Tiles - Floor	\$ 4058.00	20	01-04-2008	3.0 years	7.87%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0453	Air Conditioner - Split System	\$ 3395.00	10	01-04-2008	-7.0 years	299.19%	Good	Retain	Outdoor Model No: RXS35KVMA Serial No: E006278
BEILU0454	Blind	\$ 342.00	10	01-04-2008	-7.0 years	33.33%	Good	Retain	Vertical; 2x vertical blinds
BEILU0455	Carpet	\$ 1086.00	8	01-04-2008	-9.0 years	20.78%	Fair	Retain	Minor stains to areas, cleaning required
BEILU0456	Ceiling Fan	\$ 605.00	10	01-04-2008	-7.0 years	33.29%	Fair	Retain	Older style metal 3 blade
BEILU0457	Interior Painting	\$ 971.00	10	01-04-2008	-7.0 years	33.26%	Good	Retain	N/A
BEILU0458	Wardrobe	\$ 2115.00	10	01-04-2008	-7.0 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0459	Blind	\$ 342.00	10	01-04-2008	-7.0 years	4.39%	Good	Retain	Vertical; Vertical type
BEILU0460	Carpet	\$ 743.00	8	01-04-2008	-9.0 years	20.78%	Good	Retain	N/A
BEILU0461	Ceiling Fan	\$ 605.00	10	01-04-2008	-7.0 years	5.26%	Good	Retain	N/A
BEILU0462	Interior Painting	\$ 628.00	10	01-04-2008	-7.0 years	33.28%	Fair	Repair	Mould to ceiling area
BEILU0463	Wardrobe	\$ 2115.00	10	01-04-2008	-7.0 years	0.00%	Good	Retain	Free standing; Built-in robe with sliding doors

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0480	Carpet	\$ 548.00	8	01-04-2008	-9.0 years	0.00%	Fair	Retain	Carpet ok, showing its age. No general issues.
BEILU0481	Ceiling Fan	\$ 605.00	10	01-04-2008	-7.0 years	5.26%	Fair	Retain	Older style 3 blade
BEILU0482	Interior Painting	\$ 434.00	10	01-04-2008	-7.0 years	33.27%	Good	Retain	N/A
BEILU2292	Electrical Switchboard	\$ 2023.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	Sub-board

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0483	Vinyl	\$ 1120.00	10	01-04-2008	-7.0 years	83.13%	Fair	Replace	Vinyl is lifting up in some areas
BEILU0484	Skylight	\$ 1040.00	10	01-04-2008	-7.0 years	66.50%	Good	Retain	N/A
BEILU0485	Interior Painting	\$ 377.00	10	01-04-2008	-7.0 years	33.26%	Fair	Repair	Paintwork to doors is powdery

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0444	Blind	\$ 285.00	10	01-04-2008	-7.0 years	33.33%	Good	Retain	Vertical
BEILU0445	Benchtops	\$ 2414.00	20	01-04-2008	3.0 years	8.31%	Good	Retain	Laminate
BEILU0446	Cooktop	\$ 1394.00	12	01-04-2008	-5.0 years	27.71%	Good	Retain	Is it needed as it's an elevated oven with cooktop
BEILU0447	Interior Painting	\$ 560.00	10	01-04-2008	-7.0 years	26.25%	Good	Retain	N/A
BEILU0448	Kitchen Cabinets	\$ 3932.00	20	01-04-2008	3.0 years	16.62%	Good	Retain	N/A
BEILU0449	Vinyl	\$ 800.00	10	01-04-2008	-7.0 years	83.13%	Good	Retain	N/A
BEILU0450	Electric Elevated Oven	\$ 1451.00	12	01-04-2008	-5.0 years	36.47%	Good	Retain	Combination oven / cooktop
BEILU0451	Rangehood	\$ 617.00	12	01-04-2008	-5.0 years	13.86%	Good	Retain	N/A
BEILU0452	Sink & Fittings	\$ 1634.00	15	01-04-2008	-2.0 years	110.85%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0464	Interior Painting	\$ 160.00	10	01-04-2008	-7.0 years	33.25%	Good	Retain	N/A

BEILU0465	Tiles - Wall	\$ 1246.00	20	01-04-2008	3.0 years	16.62%	Good	Retain	N/A
BEILU0466	Tiles - Floor	\$ 2086.00	20	01-04-2008	3.0 years	7.87%	Good	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0476	Air Conditioner - Split System	\$ 3395.00	10	01-04-2008	-7.0 years	62.99%	Good	Retain	Outdoor Model No: FTXS46KVMA Serial No: E004580
BEILU0477	Blind	\$ 685.00	10	01-04-2008	-7.0 years	33.28%	Good	Retain	Vertical; 2x sets of vertical blinds
BEILU0478	Carpet	\$ 1051.00	8	01-04-2008	-9.0 years	20.79%	Fair	Retain	N/A
BEILU0479	Interior Painting	\$ 994.00	10	01-04-2008	-7.0 years	33.26%	Good	Retain	N/A
BEILU2371	Smoke Alarms	\$ 268.00	20	18-12-2023	18.7 years	0.00%	Good	Retain	One in hallway, one outside bed 1; B1, b2, dining room.

**Sunroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0486	Blind	\$ 571.00	10	01-04-2008	-7.0 years	7.88%	Good	Retain	Vertical; Vertical type
BEILU0487	Carpet	\$ 708.00	8	01-04-2008	-9.0 years	8.45%	Good	Retain	N/A
BEILU0488	Interior Painting	\$ 571.00	10	01-04-2008	-7.0 years	33.27%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0473	Toilet & Cistern	\$ 1383.00	20	01-04-2008	3.0 years	83.12%	Good	Retain	N/A
BEILU0474	Tiles - Wall	\$ 926.00	20	01-04-2008	3.0 years	1.31%	Good	Retain	N/A
BEILU0475	Tiles - Floor	\$ 1429.00	20	01-04-2008	3.0 years	9.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0489	Downpipes	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Fair	Repair	Front downpipe corroded; DP listed twice.?
BEILU0490	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0491	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	145.62%	Fair	Replace	N/A
BEILU0492	Meter Box	\$ 2023.00	20	01-01-1992	-13.2 years	105.17%	Good	Retain	Shared meter box on the side of Unit 8

BEILU0493	Exterior Painting	\$ 2149.00	10	01-01-2004	-11.2 years	7.87%	Good	Retain	May have been updated
BEILU0494	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	76.82%	Good	Retain	N/A
BEILU0495	Flyscreens	\$ 1920.00	10	01-01-1992	-23.2 years	52.50%	Good	Retain	N/A
BEILU0496	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	N/A
BEILU0497	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	132.71%	Fair	Replace	N/A
BEILU0498	Hot Water System - Solar	\$ 4516.00	15	01-01-1997	-13.2 years	18.78%	Good	Retain	Hiline tank; Pressure relief valve rusted
BEILU0499	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU0500	Path	\$ 1554.00	30	01-01-1984	-11.2 years	18.73%	Good	Retain	Concrete
BEILU0501	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved
BEILU0502	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0503	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0504	Bargeboards	\$ 2961.00	20	01-07-2000	-4.7 years	4.81%	Good	Repair	Small areas of dry rot painted over

Unit 9

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2307	Exhaust Fan	\$ 262.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A
BEILU2308	Tapware	\$ 1343.00	15	25-11-2022	12.7 years	0.00%	Good	Retain	N/A
BEILU2347	Shower Screen	\$ 1200.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2348	Tiles - Floor	\$ 4058.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2349	Tiles - Wall	\$ 3384.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2350	Interior Painting	\$ 194.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0518	Blind	\$ 342.00	10	01-12-2010	-4.3 years	33.33%	Good	Retain	Vertical; 2 x pull down blinds
BEILU0522	Wardrobe	\$ 2115.00	10	01-12-2010	-4.3 years	15.74%	Good	Retain	Built-in wardrobe with mirror
BEILU2309	Ceiling Fan	\$ 605.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2351	Interior Painting	\$ 971.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A
BEILU2352	Carpet	\$ 1086.00	8	25-11-2022	5.7 years	0.00%	Good	Retain	N/A

BEILU2460	Air Conditioner - Split System	\$ 3395.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	Resident paid to have installed
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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0523	Blind	\$ 342.00	10	01-12-2010	-4.3 years	8.77%	Good	Retain	Vertical; Roller type
BEILU0526	Wardrobe	\$ 2115.00	10	01-12-2010	-4.3 years	33.24%	Good	Retain	Free standing
BEILU2293	Ceiling Fan	\$ 605.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	LED type; Unknown installation date, assessment date used for installation date
BEILU2354	Interior Painting	\$ 628.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A
BEILU2382	Carpet	\$ 1086.00	8	13-12-2023	6.7 years	0.00%	Excellent	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2310	Ceiling Fan	\$ 605.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2355	Vinyl	\$ 548.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2356	Interior Painting	\$ 434.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0547	Skylight	\$ 1040.00	10	01-12-2010	-4.3 years	45.56%	Good	Retain	N/A
BEILU2357	Vinyl	\$ 1120.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	Vinyl plank flooring
BEILU2358	Interior Painting	\$ 377.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0509	Blind	\$ 285.00	10	01-12-2010	-4.3 years	19.30%	Good	Retain	Vertical; Roller type
BEILU2294	Dishwasher	\$ 1371.00	8	25-11-2022	5.7 years	0.00%	Good	Retain	Underbench type by Whiddon
BEILU2311	Benchtops	\$ 2414.00	20	25-11-2022	17.7 years	0.00%	Excellent	Retain	N/A
BEILU2312	Oven	\$ 1451.00	12	25-11-2022	9.7 years	0.00%	Good	Retain	N/A
BEILU2313	Sink & Fittings	\$ 1634.00	15	25-11-2022	12.7 years	0.00%	Good	Retain	N/A
BEILU2314	Kitchen Cabinets	\$ 3932.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A

BEILU2315	Cooktop	\$ 1394.00	12	25-11-2022	9.7 years	0.00%	Good	Retain	N/A
BEILU2316	Rangehood	\$ 617.00	12	25-11-2022	9.7 years	0.00%	Good	Retain	N/A
BEILU2359	Vinyl	\$ 800.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2360	Interior Painting	\$ 560.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2317	Tiles - Floor	\$ 2086.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2361	Tiles - Wall	\$ 1246.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2362	Interior Painting	\$ 160.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0539	Air Conditioner - Split System	\$ 3395.00	10	01-12-2010	-4.3 years	204.64%	Fair	Retain	Outdoor Model No: RXS50KVMA Serial No: E009954; Motorised direction vanes don't operate. Resident leaves as fixed. Makes grinding noise. Heats and cools ok.
BEILU0540	Blind	\$ 685.00	10	01-12-2010	-4.3 years	33.28%	Good	Retain	Vertical; 1 vertical, 1 roller
BEILU2363	Vinyl	\$ 1051.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2364	Interior Painting	\$ 994.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

Sunroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0549	Blind	\$ 571.00	10	01-12-2010	-4.3 years	19.26%	Good	Retain	Vertical; Vertical to sliding door, roller type to window; Roller blind and vertical types
BEILU2318	Vinyl	\$ 708.00	10	25-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2365	Interior Painting	\$ 571.00	10	25-11-2022	7.7 years	0.00%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2319	Toilet & Cistern	\$ 1383.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2366	Tiles - Floor	\$ 1429.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A
BEILU2367	Tiles - Wall	\$ 926.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0552	Clothesline	\$ 514.00	10	01-03-2019	3.9 years	2.63%	Good	Retain	N/A
BEILU0553	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Water leaks in above door in heavy rain. Runs down door frame and leaves track full of water. Resident has requested a door bolt to securely open the door 150mm or so.
BEILU0554	Downpipes	\$ 1794.00	20	01-03-2019	13.9 years	2.63%	Fair	Retain	N/A
BEILU0555	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Sub-board
BEILU0556	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	122.67%	Good	Retain	Shared meter box on the side of Unit 9
BEILU0557	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0558	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Repair	Some dry rot noted to areas. Painted over.
BEILU0559	Flyscreens	\$ 1920.00	10	01-03-2019	3.9 years	5.25%	Good	Retain	N/A
BEILU0561	Guttering	\$ 2903.00	20	01-03-2019	13.9 years	9.84%	Good	Retain	Water leak from gutter over covered porch area. Rusted stains present at stop end
BEILU0562	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank; Pressure relief valve ok on this unit, see photo for comparison



BEILU0563	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU0564	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU0565	Porch	\$ 2995.00	30	01-01-1997	1.8 years	36.45%	Good	Retain	Concrete; Water leaks above door, see doors asset
BEILU0566	Privacy Screen	\$ 2263.00	20	01-01-2022	16.8 years	0.00%	Good	Retain	Aluminium
BEILU0567	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0568	Bargeboards	\$ 2961.00	20	01-07-2000	-4.7 years	124.79%	Good	Retain	Bargeboards in good condition at the time of inspection

Unit 10-11

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0569	Roof	\$ 28811.00	50	01-01-1984	8.8 years	21.87%	Good	Retain	Tiled Roof; Minor cracking along verge pointing to unit 10. Monitor only

Unit 10

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0570	Insulation	\$ 3286.00	20	01-04-2007	2.0 years	17.87%	Good	Retain	N/A
BEILU0571	Lighting	\$ 1966.00	15	01-04-2007	-3.0 years	19.25%	Good	Retain	N/A
BEILU0572	Sarking	\$ 4264.00	25	01-04-2007	7.0 years	74.43%	Good	Retain	N/A
BEILU0573	Smoke Alarms	\$ 268.00	20	01-04-2007	2.0 years	16.66%	Good	Retain	Two in the hallway and outside bed 1; 1 wall mounted outside kitchen. 1 in hallway

Unit 11

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0633	Insulation	\$ 3286.00	20	01-02-2003	-2.1 years	17.87%	Good	Retain	N/A
BEILU0634	Lighting	\$ 1966.00	15	01-02-2003	-7.1 years	1.75%	Good	Retain	N/A
BEILU0635	Sarking	\$ 4264.00	25	01-02-2003	2.9 years	74.43%	Good	Retain	N/A

	BEILU0636	Smoke Alarms	\$ 268.00	20	01-02-2003	-2.1 years	16.66%	Good	Retain	One in hallway, one outside bed 1; B1, hallway
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Unit 10

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0597	Exhaust Fan	\$ 262.00	10	01-04-2007	-8.0 years	19.31%	Fair	Retain	Requires clean
BEILU0598	Interior Painting	\$ 194.00	10	01-04-2007	-8.0 years	21.91%	Good	Retain	N/A
BEILU0599	Shower Screen	\$ 1200.00	20	01-04-2007	2.0 years	16.63%	Good	Retain	N/A
BEILU0600	Tapware	\$ 1343.00	15	01-04-2007	-3.0 years	8.75%	Good	Retain	N/A
BEILU0601	Tiles - Wall	\$ 3384.00	20	01-04-2007	2.0 years	16.62%	Good	Retain	N/A
BEILU0602	Tiles - Floor	\$ 4058.00	20	01-04-2007	2.0 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0583	Air Conditioner - Split System	\$ 3395.00	10	01-04-2007	-8.0 years	141.72%	Good	Retain	Outdoor Model No: RYN25DAV1A Serial No: E005743
BEILU0584	Blind	\$ 342.00	10	01-04-2007	-8.0 years	33.33%	Good	Retain	Vertical; 2 x vericals
BEILU0585	Carpet	\$ 1086.00	8	01-04-2007	-10.0 years	20.78%	Good	Retain	N/A
BEILU0586	Ceiling Fan	\$ 605.00	10	01-04-2007	-8.0 years	33.29%	Good	Retain	N/A
BEILU0587	Interior Painting	\$ 971.00	10	01-04-2007	-8.0 years	33.26%	Good	Retain	N/A
BEILU0588	Wardrobe	\$ 2115.00	10	01-04-2007	-8.0 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0589	Blind	\$ 342.00	10	01-04-2007	-8.0 years	0.00%	Good	Retain	Vertical; Vertical type
BEILU0590	Carpet	\$ 743.00	8	01-04-2007	-10.0 years	20.78%	Good	Retain	N/A
BEILU0591	Ceiling Fan	\$ 605.00	10	01-04-2007	-8.0 years	28.91%	Good	Retain	N/A
BEILU0592	Interior Painting	\$ 628.00	10	01-04-2007	-8.0 years	33.28%	Good	Retain	N/A
BEILU0593	Wardrobe	\$ 2115.00	10	01-04-2007	-8.0 years	33.24%	Good	Retain	Free standing; Purchased by owner; 2 x freestanding robes

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0610	Carpet	\$ 548.00	8	01-04-2007	-10.0 years	20.80%	Good	Retain	N/A
	BEILU0611	Ceiling Fan	\$ 605.00	10	01-04-2007	-8.0 years	21.90%	Good	Retain	N/A
	BEILU0612	Interior Painting	\$ 434.00	10	01-04-2007	-8.0 years	21.89%	Good	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0613	Vinyl	\$ 1120.00	10	01-04-2007	-8.0 years	54.69%	Fair	Retain	N/A
	BEILU0614	Skylight	\$ 1040.00	10	01-04-2007	-8.0 years	43.75%	Good	Retain	N/A
	BEILU0615	Interior Painting	\$ 377.00	10	01-04-2007	-8.0 years	33.26%	Good	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0574	Blind	\$ 285.00	10	01-04-2007	-8.0 years	33.33%	Good	Retain	Vertical; Vertical type
	BEILU0575	Benchtops	\$ 2414.00	20	01-04-2007	2.0 years	8.31%	Good	Retain	Laminate
	BEILU0576	Cooktop	\$ 1394.00	12	01-04-2007	-6.0 years	13.13%	Good	Retain	N/A
	BEILU0577	Interior Painting	\$ 560.00	10	01-04-2007	-8.0 years	14.88%	Good	Retain	N/A
	BEILU0578	Kitchen Cabinets	\$ 3932.00	20	01-04-2007	2.0 years	16.62%	Good	Retain	Pantry door requires adjustment
	BEILU0579	Vinyl	\$ 800.00	10	01-04-2007	-8.0 years	21.88%	Good	Retain	N/A
	BEILU0580	Electric Elevated Oven	\$ 1451.00	12	01-04-2007	-6.0 years	91.17%	Good	Retain	Benchtop/coil; Bench top combo oven, cooktop
	BEILU0581	Rangehood	\$ 617.00	12	01-04-2007	-6.0 years	9.12%	Good	Retain	N/A
	BEILU0582	Sink & Fittings	\$ 1634.00	15	01-04-2007	-3.0 years	64.18%	Good	Retain	N/A
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0594	Interior Painting	\$ 160.00	10	01-04-2007	-8.0 years	33.25%	Good	Retain	N/A
	BEILU0595	Tiles - Wall	\$ 1246.00	20	01-04-2007	2.0 years	16.62%	Good	Retain	N/A
	BEILU0596	Tiles - Floor	\$ 2086.00	20	01-04-2007	2.0 years	1.31%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0606	Air Conditioner - Split System	\$ 3395.00	10	01-04-2007	-8.0 years	196.83%	Good	Retain	Outdoor Model No: FTXS60FVMA Serial No:
BEILU0607	Blind	\$ 685.00	10	01-04-2007	-8.0 years	21.90%	Good	Retain	Vertical; 2x verticals
BEILU0608	Carpet	\$ 1051.00	8	01-04-2007	-10.0 years	20.79%	Good	Retain	N/A
BEILU0609	Interior Painting	\$ 994.00	10	01-04-2007	-8.0 years	61.63%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0603	Toilet & Cistern	\$ 1383.00	20	01-04-2007	2.0 years	83.12%	Good	Retain	N/A
BEILU0604	Tiles - Wall	\$ 926.00	20	01-04-2007	2.0 years	1.31%	Good	Retain	N/A
BEILU0605	Tiles - Floor	\$ 1429.00	20	01-04-2007	2.0 years	0.44%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0616	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU0617	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0618	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	58.51%	Good	Retain	N/A
BEILU0619	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU0620	Meter Box	\$ 2023.00	20	01-01-1989	-16.2 years	111.73%	Good	Retain	Shared meter box on the side of Unit 10
BEILU0621	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Fair	Retain	N/A
BEILU0622	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU0623	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0624	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	Colourbond; To the front of the dwelling attached to the garage
BEILU0625	Guttering	\$ 2903.00	20	01-01-1997	-8.2 years	82.03%	Good	Retain	N/A
BEILU0627	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU0628	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete

BEILU0629	Porch	\$ 2995.00	30	01-01-1997	1.8 years	36.45%	Good	Retain	Concrete
BEILU0630	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0631	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium framed
BEILU0632	Bargeboards	\$ 2961.00	20	01-07-2004	-0.7 years	3.94%	Good	Retain	N/A
BEILU2383	Hot Water System - Solar	\$ 4516.00	15	10-12-2023	13.7 years	0.00%	Good	Retain	N/A

Unit 11

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0659	Exhaust Fan	\$ 262.00	10	01-02-2003	-12.1 years	33.36%	Good	Retain	N/A
BEILU0660	Interior Painting	\$ 194.00	10	01-02-2003	-12.1 years	33.30%	Good	Retain	N/A
BEILU0661	Shower Screen	\$ 1200.00	20	01-02-2003	-2.1 years	3.06%	Good	Retain	Sliding
BEILU0662	Tapware	\$ 1343.00	15	01-02-2003	-7.1 years	110.82%	Good	Retain	N/A
BEILU0663	Tiles - Wall	\$ 3384.00	20	01-02-2003	-2.1 years	14.43%	Good	Retain	N/A
BEILU0664	Tiles - Floor	\$ 4058.00	20	01-02-2003	-2.1 years	3.06%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0646	Blind	\$ 342.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical; Vertical blinds fitted to both windows; Vertical type
BEILU0647	Carpet	\$ 1086.00	8	01-02-2003	-14.1 years	9.84%	Good	Retain	N/A
BEILU0648	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
BEILU0649	Interior Painting	\$ 971.00	10	01-02-2003	-12.1 years	33.26%	Good	Retain	N/A
BEILU0650	Wardrobe	\$ 2115.00	10	01-02-2003	-12.1 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0651	Blind	\$ 342.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical; Roller type
BEILU0652	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
BEILU0653	Carpet	\$ 743.00	8	01-02-2003	-14.1 years	20.78%	Good	Retain	N/A

BEILU0654	Interior Painting	\$ 628.00	10	01-02-2003	-12.1 years	33.28%	Good	Retain	Possible water leakage to internal corner at the high end of the ceiling
BEILU0655	Wardrobe	\$ 2115.00	10	01-02-2003	-12.1 years	33.24%	Good	Retain	Free standing; Purchased by owner; Freestanding

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0672	Carpet	\$ 548.00	8	01-02-2003	-14.1 years	1.64%	Good	Retain	N/A
BEILU0673	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
BEILU0674	Interior Painting	\$ 434.00	10	01-02-2003	-12.1 years	33.27%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0675	Vinyl	\$ 1120.00	10	01-02-2003	-12.1 years	83.13%	Good	Retain	N/A
BEILU0676	Skylight	\$ 1040.00	10	01-02-2003	-12.1 years	200.44%	Good	Retain	N/A
BEILU0677	Interior Painting	\$ 377.00	10	01-02-2003	-12.1 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0637	Blind	\$ 285.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical; Vertical type
BEILU0638	Benchtops	\$ 2414.00	20	01-02-2003	-2.1 years	1.75%	Good	Retain	Laminate
BEILU0639	Cooktop	\$ 1394.00	12	01-02-2003	-10.1 years	0.00%	Good	Retain	N/A
BEILU0640	Interior Painting	\$ 560.00	10	01-02-2003	-12.1 years	33.25%	Good	Retain	N/A
BEILU0641	Kitchen Cabinets	\$ 3932.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU0642	Vinyl	\$ 800.00	10	01-02-2003	-12.1 years	83.13%	Good	Retain	N/A
BEILU0644	Rangehood	\$ 617.00	12	01-02-2003	-10.1 years	7.29%	Good	Retain	N/A
BEILU0645	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	110.85%	Good	Retain	N/A
BEILU2295	Electrical Switchboard	\$ 2023.00	20	25-11-2022	17.7 years	0.00%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU2384	Electric Elevated Oven	\$ 1451.00	12	13-12-2023	10.7 years	0.00%	Good	Retain	Combo cooktop / oven

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0656	Interior Painting	\$ 160.00	10	01-02-2003	-12.1 years	33.25%	Good	Retain	N/A
BEILU0657	Tiles - Wall	\$ 1246.00	20	01-02-2003	-2.1 years	14.43%	Good	Retain	N/A
BEILU0658	Tiles - Floor	\$ 2086.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU2385	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	0.00%	Good	Retain	Freestanding Laundry tub
BEILU2461	Vinyl	\$ 398.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0668	Air Conditioner - Split System	\$ 3395.00	10	01-02-2003	-12.1 years	262.82%	Good	Retain	ActronAir Two indoor units (Model: WRE-080AS Serial No.: 405733050092) Two outdoor units (Model: WRC-050AS Serial No.: ZY0902010121 Model: WRC-080AS Serial No.: 527716020494). Outdoor Model No: RAC-50YHA3 Serial No: 1582639132; Owner states that only a basic clean has been carried out, not a test / check regarding its efficiency
BEILU0669	Blind	\$ 685.00	10	01-02-2003	-12.1 years	33.28%	Good	Retain	Vertical; Vertical to sliding door, plantation shutter to the front window
BEILU0670	Carpet	\$ 1051.00	8	01-02-2003	-14.1 years	1.64%	Good	Retain	N/A
BEILU0671	Interior Painting	\$ 994.00	10	01-02-2003	-12.1 years	27.27%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0665	Toilet & Cistern	\$ 1383.00	20	01-02-2003	-2.1 years	83.12%	Good	Retain	N/A
BEILU0666	Tiles - Wall	\$ 926.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU0667	Tiles - Floor	\$ 1429.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0678	Clothesline	\$ 514.00	10	20-10-2023	8.6 years	0.00%	Excellent	Retain	
BEILU0679	Doors	\$ 9215.00	30	01-09-2013	18.4 years	2.62%	Good	Retain	N/A
BEILU0680	Downpipes	\$ 1794.00	20	01-03-2019	13.9 years	39.26%	Good	Retain	N/A
BEILU0681	Meter Box	\$ 2023.00	20	01-02-2018	12.9 years	48.30%	Good	Retain	Shared meter box on the side of Unit 11
BEILU0682	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0683	Fascias	\$ 2961.00	20	01-05-2014	9.1 years	3.50%	Good	Retain	N/A
BEILU0684	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0685	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	Colourbond, to the rear of the unit
BEILU0686	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Replace	N/A
BEILU0687	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank
BEILU0688	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Paved
BEILU0689	Path	\$ 1554.00	30	01-01-1997	1.8 years	3.65%	Good	Retain	Concrete; To the front of the unit
BEILU0690	Porch	\$ 2995.00	30	01-01-1997	1.8 years	104.23%	Good	Retain	Paved
BEILU0691	Privacy Screen	\$ 2263.00	20	01-09-2020	15.4 years	0.00%	Good	Retain	Aluminium
BEILU0692	Windows	\$ 7980.00	30	01-07-2000	5.3 years	9.99%	Good	Retain	Aluminium Framed
BEILU0693	Bargeboards	\$ 2961.00	20	01-01-2007	1.8 years	3.28%	Good	Retain	N/A



Unit 14	Common									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0821	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof
	Unit 14									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0822	Insulation	\$ 3286.00	20	01-02-2009	3.9 years	9.80%	Good	Retain	N/A
	BEILU0823	Lighting	\$ 1966.00	15	01-02-2009	-1.1 years	12.83%	Good	Retain	N/A
	BEILU0824	Sarking	\$ 4264.00	25	01-02-2009	8.9 years	38.49%	Good	Retain	N/A
	BEILU0825	Smoke Alarms	\$ 268.00	20	01-02-2009	3.9 years	7.89%	Good	Retain	One in hallway, one outside bed 1; Hallway, living room
	Unit 15									
Unit 14	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0883	Insulation	\$ 3286.00	20	01-10-2012	7.5 years	17.87%	Good	Retain	N/A
	BEILU0884	Lighting	\$ 1966.00	15	01-10-2012	2.5 years	46.64%	Good	Retain	N/A
	BEILU0885	Sarking	\$ 4264.00	25	01-10-2012	12.5 years	0.00%	Good	Retain	N/A
	BEILU0886	Smoke Alarms	\$ 268.00	20	01-10-2012	7.5 years	16.66%	Good	Retain	There is one smoke detector fitted outside of the kitchen; Hallway.
	Unit 14									
	Bathroom									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0847	Exhaust Fan	\$ 262.00	10	01-02-2009	-6.1 years	33.36%	Good	Retain	Cover requires clean
	BEILU0848	Interior Painting	\$ 194.00	10	01-02-2009	-6.1 years	33.30%	Good	Retain	N/A
Bed 1	BEILU0849	Shower Screen	\$ 1200.00	20	01-02-2009	3.9 years	0.00%	Good	Retain	N/A
	BEILU0850	Tapware	\$ 1343.00	15	01-02-2009	-1.1 years	36.24%	Good	Retain	N/A
	BEILU0851	Tiles - Wall	\$ 3384.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A
	BEILU0852	Tiles - Floor	\$ 4058.00	20	01-02-2009	3.9 years	4.37%	Good	Retain	N/A
	Bed 1									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0835	Blind	\$ 342.00	10	01-02-2009	-6.1 years	19.30%	Good	Retain	Shutter; 2x plantation shutters

BEILU0836	Carpet	\$ 1086.00	8	01-02-2009	-8.1 years	20.78%	Good	Retain	N/A
BEILU0837	Ceiling Fan	\$ 605.00	10	01-02-2009	-6.1 years	19.27%	Good	Retain	N/A
BEILU0838	Interior Painting	\$ 971.00	10	01-02-2009	-6.1 years	33.26%	Good	Retain	N/A
BEILU0839	Wardrobe	\$ 2115.00	10	01-02-2009	-6.1 years	19.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0840	Blind	\$ 342.00	10	01-02-2009	-6.1 years	0.00%	Good	Retain	Shutter; Plantation shutter fitted.
BEILU0841	Carpet	\$ 743.00	8	01-02-2009	-8.1 years	20.78%	Good	Retain	N/A
BEILU0842	Interior Painting	\$ 628.00	10	01-02-2009	-6.1 years	33.28%	Good	Retain	N/A
BEILU0843	Wardrobe	\$ 2115.00	10	01-02-2009	-6.1 years	9.62%	Good	Retain	Free standing; Built-in robe with 2 sliding doors

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0860	Carpet	\$ 548.00	8	01-02-2009	-8.1 years	0.55%	Good	Retain	N/A
BEILU0861	Ceiling Fan	\$ 605.00	10	01-02-2009	-6.1 years	0.88%	Good	Retain	N/A
BEILU0862	Interior Painting	\$ 434.00	10	01-02-2009	-6.1 years	21.89%	Good	Retain	N/A
BEILU2390	Skylight	\$ 1040.00	10	01-02-2009	-6.1 years	0.00%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0863	Vinyl	\$ 1120.00	10	01-02-2009	-6.1 years	83.13%	Good	Retain	N/A
BEILU0864	Skylight	\$ 1040.00	10	01-02-2009	-6.1 years	66.50%	Good	Retain	N/A
BEILU0865	Interior Painting	\$ 377.00	10	01-02-2009	-6.1 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0826	Blind	\$ 285.00	10	01-02-2009	-6.1 years	33.33%	Good	Retain	Vertical; Plantation shutter fitted to window; Plantation shutters
BEILU0827	Benchtops	\$ 2414.00	20	01-02-2009	3.9 years	0.44%	Good	Retain	Laminate
BEILU0828	Cooktop	\$ 1394.00	12	01-02-2009	-4.1 years	27.71%	Good	Retain	N/A

BEILU0829	Interior Painting	\$ 560.00	10	01-02-2009	-6.1 years	28.88%	Good	Retain	N/A
BEILU0830	Kitchen Cabinets	\$ 3932.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A
BEILU0831	Vinyl	\$ 800.00	10	01-02-2009	-6.1 years	83.13%	Good	Retain	N/A
BEILU0832	Electric Elevated Oven	\$ 1451.00	12	01-02-2009	-4.1 years	65.64%	Good	Retain	Electric combo oven / cooktop
BEILU0833	Rangehood	\$ 617.00	12	01-02-2009	-4.1 years	13.86%	Good	Retain	No visible brand name
BEILU0834	Sink & Fittings	\$ 1634.00	15	01-02-2009	-1.1 years	52.51%	Good	Retain	N/A
BEILU2464	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0844	Interior Painting	\$ 160.00	10	01-02-2009	-6.1 years	33.25%	Good	Retain	N/A
BEILU0845	Tiles - Wall	\$ 1246.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A
BEILU0846	Tiles - Floor	\$ 2086.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0856	Air Conditioner - Split System	\$ 3395.00	10	01-02-2009	-6.1 years	188.96%	Good	Retain	Outdoor Model No: SRC50ZMA-S Serial No: 581505939BE
BEILU0857	Blind	\$ 685.00	10	01-02-2009	-6.1 years	30.95%	Good	Retain	Vertical; Plantation shutter fitted
BEILU0858	Carpet	\$ 1051.00	8	01-02-2009	-8.1 years	20.79%	Good	Retain	N/A
BEILU0859	Interior Painting	\$ 994.00	10	01-02-2009	-6.1 years	0.00%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0853	Toilet & Cistern	\$ 1383.00	20	01-02-2009	3.9 years	39.37%	Fair	Retain	N/A
BEILU0854	Tiles - Wall	\$ 926.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A
BEILU0855	Tiles - Floor	\$ 1429.00	20	01-02-2009	3.9 years	16.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0867	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A

BEILU0868	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	14.49%	Poor	Replace	Downpipe To Rear Of Dwelling Is Corroded, Requires Replacement
BEILU0869	Electrical Switchboard	\$ 2023.00	20	01-01-2022	16.8 years	0.00%	Good	Retain	Sub board fitted to kitchen area. Tested on 8/5/23
BEILU0870	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	122.67%	Good	Retain	Shared meter box on the side of Unit 14
BEILU0871	Exterior Painting	\$ 2149.00	10	01-01-2017	1.8 years	2.19%	Fair	Retain	N/A
BEILU0872	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	25.40%	Good	Retain	N/A
BEILU0873	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0874	Garden Shed	\$ 743.00	20	01-07-2013	8.3 years	9.84%	Good	Retain	Colourbond; Colourbond
BEILU0875	Guttering	\$ 2903.00	20	01-09-2013	8.4 years	8.96%	Good	Retain	N/A
BEILU0876	Hot Water System - Solar	\$ 4516.00	15	01-07-2000	-9.7 years	17.04%	Good	Replace	N/A
BEILU0877	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete; Excessive fall to front concrete courtyard area, suggest topping and lifting center drain to suit.
BEILU0878	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete; Minor cracks
BEILU0879	Porch	\$ 2995.00	30	01-03-2020	24.9 years	2.92%	Good	Retain	Concrete; Minor cracks
BEILU0880	Privacy Screen	\$ 2263.00	20	01-01-2002	-3.2 years	0.00%	Good	Retain	Aluminium
BEILU0881	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0882	Bargeboards	\$ 2961.00	20	01-07-2015	10.3 years	10.31%	Good	Retain	N/A
BEILU2326	Clothesline	\$ 1126.00	10	19-05-2023	8.2 years	0.00%	Excellent	Retain	N/A

Unit 15

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0910	Exhaust Fan	\$ 262.00	10	01-10-2012	-2.5 years	33.36%	Good	Retain	N/A

BEILU0911	Interior Painting	\$ 194.00	10	01-10-2012	-2.5 years	33.30%	Good	Retain	N/A
BEILU0912	Shower Screen	\$ 1200.00	20	01-10-2012	7.5 years	16.63%	Good	Retain	N/A
BEILU0913	Tapware	\$ 1343.00	15	01-10-2012	2.5 years	29.16%	Good	Retain	N/A
BEILU0914	Tiles - Wall	\$ 3384.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	N/A
BEILU0915	Tiles - Floor	\$ 4058.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	N/A

**Bed 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0896	Blind	\$ 342.00	10	01-10-2012	-2.5 years	21.93%	Good	Retain	Vertical; Vertical type x 2
BEILU0897	Carpet	\$ 1086.00	8	01-10-2012	-4.5 years	20.78%	Poor	Replace	Marked And Well Worn
BEILU0898	Ceiling Fan	\$ 605.00	10	01-10-2012	-2.5 years	33.29%	Good	Retain	N/A
BEILU0899	Curtain	\$ 914.00	6	01-10-2012	-6.5 years	0.00%	Good	Retain	Sheer curtains fitted to both windows; Sheer type x 2
BEILU0900	Interior Painting	\$ 971.00	10	01-10-2012	-2.5 years	33.26%	Good	Retain	N/A
BEILU0901	Wardrobe	\$ 2115.00	10	01-10-2012	-2.5 years	0.00%	Poor	Replace	Built-in wardrobe with mirror

**Bed 2**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0902	Blind	\$ 342.00	10	01-10-2012	-2.5 years	17.54%	Good	Retain	Vertical; Vertical type
BEILU0903	Carpet	\$ 743.00	8	01-10-2012	-4.5 years	20.78%	Fair	Retain	Marked and worn in areas
BEILU0904	Curtain	\$ 914.00	6	01-10-2012	-6.5 years	0.00%	Good	Retain	Sheer curtain fitted; Sheer type
BEILU0905	Interior Painting	\$ 628.00	10	01-10-2012	-2.5 years	46.02%	Good	Retain	Previous leak to cornice.

**Dining**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0924	Carpet	\$ 548.00	8	01-10-2012	-4.5 years	8.21%	Fair	Replace	N/A
BEILU0925	Ceiling Fan	\$ 605.00	10	01-10-2012	-2.5 years	8.76%	Good	Retain	N/A
BEILU0926	Interior Painting	\$ 434.00	10	01-10-2012	-2.5 years	33.27%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0927	Vinyl	\$ 1120.00	10	01-10-2012	-2.5 years	0.00%	Excellent	Retain	N/A
BEILU0928	Skylight	\$ 1040.00	10	01-10-2012	-2.5 years	66.50%	Good	Retain	N/A
BEILU0929	Interior Painting	\$ 377.00	10	01-10-2012	-2.5 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0887	Blind	\$ 285.00	10	01-10-2012	-2.5 years	33.33%	Good	Retain	Vertical; Vertical type
BEILU0888	Benchtops	\$ 2414.00	20	01-10-2012	7.5 years	4.81%	Good	Repair	Laminate
BEILU0889	Cooktop	\$ 1394.00	12	01-10-2012	-0.5 years	0.00%	Good	Retain	Ceramic cooktop
BEILU0890	Interior Painting	\$ 560.00	10	01-10-2012	-2.5 years	0.00%	Good	Retain	N/A
BEILU0891	Kitchen Cabinets	\$ 3932.00	20	01-10-2012	7.5 years	7.87%	Good	Retain	N/A
BEILU0892	Vinyl	\$ 800.00	10	01-10-2012	-2.5 years	83.13%	Good	Retain	N/A
BEILU0893	Oven	\$ 1451.00	12	01-10-2012	-0.5 years	138.58%	Good	Retain	No Model & Serial numbers
BEILU0894	Rangehood	\$ 617.00	12	01-10-2012	-0.5 years	0.00%	Good	Retain	Pullout type
BEILU0895	Sink & Fittings	\$ 1634.00	15	01-10-2012	2.5 years	64.18%	Good	Retain	N/A
BEILU0933	Electrical Switchboard	\$ 2023.00	20	01-07-2000	-4.7 years	89.23%	Good	Retain	Tested on 8/5/23, Sub-board

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0907	Interior Painting	\$ 160.00	10	01-10-2012	-2.5 years	0.00%	Fair	Retain	Owners state that there is no exhaust fan to reduce the moisture to the walls and ceiling, when they have the dryer on. Suggest fit exhaust fan.
BEILU0908	Tiles - Wall	\$ 1246.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	N/A
BEILU0909	Tiles - Floor	\$ 2086.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	Sheet vinyl to floor
BEILU2391	Sink & Fittings	\$ 1634.00	15	01-10-2012	2.5 years	0.00%	Good	Retain	Laundry tub and tap
BEILU2465	Vinyl	\$ 398.00	10	01-07-2024	9.3 years	0.00%	Excellent	Retain	

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0920	Blind	\$ 685.00	10	01-10-2012	-2.5 years	33.28%	Good	Retain	Vertical; Vertical type
BEILU0921	Carpet	\$ 1051.00	8	01-10-2012	-4.5 years	20.79%	Poor	Replace	Carpet Is Worn With Random Marks
BEILU0922	Curtain	\$ 914.00	6	01-10-2012	-6.5 years	0.00%	Good	Retain	Sheer curtain fitted to the window; Sheer type
BEILU0923	Interior Painting	\$ 994.00	10	01-10-2012	-2.5 years	2.63%	Good	Retain	N/A
BEILU2322	Air Conditioner - Split System	\$ 3395.00	10	26-11-2022	7.7 years	0.00%	Good	Retain	Outdoor unit (Model: WRC-035AS, SN: 914852060003) Indoor Unit (Model: WRE-035AS Serial No.: 855598030426). Replaced with the Actron air; Unknown installation date, assessment date used for installation date; Replace asset BEILU0919

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0916	Toilet & Cistern	\$ 1383.00	20	01-10-2012	7.5 years	83.12%	Good	Retain	N/A
BEILU0917	Tiles - Wall	\$ 926.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	N/A
BEILU0918	Tiles - Floor	\$ 1429.00	20	01-10-2012	7.5 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0930	Clothesline	\$ 514.00	10	21-10-2023	8.6 years	0.00%	Excellent	Retain	
BEILU0931	Doors	\$ 9215.00	30	01-01-2004	8.8 years	5.25%	Good	Retain	N/A
BEILU0932	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	21.88%	Good	Retain	N/A
BEILU0934	Exterior Painting	\$ 2149.00	10	01-01-1997	-18.2 years	24.20%	Fair	Retain	N/A
BEILU0935	Fascias	\$ 2961.00	20	01-01-1997	-8.2 years	10.93%	Good	Retain	N/A

BEILU0936	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Fair	Retain	N/A
BEILU0938	Guttering	\$ 2903.00	20	01-01-2004	-1.2 years	59.06%	Good	Retain	N/A
BEILU0939	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	28.42%	Good	Retain	Solahart Hiline
BEILU0940	Courtyard	\$ 2995.00	30	01-07-2015	20.3 years	0.00%	Good	Retain	Concrete
BEILU0941	Path	\$ 1554.00	30	01-01-2017	21.8 years	0.73%	Good	Retain	Concrete
BEILU0942	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Concrete
BEILU0943	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0944	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU0945	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Poor	Repair	Dry rot painted over in areas; Defects to barge boards remain

Unit 16-17

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0946	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0947	Insulation	\$ 3286.00	20	01-03-2007	1.9 years	10.55%	Good	Retain	N/A
BEILU0948	Lighting	\$ 1966.00	15	01-03-2007	-3.1 years	22.16%	Good	Retain	N/A
BEILU0949	Sarking	\$ 4264.00	25	01-03-2007	6.9 years	49.94%	Good	Retain	N/A
BEILU0950	Smoke Alarms	\$ 268.00	20	01-03-2007	1.9 years	16.66%	Good	Retain	One in bed 2, one outside bed 1; B1, B2, living room.

Unit 17

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1011	Insulation	\$ 3286.00	20	01-12-2008	3.7 years	16.37%	Good	Retain	N/A
BEILU1012	Lighting	\$ 1966.00	15	01-12-2008	-1.3 years	2.92%	Good	Retain	N/A
BEILU1013	Sarking	\$ 4264.00	25	01-12-2008	8.7 years	23.70%	Good	Retain	N/A
BEILU1014	Smoke Alarms	\$ 268.00	20	01-12-2008	3.7 years	16.66%	Good	Retain	One in hallway, one outside bed 1



Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0974	Exhaust Fan	\$ 262.00	10	01-03-2007	-8.1 years	33.36%	Good	Retain	N/A
BEILU0975	Interior Painting	\$ 194.00	10	01-03-2007	-8.1 years	33.30%	Good	Retain	N/A
BEILU0976	Shower Screen	\$ 1200.00	20	01-03-2007	1.9 years	13.13%	Fair	Retain	Glass panel / curtain; Fixed glass panel with shower curtain; Fixed panel and shower curtain
BEILU0977	Tapware	\$ 1343.00	15	01-03-2007	-3.1 years	110.82%	Good	Retain	N/A
BEILU0978	Tiles - Wall	\$ 3384.00	20	01-03-2007	1.9 years	16.62%	Good	Retain	N/A
BEILU0979	Tiles - Floor	\$ 4058.00	20	01-03-2007	1.9 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0960	Blind	\$ 342.00	10	01-03-2007	-8.1 years	0.00%	Good	Retain	Vertical; Vertical
BEILU0961	Carpet	\$ 1086.00	8	01-03-2007	-10.1 years	20.78%	Good	Retain	N/A
BEILU0962	Ceiling Fan	\$ 605.00	10	01-03-2007	-8.1 years	33.29%	Good	Retain	LED Type
BEILU0963	Curtain	\$ 914.00	6	01-03-2007	-12.1 years	0.00%	Good	Retain	Sheer curtain fitted to the window; Sheer type
BEILU0964	Interior Painting	\$ 971.00	10	01-03-2007	-8.1 years	4.38%	Good	Retain	N/A
BEILU0965	Wardrobe	\$ 2115.00	10	01-03-2007	-8.1 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0966	Blind	\$ 342.00	10	01-03-2007	-8.1 years	33.33%	Good	Retain	Vertical; Vertical type
BEILU0967	Carpet	\$ 743.00	8	01-03-2007	-10.1 years	20.78%	Good	Retain	N/A
BEILU0968	Curtain	\$ 914.00	6	01-03-2007	-12.1 years	0.00%	Good	Retain	Sheer curtain fitted to the window; Sheer type
BEILU0969	Interior Painting	\$ 628.00	10	01-03-2007	-8.1 years	33.28%	Good	Retain	N/A

BEILU0970	Wardrobe	\$ 2115.00	10	01-03-2007	-8.1 years	0.00%	Good	Retain	Free standing; Purchased by owner; 2 x freestanding
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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0987	Carpet	\$ 548.00	8	01-03-2007	-10.1 years	20.80%	Good	Retain	N/A
BEILU0988	Ceiling Fan	\$ 605.00	10	01-03-2007	-8.1 years	33.29%	Good	Retain	LED Type
BEILU0989	Interior Painting	\$ 434.00	10	01-03-2007	-8.1 years	26.27%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0990	Vinyl	\$ 1120.00	10	01-03-2007	-8.1 years	54.69%	Good	Retain	N/A
BEILU0991	Skylight	\$ 1040.00	10	01-03-2007	-8.1 years	66.50%	Fair	Repair	Damage to surround remains
BEILU0992	Interior Painting	\$ 377.00	10	01-03-2007	-8.1 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0951	Blind	\$ 285.00	10	01-03-2007	-8.1 years	15.79%	Good	Retain	Vertical; Vertical type
BEILU0952	Benchtops	\$ 2414.00	20	01-03-2007	1.9 years	4.81%	Good	Retain	Laminate
BEILU0953	Cooktop	\$ 1394.00	12	01-03-2007	-6.1 years	0.00%	Good	Retain	N/A
BEILU0954	Interior Painting	\$ 560.00	10	01-03-2007	-8.1 years	6.13%	Good	Retain	N/A
BEILU0955	Kitchen Cabinets	\$ 3932.00	20	01-03-2007	1.9 years	16.62%	Good	Retain	N/A
BEILU0956	Vinyl	\$ 800.00	10	01-03-2007	-8.1 years	83.13%	Good	Retain	N/A
BEILU0957	Electric Elevated Oven	\$ 1451.00	12	01-03-2007	-6.1 years	138.58%	Good	Retain	Electric combo oven / cooktop
BEILU0958	Rangehood	\$ 617.00	12	01-03-2007	-6.1 years	13.86%	Good	Retain	N/A
BEILU0959	Sink & Fittings	\$ 1634.00	15	01-03-2007	-3.1 years	20.42%	Good	Retain	N/A
BEILU2466	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0971	Interior Painting	\$ 160.00	10	01-03-2007	-8.1 years	15.75%	Good	Retain	N/A

BEILU0972	Tiles - Wall	\$ 1246.00	20	01-03-2007	1.9 years	0.00%	Good	Retain	N/A
BEILU0973	Tiles - Floor	\$ 2086.00	20	01-03-2007	1.9 years	0.00%	Good	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0983	Air Conditioner - Split System	\$ 3395.00	10	01-03-2007	-8.1 years	299.19%	Good	Retain	Outdoor Model No: WRC-050AS Serial No: 701840160243
BEILU0984	Blind	\$ 685.00	10	01-03-2007	-8.1 years	33.28%	Good	Retain	Vertical; Verticals x 2
BEILU0985	Carpet	\$ 1051.00	8	01-03-2007	-10.1 years	20.79%	Fair	Retain	Marks to areas
BEILU0986	Interior Painting	\$ 994.00	10	01-03-2007	-8.1 years	33.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0980	Toilet & Cistern	\$ 1383.00	20	01-03-2007	1.9 years	83.12%	Good	Retain	N/A
BEILU0981	Tiles - Wall	\$ 926.00	20	01-03-2007	1.9 years	16.62%	Good	Retain	N/A
BEILU0982	Tiles - Floor	\$ 1429.00	20	01-03-2007	1.9 years	9.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0995	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Excellent	Retain	N/A
BEILU0996	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0997	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	106.72%	Good	Repair	Corrosion to rear downpipe
BEILU0998	Electrical Switchboard	\$ 2023.00	20	01-12-2014	9.7 years	67.64%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU0999	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Fair	Retain	Pressure clean front and rear courtyards
BEILU1000	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	61.13%	Good	Retain	N/A
BEILU1001	Flyscreens	\$ 1920.00	10	01-01-1997	-18.2 years	43.75%	Good	Retain	N/A
BEILU1003	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1004	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Replace	Pressure relief valve to the side of the dwelling is due for replacement; Pressure relief valve still requires replacement

BEILU1005	Courtyard	\$ 2995.00	30	01-01-2002	6.8 years	0.00%	Fair	Retain	Paved
BEILU1006	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1007	Porch	\$ 2995.00	30	01-01-1997	1.8 years	36.45%	Good	Retain	Concrete; Concrete pavers, which require pressure cleaning
BEILU1008	Privacy Screen	\$ 2263.00	20	01-12-2014	9.7 years	0.00%	Good	Retain	Aluminium
BEILU1009	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU1010	Bargeboards	\$ 2961.00	20	01-01-2004	-1.2 years	48.45%	Good	Retain	N/A
BEILU2467	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Poor	Replace	

Unit 17

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1037	Interior Painting	\$ 194.00	10	01-12-2008	-6.3 years	7.89%	Good	Retain	N/A
BEILU1038	Shower Screen	\$ 1200.00	20	01-12-2008	3.7 years	3.06%	Good	Retain	N/A
BEILU1039	Tapware	\$ 1343.00	15	01-12-2008	-1.3 years	72.91%	Good	Retain	N/A
BEILU1040	Tiles - Wall	\$ 3384.00	20	01-12-2008	3.7 years	3.50%	Good	Retain	N/A
BEILU1041	Tiles - Floor	\$ 4058.00	20	01-12-2008	3.7 years	16.62%	Good	Retain	N/A
BEILU2392	Exhaust Fan	\$ 262.00	10	13-12-2023	8.7 years	0.00%	Excellent	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1024	Blind	\$ 342.00	10	01-12-2008	-6.3 years	19.30%	Good	Retain	Vertical
BEILU1025	Carpet	\$ 1086.00	8	01-12-2008	-8.3 years	13.67%	Good	Retain	N/A
BEILU1026	Ceiling Fan	\$ 605.00	10	01-12-2008	-6.3 years	33.29%	Good	Retain	N/A
BEILU1027	Interior Painting	\$ 971.00	10	01-12-2008	-6.3 years	19.26%	Good	Retain	N/A
BEILU1028	Wardrobe	\$ 2115.00	10	01-12-2008	-6.3 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1029	Blind	\$ 342.00	10	01-12-2008	-6.3 years	33.33%	Good	Retain	Vertical
BEILU1030	Carpet	\$ 743.00	8	01-12-2008	-8.3 years	20.78%	Good	Retain	N/A
BEILU1031	Interior Painting	\$ 628.00	10	01-12-2008	-6.3 years	15.76%	Good	Retain	N/A

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1049	Carpet	\$ 548.00	8	01-12-2008	-8.3 years	20.80%	Good	Retain	N/A
	BEILU1050	Ceiling Fan	\$ 605.00	10	01-12-2008	-6.3 years	26.28%	Good	Retain	N/A
	BEILU1051	Interior Painting	\$ 434.00	10	01-12-2008	-6.3 years	33.27%	Good	Retain	N/A
	BEILU2393	Skylight	\$ 1040.00	10	01-12-2008	-6.3 years	0.00%	Good	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1052	Vinyl	\$ 1120.00	10	01-12-2008	-6.3 years	83.13%	Good	Retain	N/A
	BEILU1053	Skylight	\$ 1040.00	10	01-12-2008	-6.3 years	66.50%	Fair	Repair	Damage To The Diffuser
	BEILU1054	Interior Painting	\$ 377.00	10	01-12-2008	-6.3 years	26.26%	Good	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1015	Blind	\$ 285.00	10	01-12-2008	-6.3 years	33.33%	Good	Retain	Vertical
	BEILU1016	Benchtops	\$ 2414.00	20	01-12-2008	3.7 years	5.47%	Good	Retain	Laminate
	BEILU1017	Cooktop	\$ 1394.00	12	01-12-2008	-4.3 years	27.71%	Good	Retain	N/A
	BEILU1018	Interior Painting	\$ 560.00	10	01-12-2008	-6.3 years	33.25%	Good	Retain	N/A
	BEILU1019	Kitchen Cabinets	\$ 3932.00	20	01-12-2008	3.7 years	16.62%	Good	Retain	N/A
	BEILU1020	Vinyl	\$ 800.00	10	01-12-2008	-6.3 years	83.13%	Fair	Retain	Discoloration in areas
	BEILU1021	Electric Elevated Oven	\$ 1451.00	12	01-12-2008	-4.3 years	138.58%	Good	Retain	N/A
	BEILU1022	Rangehood	\$ 617.00	12	01-12-2008	-4.3 years	13.86%	Good	Retain	Westinghouse
	BEILU1023	Sink & Fittings	\$ 1634.00	15	01-12-2008	-1.3 years	64.18%	Good	Retain	N/A
	BEILU1058	Electrical Switchboard	\$ 2023.00	20	01-01-1997	-8.2 years	54.68%	Good	Retain	Tested on 8/5/23, Sub-board
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1033	Interior Painting	\$ 160.00	10	01-12-2008	-6.3 years	0.00%	Good	Retain	N/A
	BEILU1034	Tiles - Wall	\$ 1246.00	20	01-12-2008	3.7 years	3.50%	Good	Retain	N/A
	BEILU1035	Tiles - Floor	\$ 2086.00	20	01-12-2008	3.7 years	16.62%	Good	Retain	N/A

Living	BEILU2394	Sink & Fittings	\$ 1634.00	15	01-12-2008	-1.3 years	0.00%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1045	Air Conditioner - Split System	\$ 3395.00	10	01-12-2008	-6.3 years	299.19%	Excellent	Retain	Indoor unit (Model: WRS-160AS) Outdoor unit (Model: WRC-050AS Serial No.: ZY0902010031). Aged unit, Outdoor Model No: RX50HV4N Serial No: 000070
	BEILU1046	Blind	\$ 685.00	10	01-12-2008	-6.3 years	33.28%	Good	Retain	Vertical; Vertical blinds to window and sliding door
	BEILU1047	Carpet	\$ 1051.00	8	01-12-2008	-8.3 years	1.09%	Good	Retain	N/A
Toilet room	BEILU1048	Interior Painting	\$ 994.00	10	01-12-2008	-6.3 years	33.26%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1042	Toilet & Cistern	\$ 1383.00	20	01-12-2008	3.7 years	48.12%	Good	Retain	N/A
	BEILU1043	Tiles - Wall	\$ 926.00	20	01-12-2008	3.7 years	7.87%	Good	Retain	N/A
Unit Exterior	BEILU1044	Tiles - Floor	\$ 1429.00	20	01-12-2008	3.7 years	16.62%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1056	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
	BEILU1057	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	174.67%	Poor	Repair	Downpipe To Front Pergola Area, Repair PVC Connection At Base Of Front Common Downpipe
	BEILU1059	Meter Box	\$ 2023.00	20	01-01-2004	-1.2 years	78.92%	Good	Retain	Shared meter box on the side of Unit 17
	BEILU1060	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
	BEILU1061	Fascias	\$ 2961.00	20	01-12-2014	9.7 years	3.50%	Good	Retain	N/A

BEILU1062	Flyscreens	\$ 1920.00	10	01-08-2019	4.4 years	5.25%	Good	Retain	N/A
BEILU1064	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Replace	Corrosion to guttering at the front pergola area; Corroded gutter remains.
BEILU1065	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank; Unable to view HWS brand
BEILU1066	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Fair	Repair	Paved
BEILU1067	Path	\$ 1554.00	30	01-07-2000	5.3 years	3.21%	Good	Retain	Concrete; Paths are of concrete and concrete pavers
BEILU1068	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	69.39%	Good	Retain	Paved
BEILU1069	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1070	Windows	\$ 7980.00	30	01-07-2015	20.3 years	2.04%	Good	Retain	Aluminium Framed
BEILU1071	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	73.46%	Good	Retain	N/A
BEILU2327	Clothesline	\$ 1387.00	10	10-05-2023	8.1 years	0.00%	Excellent	Retain	N/A

Unit 18-19

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1072	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 18

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1073	Insulation	\$ 3286.00	20	01-01-1984	-21.2 years	13.18%	Good	Retain	N/A
BEILU1074	Lighting	\$ 1966.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	N/A
BEILU1075	Sarking	\$ 4264.00	25	01-01-1984	-16.2 years	39.44%	Good	Retain	N/A
BEILU1076	Smoke Alarms	\$ 268.00	20	01-01-1984	-21.2 years	13.15%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining, B1

Unit 19

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1136	Insulation	\$ 3286.00	20	01-04-2008	3.0 years	16.92%	Poor	Retain	N/A
BEILU1137	Lighting	\$ 1966.00	15	01-04-2008	-2.0 years	12.83%	Good	Retain	N/A

BEILU1138	Sarking	\$ 4264.00	25	01-04-2008	8.0 years	65.68%	Good	Retain	N/A
BEILU1139	Smoke Alarms	\$ 268.00	20	01-04-2008	3.0 years	10.96%	Good	Retain	One in bed 2, one outside bed 1

Unit 18

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1100	Exhaust Fan	\$ 262.00	10	01-01-1984	-31.2 years	28.97%	Good	Retain	N/A
BEILU1101	Interior Painting	\$ 194.00	10	01-01-2001	-14.2 years	0.00%	Good	Retain	N/A
BEILU1102	Shower Screen	\$ 1200.00	20	01-01-1984	-21.2 years	14.44%	Good	Retain	Shower Screen/Curtain; Fixed glass panel with shower curtain; Fixed panel with shower curtain
BEILU1103	Tapware	\$ 1343.00	15	01-01-1984	-26.2 years	23.33%	Good	Retain	N/A
BEILU1104	Tiles - Wall	\$ 3384.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1105	Tiles - Floor	\$ 4058.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1086	Blind	\$ 342.00	10	01-01-1984	-31.2 years	14.91%	Good	Retain	Roller blind; Roller blind to the front window, plantation shutter to the side window; Roller type, plantation shutter.
BEILU1087	Carpet	\$ 1086.00	8	01-01-1984	-33.2 years	4.92%	Good	Retain	N/A
BEILU1088	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	21.90%	Good	Retain	N/A
BEILU1089	Curtain	\$ 914.00	6	01-01-1984	-35.2 years	0.00%	Good	Retain	Sheer curtain fitted to the window; Sheers x 2
BEILU1090	Interior Painting	\$ 971.00	10	01-01-2001	-14.2 years	15.76%	Good	Retain	N/A
BEILU1091	Wardrobe	\$ 2115.00	10	01-01-1984	-31.2 years	19.24%	Good	Retain	Built-in wardrobe with mirror



Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1092	Blind	\$ 342.00	10	01-01-1984	-31.2 years	33.33%	Good	Retain	Roller blind; Roller type
BEILU1093	Carpet	\$ 743.00	8	01-01-1984	-33.2 years	13.67%	Good	Retain	N/A
BEILU1094	Curtain	\$ 914.00	6	01-01-1984	-35.2 years	0.00%	Good	Retain	Sheer curtain fitted; Sheer type
BEILU1095	Interior Painting	\$ 628.00	10	01-01-2001	-14.2 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1113	Carpet	\$ 548.00	8	01-01-1984	-33.2 years	1.09%	Good	Retain	N/A
BEILU1114	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	33.29%	Good	Retain	N/A
BEILU1115	Interior Painting	\$ 434.00	10	01-01-2001	-14.2 years	21.89%	Good	Retain	N/A
BEILU2395	Skylight	\$ 1040.00	10	01-01-2001	-14.2 years	0.00%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1116	Vinyl	\$ 1120.00	10	01-01-1984	-31.2 years	2.19%	Good	Retain	N/A
BEILU1117	Skylight	\$ 1040.00	10	01-01-1984	-31.2 years	5.25%	Good	Retain	N/A
BEILU1118	Interior Painting	\$ 377.00	10	01-01-2001	-14.2 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1077	Blind	\$ 285.00	10	01-01-1984	-31.2 years	33.33%	Good	Retain	Roller blind
BEILU1078	Benchtops	\$ 2414.00	20	01-01-1984	-21.2 years	5.47%	Good	Retain	Laminate
BEILU1080	Interior Painting	\$ 560.00	10	01-01-2001	-14.2 years	33.25%	Good	Retain	N/A
BEILU1081	Kitchen Cabinets	\$ 3932.00	20	01-01-1984	-21.2 years	10.94%	Good	Retain	Owner has been impaired by recent falls, is unable to manage kitchen cabinet doors. Requests replacement with draws in areas.
BEILU1082	Vinyl	\$ 800.00	10	01-01-1984	-31.2 years	83.13%	Good	Retain	N/A
BEILU1085	Sink & Fittings	\$ 1634.00	15	01-01-1984	-26.2 years	8.75%	Good	Retain	N/A

BEILU2328	Electric Elevated Oven	\$ 4202.00	12	16-07-2023	10.3 years	0.00%	Good	Retain	Elevated oven and cooktop.; Electric benchtop combo oven / cooktop
BEILU2329	Rangehood	\$ 878.00	12	18-08-2023	10.4 years	0.00%	Good	Retain	N/A
BEILU2441	Cooktop	\$ 1394.00	12	16-07-2023	10.3 years	0.00%	Good	Retain	N/A
BEILU2469	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1097	Interior Painting	\$ 160.00	10	01-01-2001	-14.2 years	3.50%	Good	Retain	N/A
BEILU1098	Tiles - Wall	\$ 1246.00	20	01-01-1984	-21.2 years	10.93%	Good	Retain	N/A
BEILU1099	Tiles - Floor	\$ 2086.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU2396	Sink & Fittings	\$ 1634.00	15	01-01-1984	-26.2 years	0.00%	Good	Retain	Laundry tub and tap

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1109	Air Conditioner - Split System	\$ 3395.00	10	01-01-1984	-31.2 years	299.19%	Good	Retain	Indoor Unit (Model: FVXS60LVMA Serial No.: C002267) Outdoor unit (Model: RXS60LAVMA Serial No.: E001969). Outdoor Model No: RXS60LAVMA Serial No: E001969
BEILU1110	Blind	\$ 685.00	10	01-01-1984	-31.2 years	33.28%	Good	Retain	Vertical; Vertical to sliding door, shutters to the window
BEILU1111	Carpet	\$ 1051.00	8	01-01-1984	-33.2 years	20.79%	Good	Retain	N/A
BEILU1112	Interior Painting	\$ 994.00	10	01-01-2001	-14.2 years	46.11%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1106	Toilet & Cistern	\$ 1383.00	20	01-01-1984	-21.2 years	15.31%	Good	Retain	N/A
BEILU1107	Tiles - Wall	\$ 926.00	20	01-01-1984	-21.2 years	0.44%	Good	Retain	N/A

BEILU1108	Tiles - Floor	\$ 1429.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU2468	Exhaust fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Good	Replace	

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1119	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	233.42%	Good	Retain	N/A
BEILU1120	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1121	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	83.94%	Fair	Replace	Corrosion And Damage To Rear Downpipe.
BEILU1122	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	129.35%	Good	Retain	Sub-board
BEILU1123	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Outdoor Switchboard for Unit 18 & 19; Shared meter box on the side of Unit 18
BEILU1124	Exterior Painting	\$ 2149.00	10	01-01-2001	-14.2 years	16.62%	Fair	Repair	N/A
BEILU1126	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	14.00%	Good	Retain	N/A
BEILU1128	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	174.39%	Good	Retain	N/A
BEILU1129	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank
BEILU1130	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Owner has had fall in recent times. Trip hazard to area around clothes line
BEILU1131	Path	\$ 1554.00	30	01-01-1984	-11.2 years	38.99%	Good	Retain	Concrete
BEILU1132	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	36.45%	Good	Retain	Paved
BEILU1133	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1134	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU1135	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Fair	Retain	N/A
BEILU2330	Fascias	\$ 1175.00	20	06-06-2023	18.2 years	0.00%	Good	Retain	N/A

**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1162	Exhaust Fan	\$ 262.00	10	01-04-2008	-7.0 years	28.97%	Good	Retain	N/A
BEILU1163	Interior Painting	\$ 194.00	10	01-04-2008	-7.0 years	7.89%	Good	Retain	N/A
BEILU1164	Shower Screen	\$ 1200.00	20	01-04-2008	3.0 years	16.63%	Good	Retain	Shower Screen/Curtain; Fixed glass panel with shower curtain
BEILU1165	Tapware	\$ 1343.00	15	01-04-2008	-2.0 years	72.91%	Good	Retain	N/A
BEILU1166	Tiles - Wall	\$ 3384.00	20	01-04-2008	3.0 years	4.37%	Good	Retain	N/A
BEILU1167	Tiles - Floor	\$ 4058.00	20	01-04-2008	3.0 years	16.62%	Good	Retain	N/A

**Bed 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1149	Air Conditioner - Split System	\$ 3395.00	10	01-01-1984	-31.2 years	299.19%	Good	Retain	Outdoor unit (Model: SRC50ZMXA-S Serial No.: 869700398BE). Outdoor Model No: MUZ-GE25VA Serial No: 0022726T
BEILU1150	Blind	\$ 342.00	10	01-01-1984	-31.2 years	2.63%	Good	Retain	Vertical
BEILU1151	Carpet	\$ 1086.00	8	01-01-1984	-33.2 years	0.00%	Fair	Retain	N/A
BEILU1152	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	33.29%	Good	Retain	N/A
BEILU1153	Interior Painting	\$ 971.00	10	01-01-1984	-31.2 years	48.20%	Good	Retain	N/A
BEILU1154	Wardrobe	\$ 2115.00	10	01-01-1984	-31.2 years	33.24%	Fair	Retain	Built-in wardrobe with mirror

**Bed 2**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1155	Blind	\$ 342.00	10	01-01-1984	-31.2 years	21.93%	Good	Retain	Vertical
BEILU1156	Carpet	\$ 743.00	8	01-01-1984	-33.2 years	20.78%	Good	Retain	N/A
BEILU1157	Interior Painting	\$ 628.00	10	01-01-1984	-31.2 years	33.28%	Good	Retain	N/A
BEILU1158	Wardrobe	\$ 2115.00	10	01-01-1984	-31.2 years	33.24%	Good	Retain	Free standing; Purchased by owner

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1175	Carpet	\$ 548.00	8	01-01-1984	-33.2 years	16.42%	Poor	Retain	N/A
BEILU1176	Ceiling Fan	\$ 605.00	10	01-01-1984	-31.2 years	1.75%	Fair	Retain	N/A
BEILU1177	Interior Painting	\$ 434.00	10	01-01-1984	-31.2 years	28.89%	Fair	Retain	N/A
BEILU2397	Skylight	\$ 1040.00	10	01-01-1984	-31.2 years	0.00%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1178	Vinyl	\$ 1120.00	10	01-01-1984	-31.2 years	83.13%	Good	Retain	N/A
BEILU1179	Skylight	\$ 1040.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU1180	Interior Painting	\$ 377.00	10	01-01-1984	-31.2 years	33.26%	Fair	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1140	Blind	\$ 285.00	10	01-01-1984	-31.2 years	2.63%	Good	Retain	Vertical
BEILU1141	Benchtops	\$ 2414.00	20	01-01-1984	-21.2 years	7.00%	Fair	Retain	Laminate
BEILU1142	Cooktop	\$ 1394.00	12	01-01-1984	-29.2 years	6.56%	Good	Retain	N/A
BEILU1143	Interior Painting	\$ 560.00	10	01-01-1984	-31.2 years	7.88%	Good	Retain	N/A
BEILU1144	Kitchen Cabinets	\$ 3932.00	20	01-01-1984	-21.2 years	17.56%	Fair	Retain	N/A
BEILU1145	Vinyl	\$ 800.00	10	01-01-1984	-31.2 years	83.13%	Good	Retain	N/A
BEILU1147	Rangehood	\$ 617.00	12	01-01-1984	-29.2 years	93.75%	Good	Retain	N/A
BEILU1148	Sink & Fittings	\$ 1634.00	15	01-01-1984	-26.2 years	72.93%	Good	Retain	N/A
BEILU1184	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	56.10%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU2331	Electric Elevated Oven	\$ 4367.00	12	16-07-2023	10.3 years	0.00%	Excellent	Retain	Elevated oven and cooktop.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1159	Interior Painting	\$ 160.00	10	01-01-1984	-31.2 years	33.25%	Good	Retain	N/A
BEILU1160	Tiles - Wall	\$ 1246.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1161	Tiles - Floor	\$ 2086.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU2398	Exhaust Fan	\$ 262.00	10	13-12-2023	8.7 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1171	Air Conditioner - Split System	\$ 3395.00	10	01-01-1984	-31.2 years	299.19%	Good	Retain	Outdoor unit (Model: MUZ- GE25VA Serial No.: 0022726T). Outdoor Model No: SRC50ZMXA-S Serial No: 869700398BE
BEILU1172	Blind	\$ 685.00	10	01-01-1984	-31.2 years	33.28%	Good	Retain	Vertical
BEILU1173	Carpet	\$ 1051.00	8	01-01-1984	-33.2 years	0.55%	Poor	Replace	Carpet Worn
BEILU1174	Interior Painting	\$ 994.00	10	01-01-1984	-31.2 years	36.98%	Fair	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1168	Toilet & Cistern	\$ 1383.00	20	01-01-1984	-21.2 years	48.12%	Good	Retain	N/A
BEILU1169	Tiles - Wall	\$ 926.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1170	Tiles - Floor	\$ 1429.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1182	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1183	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	109.82%	Good	Retain	Corrosion To Both Rear Downpipes
BEILU1185	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	3.50%	Good	Retain	N/A
BEILU1187	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	35.00%	Good	Retain	N/A
BEILU1189	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1190	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	N/A
BEILU1191	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Fair	Retain	Pavers require cleaning
BEILU1192	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1193	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	4.37%	Good	Retain	Concrete pavers, which require pressure cleaning
BEILU1194	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium

BEILU1195	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	0.87%	Good	Retain	Aluminium Framed
BEILU1196	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A
BEILU2332	Fascias	\$ 1733.00	20	06-06-2023	18.2 years	0.00%	Good	Retain	N/A
BEILU2399	Clothesline	\$ 514.00	10	13-12-2023	8.7 years	0.00%	Good	Retain	Clothesline has been replaced
BEILU2400	Drain	\$ 237.00	50	01-01-1984	8.8 years	0.00%	Poor	Replace	Swing Flap Broken Off

Unit 20-21

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1197	Roof	\$ 28811.00	50	01-01-1984	8.8 years	2.62%	Good	Retain	Tiled Roof

Unit 20

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1198	Insulation	\$ 3286.00	20	01-07-2003	-1.7 years	17.87%	Good	Retain	N/A
BEILU1199	Lighting	\$ 1966.00	15	01-07-2003	-6.7 years	22.16%	Good	Retain	N/A
BEILU1200	Sarking	\$ 4264.00	25	01-07-2003	3.3 years	73.66%	Good	Retain	N/A
BEILU1201	Smoke Alarms	\$ 268.00	20	01-07-2003	-1.7 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway, living room

Unit 21

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1262	Insulation	\$ 3286.00	20	01-02-2008	2.9 years	13.37%	Good	Retain	N/A
BEILU1263	Lighting	\$ 1966.00	15	01-02-2008	-2.1 years	22.16%	Good	Retain	N/A
BEILU1264	Sarking	\$ 4264.00	25	01-02-2008	7.9 years	65.68%	Good	Retain	N/A
BEILU1265	Smoke Alarms	\$ 268.00	20	01-02-2008	2.9 years	13.15%	Good	Retain	One in the hallway

Unit 20

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1227	Exhaust Fan	\$ 262.00	10	01-07-2003	-11.7 years	6.15%	Good	Retain	N/A
BEILU1228	Interior Painting	\$ 194.00	10	01-07-2003	-11.7 years	7.89%	Good	Retain	N/A
BEILU1229	Shower Screen	\$ 1200.00	20	01-07-2003	-1.7 years	16.63%	Good	Retain	N/A

BEILU1230	Tapware	\$ 1343.00	15	01-07-2003	-6.7 years	110.82%	Good	Retain	N/A
BEILU1231	Tiles - Wall	\$ 3384.00	20	01-07-2003	-1.7 years	0.44%	Fair	Retain	N/A
BEILU1232	Tiles - Floor	\$ 4058.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1211	Blind	\$ 342.00	10	01-07-2003	-11.7 years	33.33%	Good	Retain	Vertical
BEILU1212	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	13.67%	Good	Retain	N/A
BEILU1213	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	1.75%	Good	Retain	N/A
BEILU1214	Interior Painting	\$ 971.00	10	01-07-2003	-11.7 years	19.26%	Good	Retain	N/A
BEILU1215	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	21.87%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1216	Blind	\$ 342.00	10	01-07-2003	-11.7 years	19.30%	Good	Retain	Vertical; Vertical
BEILU1217	Carpet	\$ 743.00	8	01-07-2003	-13.7 years	20.78%	Good	Retain	N/A
BEILU1218	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	53.12%	Good	Retain	N/A
BEILU1219	Interior Painting	\$ 628.00	10	01-07-2003	-11.7 years	26.27%	Good	Retain	N/A
BEILU1220	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	17.49%	Good	Retain	Built-in

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1240	Carpet	\$ 548.00	8	01-07-2003	-13.7 years	20.80%	Good	Retain	N/A
BEILU1241	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	33.29%	Good	Retain	N/A
BEILU1242	Interior Painting	\$ 434.00	10	01-07-2003	-11.7 years	17.51%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1243	Vinyl	\$ 1120.00	10	01-07-2003	-11.7 years	83.13%	Good	Retain	N/A
BEILU1244	Skylight	\$ 1040.00	10	01-07-2003	-11.7 years	126.02%	Good	Retain	N/A
BEILU1245	Interior Painting	\$ 377.00	10	01-07-2003	-11.7 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1202	Blind	\$ 285.00	10	01-07-2003	-11.7 years	0.88%	Good	Retain	Vertical



BEILU1203	Benchtops	\$ 2414.00	20	01-07-2003	-1.7 years	1.75%	Good	Retain	Laminate
BEILU1204	Cooktop	\$ 1394.00	12	01-07-2003	-9.7 years	16.05%	Good	Retain	N/A
BEILU1205	Interior Painting	\$ 560.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	N/A
BEILU1206	Kitchen Cabinets	\$ 3932.00	20	01-07-2003	-1.7 years	3.94%	Good	Retain	N/A
BEILU1207	Vinyl	\$ 800.00	10	01-07-2003	-11.7 years	17.50%	Good	Retain	N/A
BEILU1208	Electric Elevated Oven	\$ 1451.00	12	01-07-2003	-9.7 years	138.58%	Good	Retain	Combination oven / cooktop; Electric benchtop combo Oven / cooktop
BEILU1209	Rangehood	\$ 617.00	12	01-07-2003	-9.7 years	13.86%	Good	Retain	N/A
BEILU1210	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	110.85%	Good	Retain	N/A
BEILU1249	Electrical Switchboard	\$ 2023.00	20	01-01-1997	-8.2 years	100.91%	Good	Retain	Tested on 8/5/23, Sub-board

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1221	Interior Painting	\$ 160.00	10	01-07-2003	-11.7 years	8.75%	Good	Retain	N/A
BEILU1222	Tiles - Wall	\$ 1246.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU1223	Tiles - Floor	\$ 2086.00	20	01-07-2003	-1.7 years	0.00%	Good	Retain	N/A
BEILU2401	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1236	Air Conditioner - Split System	\$ 3395.00	10	01-07-2003	-11.7 years	393.44%	Good	Retain	Outdoor unit( Model: RXM46QVMA Serial No.: E001000). Outdoor Model No: RXM46QVMA Serial No: E001000
BEILU1237	Blind	\$ 685.00	10	01-07-2003	-11.7 years	33.28%	Good	Retain	Vertical; Fitted to the window and sliding door; Vertical type
BEILU1238	Carpet	\$ 1051.00	8	01-07-2003	-13.7 years	20.79%	Good	Retain	N/A
BEILU1239	Interior Painting	\$ 994.00	10	01-07-2003	-11.7 years	33.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1226	Tiles - Floor	\$ 1429.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU1233	Toilet & Cistern	\$ 1383.00	20	01-07-2003	-1.7 years	54.68%	Good	Retain	N/A
BEILU1234	Tiles - Wall	\$ 926.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU2402	Exhaust fan	\$ 262.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Noisy but operates well

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1246	Clothesline	\$ 514.00	10	01-07-2000	-14.7 years	19.26%	Good	Retain	N/A
BEILU1247	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1248	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	33.26%	Fair	Replace	Corrosion To Rear Downpipe
BEILU1250	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	30.50%	Good	Retain	N/A
BEILU1251	Fascias	\$ 2961.00	20	01-01-2022	16.8 years	98.76%	Good	Retain	N/A
BEILU1252	Flyscreens	\$ 1920.00	10	01-07-2000	-14.7 years	38.50%	Good	Retain	N/A
BEILU1254	Guttering	\$ 2903.00	20	01-07-2000	-4.7 years	72.18%	Good	Retain	N/A
BEILU1255	Hot Water System - Solar	\$ 4516.00	15	01-03-2019	8.9 years	1.75%	Good	Replace	Hiline tank
BEILU1256	Courtyard	\$ 2995.00	30	01-04-2013	18.0 years	0.00%	Good	Retain	Concrete
BEILU1257	Path	\$ 1554.00	30	01-10-2020	25.5 years	0.29%	Good	Retain	Concrete
BEILU1258	Porch	\$ 2995.00	30	01-07-2020	25.3 years	2.92%	Good	Retain	colourbond/polycarb roof sheets and battens (paid by owner). Concrete
BEILU1259	Privacy Screen	\$ 2263.00	20	01-12-2021	16.7 years	0.00%	Good	Retain	Aluminium
BEILU1260	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Aluminium Framed
BEILU1261	Bargeboards	\$ 2961.00	20	01-04-2021	16.0 years	51.82%	Good	Retain	N/A
BEILU2297	Patio	\$ 2343.00	30	26-11-2022	27.7 years	0.00%	Good	Retain	Concrete base with minor cracks

**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1289	Exhaust Fan	\$ 262.00	10	01-02-2008	-7.1 years	33.36%	Good	Retain	N/A
BEILU1290	Interior Painting	\$ 194.00	10	01-02-2008	-7.1 years	33.30%	Good	Retain	N/A
BEILU1291	Shower Screen	\$ 1200.00	20	01-02-2008	2.9 years	10.94%	Good	Retain	N/A
BEILU1292	Tapware	\$ 1343.00	15	01-02-2008	-2.1 years	110.82%	Good	Retain	N/A
BEILU1293	Tiles - Wall	\$ 3384.00	20	01-02-2008	2.9 years	0.44%	Good	Retain	N/A
BEILU1294	Tiles - Floor	\$ 4058.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A

**Bed 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1275	Blind	\$ 342.00	10	01-02-2008	-7.1 years	21.93%	Good	Retain	Roller blind
BEILU1276	Carpet	\$ 1086.00	8	01-02-2008	-9.1 years	20.78%	Good	Retain	N/A
BEILU1277	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	4.38%	Good	Retain	N/A
BEILU1279	Interior Painting	\$ 971.00	10	01-02-2008	-7.1 years	2.63%	Good	Retain	N/A
BEILU1280	Wardrobe	\$ 2115.00	10	01-02-2008	-7.1 years	33.24%	Good	Retain	Built-in wardrobe with mirror

**Bed 2**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1281	Blind	\$ 342.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Roller blind
BEILU1282	Carpet	\$ 743.00	8	01-02-2008	-9.1 years	4.92%	Good	Retain	N/A
BEILU1283	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	33.29%	Good	Retain	N/A
BEILU1284	Interior Painting	\$ 628.00	10	01-02-2008	-7.1 years	73.89%	Good	Retain	N/A

**Dining**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1304	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	21.90%	Good	Retain	N/A
BEILU1305	Interior Painting	\$ 434.00	10	01-02-2008	-7.1 years	33.27%	Good	Retain	N/A
BEILU2403	Vinyl	\$ 1120.00	10	12-12-2023	8.7 years	0.00%	Good	Retain	N/A

**Hallway**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1306	Vinyl	\$ 1120.00	10	01-02-2008	-7.1 years	83.13%	Good	Retain	N/A
BEILU1307	Skylight	\$ 1040.00	10	07-09-2023	8.5 years	0.00%	Good	Retain	N/A

Kitchen	BEILU1308	Interior Painting	\$ 377.00	10	01-02-2008	-7.1 years	26.26%	Good	Retain	N/A
Kitchen	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1266	Blind	\$ 285.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Vertical; Roller Type
	BEILU1267	Benchtops	\$ 2414.00	20	01-02-2008	2.9 years	8.31%	Good	Retain	22mm artificial Benchtops
	BEILU1268	Cooktop	\$ 1394.00	12	01-02-2008	-5.1 years	27.71%	Good	Retain	N/A
	BEILU1269	Interior Painting	\$ 560.00	10	01-02-2008	-7.1 years	33.25%	Good	Retain	N/A
	BEILU1270	Kitchen Cabinets	\$ 3932.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
	BEILU1271	Vinyl	\$ 800.00	10	01-02-2008	-7.1 years	43.75%	Good	Retain	N/A
	BEILU1274	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	0.00%	Good	Retain	N/A
	BEILU2404	Rangehood	\$ 617.00	12	13-12-2023	10.7 years	0.00%	Excellent	Retain	N/A
	BEILU2405	Oven	\$ 1451.00	12	12-12-2023	10.7 years	0.00%	Good	Retain	N/A
	BEILU2406	Dishwasher	\$ 1371.00	8	12-12-2023	6.7 years	0.00%	Good	Retain	N/A
Laundry										
Laundry	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1286	Interior Painting	\$ 160.00	10	01-02-2008	-7.1 years	33.25%	Good	Retain	N/A
	BEILU1287	Tiles - Wall	\$ 1246.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
	BEILU1288	Tiles - Floor	\$ 2086.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
	BEILU2407	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	0.00%	Good	Retain	N/A
Living										
Living	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1298	Air Conditioner - Split System	\$ 3395.00	10	01-02-2008	-7.1 years	299.19%	Fair	Retain	Outdoor Model No: CU-1270TR Serial No:
	BEILU1299	Blind	\$ 685.00	10	01-02-2008	-7.1 years	4.38%	Good	Retain	Roller blind; Roller blind fitted to window, vertical blind fitted to sliding door
	BEILU1302	Interior Painting	\$ 994.00	10	01-02-2008	-7.1 years	81.55%	Good	Retain	N/A
	BEILU2408	Vinyl	\$ 1120.00	10	12-12-2023	8.7 years	0.00%	Good	Retain	N/A

Sunroom										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1310	Interior Painting	\$ 571.00	10	01-02-2008	-7.1 years	28.90%	Good	Retain	N/A
	BEILU2409	Vinyl	\$ 1120.00	10	12-12-2023	8.7 years	0.00%	Good	Retain	N/A
Toilet room										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1295	Toilet & Cistern	\$ 1383.00	20	01-02-2008	2.9 years	32.81%	Good	Retain	N/A
	BEILU1296	Tiles - Wall	\$ 926.00	20	01-02-2008	2.9 years	1.31%	Good	Retain	N/A
	BEILU1297	Tiles - Floor	\$ 1429.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
Unit Exterior										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1311	Clothesline	\$ 514.00	10	01-01-2012	-3.2 years	8.75%	Good	Retain	N/A
	BEILU1312	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
	BEILU1313	Downpipes	\$ 1794.00	20	01-03-2019	13.9 years	2.63%	Good	Retain	N/A
	BEILU1314	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board
	BEILU1315	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	129.35%	Good	Retain	Shared meter box on the side of Unit 21
	BEILU1316	Exterior Painting	\$ 2149.00	10	01-01-2002	-13.2 years	8.75%	Good	Retain	N/A
	BEILU1317	Fascias	\$ 2961.00	20	01-06-2005	0.2 years	7.43%	Fair	Repair	Refer to previous notes
	BEILU1318	Flyscreens	\$ 1920.00	10	01-01-2007	-8.2 years	26.25%	Good	Retain	N/A
	BEILU1320	Guttering	\$ 2903.00	20	01-12-2014	9.7 years	26.25%	Good	Retain	N/A
	BEILU1321	Hot Water System - Solar	\$ 4516.00	15	01-01-1992	-18.2 years	17.49%	Good	Replace	N/A
	BEILU1322	Courtyard	\$ 2995.00	30	01-03-2019	23.9 years	0.00%	Good	Retain	Paved
	BEILU1323	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
	BEILU1324	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Concrete porch
	BEILU1325	Privacy screen	\$ 1451.00	20	01-01-1997	-8.2 years	0.00%	Good	Retain	Powder-coated aluminum
	BEILU1326	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium; Front
	BEILU1327	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed

BEILU1328	Bargeboards	\$ 2961.00	20	01-01-1997	-8.2 years	5.47%	Fair	Retain	N/A
BEILU2470	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Fair	Replace	

Unit 22-23

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1329	Roof	\$ 28811.00	50	01-01-1984	8.8 years	4.37%	Good	Retain	Tiled Roof

Unit 22

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1330	Insulation	\$ 3286.00	20	01-07-2003	-1.7 years	9.76%	Good	Retain	N/A
BEILU1331	Lighting	\$ 1966.00	15	01-07-2003	-6.7 years	22.16%	Good	Retain	N/A
BEILU1332	Sarking	\$ 4264.00	25	01-07-2003	3.3 years	43.74%	Good	Retain	N/A
BEILU1333	Smoke Alarms	\$ 268.00	20	01-07-2003	-1.7 years	3.95%	Good	Retain	One in bed 1, one in bed 2, one in the living room; B2, B1, Living

Unit 23

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1382	Insulation	\$ 3286.00	20	01-02-2008	2.9 years	17.87%	Good	Retain	N/A
BEILU1383	Lighting	\$ 1966.00	15	01-02-2008	-2.1 years	5.25%	Good	Retain	N/A
BEILU1384	Sarking	\$ 4264.00	25	01-02-2008	7.9 years	66.48%	Good	Retain	N/A
BEILU1385	Smoke Alarms	\$ 268.00	20	01-02-2008	2.9 years	0.00%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining room,

Unit 22

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1350	Exhaust Fan	\$ 262.00	10	01-07-2003	-11.7 years	21.95%	Good	Retain	One heater bulb blown
BEILU1351	Interior Painting	\$ 194.00	10	01-07-2003	-11.7 years	21.91%	Good	Retain	N/A
BEILU1352	Shower Screen	\$ 1200.00	20	01-07-2003	-1.7 years	13.13%	Good	Retain	N/A
BEILU1353	Tapware	\$ 1343.00	15	01-07-2003	-6.7 years	110.82%	Good	Retain	N/A

BEILU1354	Tiles - Wall	\$ 3384.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU1355	Tiles - Floor	\$ 4058.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU2471	Ceiling Fan	\$ 605.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1341	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	33.29%	Good	Retain	N/A
BEILU1342	Interior Painting	\$ 971.00	10	01-07-2003	-11.7 years	33.26%	Good	Retain	N/A
BEILU1343	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	33.24%	Fair	Repair	Nylon guides missing from the door top, difficult to slide
BEILU2410	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	0.00%	Good	Retain	N/A
BEILU2411	Blind	\$ 342.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Vertical blinds fitted to windows; Vertical x 2

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1344	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	28.91%	Good	Retain	N/A
BEILU1345	Interior Painting	\$ 628.00	10	01-07-2003	-11.7 years	15.76%	Good	Retain	N/A
BEILU1346	Wardrobe	\$ 2115.00	10	01-07-2003	-11.7 years	21.87%	Good	Retain	Free standing; Purchased by owner; Freestanding
BEILU2412	Blind	\$ 342.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Vertical blinds fitted to windows; Vertical type

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1361	Ceiling Fan	\$ 605.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	N/A
BEILU1362	Interior Painting	\$ 434.00	10	01-07-2003	-11.7 years	33.27%	Good	Retain	N/A
BEILU2413	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	0.00%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1363	Skylight	\$ 1040.00	10	01-07-2003	-11.7 years	93.85%	Good	Retain	N/A

BEILU1364	Interior Painting	\$ 377.00	10	01-07-2003	-11.7 years	21.88%	Good	Repair	Crack To Plasterboard To Left Side Of Rear Access Door
BEILU1365	Vinyl	\$ 1120.00	10	01-07-2003	-11.7 years	19.69%	Good	Retain	Vinyl plank flooring
BEILU2414	Flyscreens	\$ 1920.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Locking nib comes loose at times

**Kitchen**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1334	Benchtops	\$ 2414.00	20	01-07-2003	-1.7 years	8.31%	Good	Retain	Laminate
BEILU1335	Cooktop	\$ 1394.00	12	01-07-2003	-9.7 years	0.00%	Good	Retain	N/A
BEILU1336	Interior Painting	\$ 560.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	N/A
BEILU1337	Kitchen Cabinets	\$ 3932.00	20	01-07-2003	-1.7 years	0.00%	Good	Retain	N/A
BEILU1338	Oven	\$ 1451.00	12	01-07-2003	-9.7 years	138.58%	Good	Retain	N/A
BEILU1339	Rangehood	\$ 617.00	12	01-07-2003	-9.7 years	13.86%	Good	Retain	Pullout type
BEILU1340	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	110.85%	Good	Retain	N/A
BEILU1369	Electrical Switchboard	\$ 2023.00	20	01-07-2017	12.3 years	61.08%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU2298	Vinyl	\$ 800.00	10	26-11-2022	7.7 years	0.00%	Excellent	Retain	N/A
BEILU2415	Blind	\$ 342.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Vertical blinds fitted to windows; Vertical type

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1347	Interior Painting	\$ 160.00	10	01-07-2003	-11.7 years	33.25%	Good	Retain	N/A
BEILU1348	Tiles - Wall	\$ 1246.00	20	01-07-2003	-1.7 years	7.87%	Good	Retain	N/A
BEILU1349	Tiles - Floor	\$ 2086.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	Corrosion to chrome floor waste, suggest replacement of Centre
BEILU2416	Exhaust fan	\$ 262.00	10	01-07-2003	-11.7 years	0.00%	Fair	Repair	Operates fine, just a bit noisy and discolored
BEILU2417	Sink & Fittings	\$ 1634.00	15	01-07-2003	-6.7 years	0.00%	Good	Retain	Laundry tub and tap



Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1359	Air Conditioner - Split System	\$ 3395.00	10	01-07-2003	-11.7 years	299.19%	Good	Retain	Outdoor Model No: WRC-050AS Serial No: 66548100333. Outdoor Model No: WRC-050AS Serial No: 66548100333
BEILU1360	Interior Painting	\$ 994.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	N/A
BEILU2418	Carpet	\$ 1086.00	8	01-07-2003	-13.7 years	0.00%	Good	Retain	N/A
BEILU2419	Blind	\$ 342.00	10	01-07-2003	-11.7 years	0.00%	Good	Retain	Vertical blinds fitted to the window and sliding door; Vertical type

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1356	Toilet & Cistern	\$ 1383.00	20	01-07-2003	-1.7 years	83.12%	Good	Retain	N/A
BEILU1357	Tiles - Wall	\$ 926.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A
BEILU1358	Tiles - Floor	\$ 1429.00	20	01-07-2003	-1.7 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1366	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU1367	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	N/A
BEILU1368	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	150.11%	Good	Retain	Loose astragal Bracket to front downpipe
BEILU1370	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU1371	Fascias	\$ 2961.00	20	01-01-2012	6.8 years	75.17%	Good	Retain	N/A
BEILU1372	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	88.90%	Good	Retain	N/A
BEILU1374	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1375	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	N/A
BEILU1376	Courtyard	\$ 2995.00	30	01-03-2019	23.9 years	0.00%	Good	Retain	Concrete
BEILU1377	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete

BEILU1378	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	colourbond/polycarb roof sheets and battens. Concrete
BEILU1379	Privacy Screen	\$ 2263.00	20	01-01-1997	-8.2 years	0.00%	Good	Retain	Aluminium
BEILU1380	Windows	\$ 7980.00	30	01-07-2000	5.3 years	6.41%	Good	Retain	Aluminium Framed
BEILU1381	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A
BEILU2299	Patio	\$ 2343.00	30	26-11-2022	27.7 years	0.00%	Excellent	Retain	Colourbond; Unknown installation date, assessment date used for installation date

Unit 23

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1408	Exhaust Fan	\$ 262.00	10	01-02-2008	-7.1 years	33.36%	Good	Retain	Cover requires clean
BEILU1409	Interior Painting	\$ 194.00	10	01-02-2008	-7.1 years	21.91%	Good	Retain	N/A
BEILU1410	Shower Screen	\$ 1200.00	20	01-02-2008	2.9 years	16.63%	Good	Retain	N/A
BEILU1411	Tapware	\$ 1343.00	15	01-02-2008	-2.1 years	72.91%	Good	Retain	N/A
BEILU1412	Tiles - Wall	\$ 3384.00	20	01-02-2008	2.9 years	3.94%	Good	Retain	N/A
BEILU1413	Tiles - Floor	\$ 4058.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1395	Blind	\$ 342.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Vertical; Vertical type x 2
BEILU1396	Carpet	\$ 1086.00	8	01-02-2008	-9.1 years	1.64%	Good	Retain	N/A
BEILU1397	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	0.00%	Good	Retain	N/A
BEILU1398	Interior Painting	\$ 971.00	10	01-02-2008	-7.1 years	19.26%	Good	Retain	N/A
BEILU1399	Wardrobe	\$ 2115.00	10	01-02-2008	-7.1 years	19.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1400	Blind	\$ 342.00	10	01-02-2008	-7.1 years	17.54%	Good	Retain	Vertical; Vertical type

BEILU1401	Carpet	\$ 743.00	8	01-02-2008	-9.1 years	20.78%	Good	Retain	N/A
BEILU1402	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	0.00%	Good	Retain	N/A
BEILU1403	Interior Painting	\$ 628.00	10	01-02-2008	-7.1 years	33.28%	Good	Retain	N/A
BEILU1404	Wardrobe	\$ 2115.00	10	01-02-2008	-7.1 years	33.24%	Good	Retain	Free standing; Purchased by owner; Freestanding

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1421	Carpet	\$ 548.00	8	01-02-2008	-9.1 years	20.80%	Good	Retain	N/A
BEILU1422	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	33.29%	Good	Retain	N/A
BEILU1423	Interior Painting	\$ 434.00	10	01-02-2008	-7.1 years	33.27%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1424	Vinyl	\$ 1120.00	10	01-02-2008	-7.1 years	0.00%	Good	Retain	N/A
BEILU1425	Skylight	\$ 1040.00	10	01-02-2008	-7.1 years	66.50%	Good	Retain	N/A
BEILU1426	Interior Painting	\$ 377.00	10	01-02-2008	-7.1 years	15.76%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1386	Blind	\$ 285.00	10	01-02-2008	-7.1 years	14.91%	Good	Retain	Vertical; Vertical type
BEILU1387	Benchtops	\$ 2414.00	20	01-02-2008	2.9 years	4.81%	Good	Retain	Laminate
BEILU1389	Interior Painting	\$ 560.00	10	01-02-2008	-7.1 years	33.25%	Good	Retain	N/A
BEILU1390	Kitchen Cabinets	\$ 3932.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1391	Vinyl	\$ 800.00	10	01-02-2008	-7.1 years	83.13%	Good	Retain	N/A
BEILU1393	Rangehood	\$ 617.00	12	01-02-2008	-5.1 years	9.12%	Good	Retain	N/A
BEILU1394	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	110.85%	Good	Retain	Related item
BEILU2323	Electric Elevated Oven	\$ 1394.00	12	26-11-2022	9.7 years	0.00%	Good	Retain	N/A
BEILU2420	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	0.00%	Good	Retain	Tested on 8/5/23
BEILU2442	Cooktop	\$ 1394.00	12	01-02-2008	-5.1 years	0.00%	Good	Retain	N/A
BEILU2472	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1405	Interior Painting	\$ 160.00	10	01-02-2008	-7.1 years	2.63%	Good	Retain	N/A
BEILU1406	Tiles - Wall	\$ 1246.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1407	Tiles - Floor	\$ 2086.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU2421	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	0.00%	Good	Retain	N/A

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1417	Air Conditioner - Split System	\$ 3395.00	10	01-02-2008	-7.1 years	299.19%	Good	Retain	Outdoor Model No: WRC-050AS Serial No: A24139050100
BEILU1418	Blind	\$ 685.00	10	01-02-2008	-7.1 years	251.02%	Good	Retain	Vertical; To the window and sliding door
BEILU1419	Carpet	\$ 1051.00	8	01-02-2008	-9.1 years	20.79%	Good	Retain	N/A
BEILU1420	Interior Painting	\$ 994.00	10	01-02-2008	-7.1 years	33.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1414	Toilet & Cistern	\$ 1383.00	20	01-02-2008	2.9 years	54.68%	Good	Retain	N/A
BEILU1415	Tiles - Wall	\$ 926.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1416	Tiles - Floor	\$ 1429.00	20	01-02-2008	2.9 years	0.44%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1427	Clothesline	\$ 514.00	10	01-11-2004	-10.4 years	15.76%	Good	Retain	N/A
BEILU1428	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1429	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	69.89%	Poor	Replace	Refer to previous notes
BEILU1430	Electrical Switchboard	\$ 2023.00	20	01-01-2002	-3.2 years	43.75%	Good	Retain	Sub-board
BEILU1431	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	116.15%	Good	Retain	Shared meter box on the side of Unit 23
BEILU1432	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A

BEILU1433	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1434	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU1436	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1437	Hot Water System - Solar	\$ 4516.00	15	01-01-1997	-13.2 years	14.58%	Good	Replace	Hiline tank
BEILU1438	Courtyard	\$ 2995.00	30	01-07-2000	5.3 years	0.00%	Good	Retain	Concrete
BEILU1439	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1440	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Concrete; Front porch is concrete paved
BEILU1441	Privacy Screen	\$ 2263.00	20	01-12-2014	9.7 years	0.00%	Good	Retain	Aluminium
BEILU1442	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU1443	Bargeboards	\$ 2961.00	20	01-01-2014	8.8 years	1.75%	Good	Replace	Dry Rot To Areas

Unit 24-25

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1444	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 24

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1445	Insulation	\$ 3286.00	20	01-02-2008	2.9 years	14.87%	Good	Retain	N/A
BEILU1446	Lighting	\$ 1966.00	15	01-02-2008	-2.1 years	22.16%	Good	Retain	N/A
BEILU1447	Sarking	\$ 4264.00	25	01-02-2008	7.9 years	66.48%	Good	Retain	N/A
BEILU1448	Smoke Alarms	\$ 268.00	20	01-02-2008	2.9 years	3.51%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining room.

Unit 25

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1508	Insulation	\$ 3286.00	20	01-11-2004	-0.4 years	16.37%	Good	Retain	N/A
BEILU1509	Lighting	\$ 1966.00	15	01-01-2014	3.8 years	14.58%	Good	Retain	N/A
BEILU1510	Sarking	\$ 4264.00	25	01-11-2004	4.6 years	74.43%	Good	Retain	N/A

BEILU1511	Smoke Alarms	\$ 268.00	20	01-01-2014	8.8 years	16.66%	Good	Retain	One between the kitchen and bed1; Living / hall area.
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Unit 24

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1472	Exhaust Fan	\$ 262.00	10	01-02-2008	-7.1 years	7.90%	Fair	Retain	N/A
BEILU1473	Interior Painting	\$ 194.00	10	01-02-2008	-7.1 years	33.30%	Good	Retain	N/A
BEILU1474	Shower Screen	\$ 1200.00	20	01-02-2008	2.9 years	16.63%	Good	Retain	Fixed glass panel with curtain; Fixed panel with shower curtain
BEILU1475	Tapware	\$ 1343.00	15	01-02-2008	-2.1 years	110.82%	Good	Retain	N/A
BEILU1476	Tiles - Wall	\$ 3384.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	Tiles require proper clean
BEILU1477	Tiles - Floor	\$ 4058.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1458	Blind	\$ 342.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Roller blind; Roller type x 2
BEILU1459	Carpet	\$ 1086.00	8	01-02-2008	-9.1 years	20.78%	Good	Retain	N/A
BEILU1460	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	33.29%	Fair	Retain	N/A
BEILU1461	Interior Painting	\$ 971.00	10	01-02-2008	-7.1 years	60.92%	Fair	Repair	N/A
BEILU1462	Wardrobe	\$ 2115.00	10	01-02-2008	-7.1 years	33.24%	Fair	Repair	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1463	Blind	\$ 342.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Roller blind; Roller type
BEILU1464	Carpet	\$ 743.00	8	01-02-2008	-9.1 years	4.37%	Fair	Retain	N/A
BEILU1465	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	15.77%	Fair	Retain	N/A
BEILU1466	Curtain	\$ 914.00	6	01-02-2008	-11.1 years	0.00%	Good	Retain	Sheer type
BEILU1467	Interior Painting	\$ 628.00	10	01-02-2008	-7.1 years	2.63%	Fair	Retain	N/A

BEILU1468	Wardrobe	\$ 2115.00	10	01-02-2008	-7.1 years	0.00%	Good	Retain	Free standing; Purchased by owner; Freestanding
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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1485	Carpet	\$ 548.00	8	01-02-2008	-9.1 years	4.93%	Poor	Retain	N/A
BEILU1486	Ceiling Fan	\$ 605.00	10	01-02-2008	-7.1 years	33.29%	Fair	Retain	N/A
BEILU1487	Interior Painting	\$ 434.00	10	01-02-2008	-7.1 years	4.38%	Fair	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1488	Vinyl	\$ 1120.00	10	01-02-2008	-7.1 years	48.13%	Good	Retain	N/A
BEILU1489	Skylight	\$ 1040.00	10	01-02-2008	-7.1 years	66.50%	Good	Retain	N/A
BEILU1490	Interior Painting	\$ 377.00	10	01-02-2008	-7.1 years	33.26%	Fair	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1449	Blind	\$ 285.00	10	01-02-2008	-7.1 years	33.33%	Good	Retain	Roller blind; Roller type
BEILU1450	Benchtops	\$ 2414.00	20	01-02-2008	2.9 years	8.31%	Good	Retain	Laminate
BEILU1451	Cooktop	\$ 1394.00	12	01-02-2008	-5.1 years	27.71%	Good	Retain	N/A
BEILU1452	Interior Painting	\$ 560.00	10	01-02-2008	-7.1 years	33.25%	Poor	Repair	Mould to cornice area, marks to other areas
BEILU1453	Kitchen Cabinets	\$ 3932.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1454	Vinyl	\$ 800.00	10	01-02-2008	-7.1 years	4.38%	Good	Retain	N/A
BEILU1455	Electric Elevated Oven	\$ 1451.00	12	01-02-2008	-5.1 years	170.82%	Fair	Retain	Right hand oven; Electric benchtop combo oven / cooktop
BEILU1457	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	64.18%	Good	Retain	N/A
BEILU1494	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU2333	Rangehood	\$ 942.00	12	18-08-2023	10.4 years	0.00%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1469	Interior Painting	\$ 160.00	10	01-02-2008	-7.1 years	8.75%	Fair	Retain	N/A
BEILU1470	Tiles - Wall	\$ 1246.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1471	Tiles - Floor	\$ 2086.00	20	01-02-2008	2.9 years	7.87%	Good	Retain	N/A
BEILU2422	Exhaust fan	\$ 262.00	10	01-02-2008	-7.1 years	0.00%	Fair	Repair	Operates fine, just a bit noisy and discolored
BEILU2423	Sink & Fittings	\$ 1634.00	15	01-02-2008	-2.1 years	0.00%	Good	Retain	Tub and tap

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1481	Air Conditioner - Split System	\$ 3395.00	10	01-02-2008	-7.1 years	196.83%	Good	Retain	Outdoor Model No: RXS60FVMA Serial No: E040226
BEILU1482	Blind	\$ 685.00	10	01-02-2008	-7.1 years	33.28%	Good	Retain	Roller blind; Roller blind fitted to window, vertical blind fitted to sliding door; Vertical, roller type
BEILU1483	Carpet	\$ 1051.00	8	01-02-2008	-9.1 years	20.79%	Poor	Retain	N/A
BEILU1484	Interior Painting	\$ 994.00	10	01-02-2008	-7.1 years	33.84%	Fair	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1478	Toilet & Cistern	\$ 1383.00	20	01-02-2008	2.9 years	83.12%	Good	Retain	N/A
BEILU1479	Tiles - Wall	\$ 926.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A
BEILU1480	Tiles - Floor	\$ 1429.00	20	01-02-2008	2.9 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1492	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Trip hazard from the front door threshold, the entry tiles
BEILU1493	Downpipes	\$ 1794.00	20	01-01-1989	-16.2 years	107.51%	Fair	Replace	Corrosion To Front Downpipe



BEILU1495	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	129.35%	Good	Retain	Shared meter box on the side of Unit 24
BEILU1496	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Fair	Retain	N/A
BEILU1497	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	95.47%	Good	Retain	N/A
BEILU1498	Flyscreens	\$ 1920.00	10	01-01-1989	-26.2 years	57.75%	Good	Retain	N/A
BEILU1500	Guttering	\$ 2903.00	20	01-01-1989	-16.2 years	108.28%	Good	Retain	N/A
BEILU1501	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank
BEILU1502	Courtyard	\$ 2995.00	30	01-01-1997	1.8 years	0.00%	Fair	Replace	Concrete
BEILU1503	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1504	Porch	\$ 2995.00	30	01-01-2007	11.8 years	74.87%	Good	Retain	Paved
BEILU1505	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1506	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU1507	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	43.03%	Good	Retain	N/A
BEILU2334	Clothesline	\$ 1306.00	10	15-05-2023	8.2 years	0.00%	Good	Retain	N/A

Unit 25

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1535	Exhaust Fan	\$ 262.00	10	01-01-2014	-1.2 years	33.36%	Good	Retain	Cover requires cleaning
BEILU1536	Interior Painting	\$ 194.00	10	01-01-2014	-1.2 years	33.30%	Good	Retain	N/A
BEILU1537	Shower Screen	\$ 1200.00	20	01-01-2014	8.8 years	7.88%	Good	Retain	N/A
BEILU1538	Tapware	\$ 1343.00	15	01-01-2014	3.8 years	110.82%	Good	Retain	N/A
BEILU1539	Tiles - Wall	\$ 3384.00	20	01-01-2014	8.8 years	16.62%	Good	Retain	N/A
BEILU1540	Tiles - Floor	\$ 4058.00	20	01-01-2014	8.8 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1521	Blind	\$ 342.00	10	01-01-2014	-1.2 years	19.30%	Good	Retain	Vertical; Roller Type; Roller type x 2
BEILU1522	Carpet	\$ 1086.00	8	01-01-2014	-3.2 years	20.78%	Good	Retain	N/A
BEILU1523	Ceiling Fan	\$ 605.00	10	01-11-2004	-10.4 years	7.01%	Good	Retain	Old style

BEILU1525	Interior Painting	\$ 971.00	10	01-01-2014	-1.2 years	21.88%	Good	Retain	N/A
BEILU1526	Wardrobe	\$ 2115.00	10	01-01-2014	-1.2 years	19.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1527	Blind	\$ 342.00	10	01-01-2014	-1.2 years	33.33%	Good	Retain	Vertical; Roller Type; Roller type
BEILU1528	Carpet	\$ 743.00	8	01-01-2014	-3.2 years	20.78%	Good	Retain	N/A
BEILU1530	Interior Painting	\$ 628.00	10	01-01-2014	-1.2 years	33.28%	Good	Retain	N/A
BEILU2474	Curtain	\$ 914.00	6	01-07-2024	5.3 years	0.00%	Good	Retain	Sheer type

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1549	Carpet	\$ 548.00	8	01-01-2014	-3.2 years	20.80%	Good	Retain	N/A
BEILU1550	Ceiling Fan	\$ 605.00	10	01-01-2014	-1.2 years	33.29%	Good	Retain	Old style
BEILU1551	Interior Painting	\$ 434.00	10	01-01-2014	-1.2 years	60.37%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1552	Vinyl	\$ 1120.00	10	01-01-2014	-1.2 years	83.13%	Good	Retain	N/A
BEILU1553	Skylight	\$ 1040.00	10	01-11-2004	-10.4 years	5.25%	Good	Retain	N/A
BEILU1554	Interior Painting	\$ 377.00	10	01-01-2014	-1.2 years	106.79%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1512	Blind	\$ 285.00	10	01-01-2014	-1.2 years	33.33%	Good	Retain	Vertical
BEILU1513	Benchtops	\$ 2414.00	20	01-01-2014	8.8 years	5.47%	Good	Retain	Laminate
BEILU1514	Cooktop	\$ 1394.00	12	01-01-2014	0.8 years	0.00%	Good	Retain	N/A
BEILU1515	Interior Painting	\$ 560.00	10	01-01-2014	-1.2 years	33.25%	Good	Retain	N/A
BEILU1516	Kitchen Cabinets	\$ 3932.00	20	01-01-2014	8.8 years	16.62%	Good	Retain	N/A
BEILU1517	Vinyl	\$ 800.00	10	01-01-2014	-1.2 years	83.13%	Good	Retain	N/A
BEILU1518	Electric Elevated Oven	\$ 1451.00	12	01-01-2014	0.8 years	138.58%	Good	Retain	Electric benchtop combo oven and cooktop
BEILU1519	Rangehood	\$ 617.00	12	01-01-2014	0.8 years	9.12%	Good	Retain	N/A

BEILU1520	Sink & Fittings	\$ 1634.00	15	01-01-2014	3.8 years	64.18%	Good	Retain	N/A
BEILU1558	Electrical Switchboard	\$ 2023.00	20	01-01-2014	8.8 years	54.68%	Good	Retain	Tested on 8/5/23, Sub-board

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1532	Interior Painting	\$ 160.00	10	01-01-2014	-1.2 years	28.88%	Good	Retain	N/A
BEILU1533	Tiles - Wall	\$ 1246.00	20	01-01-2014	8.8 years	1.31%	Good	Retain	N/A
BEILU1534	Tiles - Floor	\$ 2086.00	20	01-01-2014	8.8 years	16.62%	Good	Retain	N/A
BEILU2424	Sink & Fittings	\$ 1634.00	15	01-01-2014	3.8 years	0.00%	Good	Retain	Tub and tap
BEILU2473	Exhaust fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	
BEILU2475	Dryer	\$ 0.00	12	01-07-2024	11.3 years	0.00%	Poor	Retain	Client states dryer does not work and has requested it be disposed of.

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1544	Air Conditioner - Split System	\$ 3395.00	10	01-01-2014	-1.2 years	310.53%	Good	Retain	Outdoor Model No: WRC-071AS Serial No: 999262070008
BEILU1545	Blind	\$ 685.00	10	01-01-2014	-1.2 years	5.26%	Good	Retain	Vertical; Vertical blind fitted to the sliding door, roller blind fitted to the window
BEILU1546	Carpet	\$ 1051.00	8	01-01-2014	-3.2 years	20.79%	Good	Retain	N/A
BEILU1548	Interior Painting	\$ 994.00	10	01-01-2014	-1.2 years	33.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1541	Toilet & Cistern	\$ 1383.00	20	01-01-2014	8.8 years	6.56%	Good	Retain	N/A
BEILU1542	Tiles - Wall	\$ 926.00	20	01-01-2014	8.8 years	1.31%	Good	Retain	N/A
BEILU1543	Tiles - Floor	\$ 1429.00	20	01-01-2014	8.8 years	16.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1556	Doors	\$ 9215.00	30	01-01-2014	18.8 years	7.29%	Good	Retain	N/A

BEILU1557	Downpipes	\$ 1794.00	20	01-09-2013	8.4 years	63.07%	Excellent	Retain	Cracked Fitting To Base Of Downpipe At Rear Of The Unit
BEILU1559	Exterior Painting	\$ 2149.00	10	01-01-2014	-1.2 years	10.94%	Good	Retain	N/A
BEILU1560	Fascias	\$ 2961.00	20	01-03-2019	13.9 years	12.11%	Good	Retain	N/A
BEILU1561	Flyscreens	\$ 1920.00	10	01-01-2014	-1.2 years	66.50%	Good	Retain	N/A
BEILU1563	Guttering	\$ 2903.00	20	01-04-2013	8.0 years	29.53%	Good	Retain	N/A
BEILU1564	Hot Water System - Solar	\$ 4516.00	15	01-01-2014	3.8 years	22.16%	Good	Retain	Hiline tank
BEILU1565	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Fair	Replace	Concrete
BEILU1566	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1567	Porch	\$ 2995.00	30	01-01-2014	18.8 years	0.00%	Good	Retain	Paved
BEILU1568	Privacy Screen	\$ 2263.00	20	01-01-2014	8.8 years	0.00%	Good	Retain	Aluminium
BEILU1569	Windows	\$ 7980.00	30	01-02-2019	23.9 years	4.45%	Good	Retain	Aluminium Framed
BEILU1570	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Fair	Replace	Dry rot to areas
BEILU2335	Clothesline	\$ 1449.00	10	15-05-2023	8.2 years	0.00%	Excellent	Retain	N/A
BEILU2343	Meter Box	\$ 2023.00	20	01-09-2013	8.4 years	15.01%	Good	Retain	Shared meter box on the side of Unit 25

Unit 26-27

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1571	Roof	\$ 28811.00	50	01-01-1984	8.8 years	0.00%	Good	Retain	Tiled Roof

Unit 26

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1572	Insulation	\$ 3286.00	20	01-02-2003	-2.1 years	17.87%	Good	Retain	N/A
BEILU1573	Lighting	\$ 1966.00	15	01-02-2003	-7.1 years	29.68%	Good	Retain	N/A
BEILU1574	Sarking	\$ 4264.00	25	01-02-2003	2.9 years	43.74%	Good	Retain	N/A
BEILU1575	Smoke Alarms	\$ 268.00	20	01-02-2003	-2.1 years	9.65%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining area

Unit 27

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1633	Insulation	\$ 3286.00	20	01-06-2011	6.2 years	3.00%	Fair	Retain	N/A
BEILU1634	Lighting	\$ 1966.00	15	01-06-2011	1.2 years	0.00%	Good	Retain	N/A
BEILU1635	Sarking	\$ 4264.00	25	01-06-2011	11.2 years	43.74%	Good	Retain	N/A
BEILU1636	Smoke Alarms	\$ 268.00	20	01-06-2011	6.2 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining area

Unit 26

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1598	Exhaust Fan	\$ 262.00	10	01-02-2003	-12.1 years	33.36%	Good	Retain	N/A
BEILU1599	Interior Painting	\$ 194.00	10	01-02-2003	-12.1 years	33.30%	Good	Retain	N/A
BEILU1600	Shower Screen	\$ 1200.00	20	01-02-2003	-2.1 years	7.88%	Good	Retain	N/A
BEILU1601	Tapware	\$ 1343.00	15	01-02-2003	-7.1 years	72.91%	Good	Retain	N/A
BEILU1602	Tiles - Wall	\$ 3384.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU1603	Tiles - Floor	\$ 4058.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1585	Blind	\$ 342.00	10	01-02-2003	-12.1 years	15.79%	Good	Retain	Vertical
BEILU1586	Carpet	\$ 1086.00	8	01-02-2003	-14.1 years	3.83%	Good	Retain	N/A
BEILU1587	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	8.76%	Good	Retain	N/A
BEILU1588	Interior Painting	\$ 971.00	10	01-02-2003	-12.1 years	15.76%	Good	Retain	N/A
BEILU1589	Wardrobe	\$ 2115.00	10	01-02-2003	-12.1 years	7.87%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1590	Blind	\$ 342.00	10	01-02-2003	-12.1 years	7.89%	Good	Retain	Vertical; Vertical type
BEILU1591	Carpet	\$ 743.00	8	01-02-2003	-14.1 years	20.78%	Good	Retain	N/A
BEILU1592	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
BEILU1593	Interior Painting	\$ 628.00	10	01-02-2003	-12.1 years	21.89%	Good	Retain	N/A

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1611	Carpet	\$ 548.00	8	01-02-2003	-14.1 years	9.85%	Good	Retain	N/A
	BEILU1612	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
	BEILU1613	Interior Painting	\$ 434.00	10	01-02-2003	-12.1 years	33.27%	Good	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1614	Vinyl	\$ 1120.00	10	01-02-2003	-12.1 years	83.13%	Good	Retain	N/A
	BEILU1615	Skylight	\$ 1040.00	10	01-02-2003	-12.1 years	66.50%	Good	Retain	N/A
	BEILU1616	Interior Painting	\$ 377.00	10	01-02-2003	-12.1 years	0.88%	Poor	Repair	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1576	Blind	\$ 285.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical; Vertical type
	BEILU1577	Benchtops	\$ 2414.00	20	01-02-2003	-2.1 years	8.31%	Good	Retain	Laminate
	BEILU1578	Cooktop	\$ 1394.00	12	01-02-2003	-10.1 years	27.71%	Good	Retain	N/A
	BEILU1579	Interior Painting	\$ 560.00	10	01-02-2003	-12.1 years	33.25%	Good	Retain	N/A
	BEILU1580	Kitchen Cabinets	\$ 3932.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
	BEILU1581	Vinyl	\$ 800.00	10	01-02-2003	-12.1 years	83.13%	Good	Retain	N/A
	BEILU1582	Electric Elevated Oven	\$ 1451.00	12	01-02-2003	-10.1 years	138.58%	Good	Retain	Electric benchtop combo oven / cooktop
	BEILU1583	Rangehood	\$ 617.00	12	01-02-2003	-10.1 years	13.86%	Good	Retain	N/A
	BEILU1584	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	0.00%	Good	Retain	N/A
	BEILU1620	Electrical Switchboard	\$ 2023.00	20	01-01-1997	-8.2 years	93.28%	Good	Retain	Tested on 8/5/23, Sub-board
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1595	Interior Painting	\$ 160.00	10	01-02-2003	-12.1 years	11.38%	Good	Retain	N/A
	BEILU1596	Tiles - Wall	\$ 1246.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
	BEILU1597	Tiles - Floor	\$ 2086.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
	BEILU2425	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	0.00%	Good	Retain	Tub and tap

Living	BEILU2477	Exhaust Fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1607	Air Conditioner - Split System	\$ 3395.00	10	01-02-2003	-12.1 years	208.17%	Excellent	Retain	New AirCon (Model: RXS60LVMA Serial No.: E074264). Outdoor Model No: WMS0024H Serial No: 4402Y11373
	BEILU1608	Blind	\$ 685.00	10	01-02-2003	-12.1 years	15.77%	Good	Retain	Vertical; Vertical type x 2
	BEILU1609	Carpet	\$ 1051.00	8	01-02-2003	-14.1 years	20.79%	Good	Retain	N/A
Toilet room	BEILU1610	Interior Painting	\$ 994.00	10	01-02-2003	-12.1 years	2.63%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1604	Toilet & Cistern	\$ 1383.00	20	01-02-2003	-2.1 years	39.37%	Good	Retain	N/A
	BEILU1605	Tiles - Wall	\$ 926.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
	BEILU1606	Tiles - Floor	\$ 1429.00	20	01-02-2003	-2.1 years	10.93%	Good	Retain	N/A
Unit Exterior	BEILU2476	Ceiling Fan	\$ 605.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1617	Clothesline	\$ 514.00	10	01-12-2019	4.7 years	2.63%	Good	Retain	N/A
	BEILU1618	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
	BEILU1619	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	53.46%	Good	Retain	N/A
	BEILU1621	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
	BEILU1622	Fascias	\$ 2961.00	20	01-01-1997	-8.2 years	10.93%	Good	Retain	N/A
	BEILU1623	Flyscreens	\$ 1920.00	10	01-01-2004	-11.2 years	31.50%	Fair	Retain	N/A
	BEILU1625	Guttering	\$ 2903.00	20	01-01-1989	-16.2 years	108.28%	Good	Retain	N/A
	BEILU1626	Hot Water System - Solar	\$ 4516.00	15	01-01-2004	-6.2 years	10.50%	Good	Retain	Hiline tank
	BEILU1627	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
	BEILU1628	Path	\$ 1554.00	30	01-11-2005	10.6 years	2.48%	Good	Retain	Concrete
	BEILU1629	Porch	\$ 2995.00	30	01-01-2022	26.8 years	0.00%	Good	Retain	Concrete

BEILU1630	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1631	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU1632	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A

Unit 27

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1658	Exhaust Fan	\$ 262.00	10	01-06-2011	-3.8 years	1.76%	Good	Retain	N/A
BEILU1659	Interior Painting	\$ 194.00	10	01-06-2011	-3.8 years	0.00%	Good	Retain	N/A
BEILU1660	Shower Screen	\$ 1200.00	20	01-06-2011	6.2 years	16.63%	Good	Retain	Fixed panel with curtain; Fixed panel and shower curtain
BEILU1661	Tapware	\$ 1343.00	15	01-06-2011	1.2 years	72.91%	Good	Retain	N/A
BEILU1662	Tiles - Wall	\$ 3384.00	20	01-06-2011	6.2 years	9.62%	Good	Retain	N/A
BEILU1663	Tiles - Floor	\$ 4058.00	20	01-06-2011	6.2 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1646	Blind	\$ 342.00	10	01-06-2011	-3.8 years	33.33%	Good	Retain	Vertical
BEILU1647	Carpet	\$ 1086.00	8	01-06-2011	-5.8 years	13.67%	Good	Retain	N/A
BEILU1648	Ceiling Fan	\$ 605.00	10	01-06-2011	-3.8 years	33.29%	Good	Retain	Old style
BEILU1649	Interior Painting	\$ 971.00	10	01-06-2011	-3.8 years	33.26%	Good	Retain	N/A
BEILU1650	Wardrobe	\$ 2115.00	10	01-06-2011	-3.8 years	19.24%	Fair	Replace	Built-in wardrobe with mirror; Refer to previous notes.

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1651	Blind	\$ 342.00	10	01-06-2011	-3.8 years	7.89%	Fair	Repair	Vertical; Vertical type
BEILU1652	Carpet	\$ 743.00	8	01-06-2011	-5.8 years	9.84%	Good	Retain	N/A
BEILU1653	Interior Painting	\$ 628.00	10	01-06-2011	-3.8 years	45.50%	Good	Retain	N/A
BEILU2479	Ceiling Fan	\$ 605.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1671	Carpet	\$ 548.00	8	01-06-2011	-5.8 years	12.04%	Fair	Retain	N/A



BEILU1672	Ceiling Fan	\$ 605.00	10	01-06-2011	-3.8 years	33.80%	Good	Retain	N/A
BEILU1673	Interior Painting	\$ 434.00	10	01-06-2011	-3.8 years	6.13%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1674	Vinyl	\$ 1120.00	10	01-06-2011	-3.8 years	83.13%	Good	Retain	N/A
BEILU1675	Skylight	\$ 1040.00	10	01-06-2011	-3.8 years	66.50%	Good	Retain	N/A
BEILU1676	Interior Painting	\$ 377.00	10	01-06-2011	-3.8 years	135.38%	Fair	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1637	Blind	\$ 285.00	10	01-06-2011	-3.8 years	33.33%	Good	Repair	Vertical; Vertical type
BEILU1638	Benchtops	\$ 2414.00	20	01-06-2011	6.2 years	3.94%	Good	Retain	Laminate
BEILU1639	Cooktop	\$ 1394.00	12	01-06-2011	-1.8 years	6.56%	Good	Retain	N/A
BEILU1640	Interior Painting	\$ 560.00	10	01-06-2011	-3.8 years	33.25%	Good	Retain	N/A
BEILU1641	Kitchen Cabinets	\$ 3932.00	20	01-06-2011	6.2 years	16.62%	Good	Retain	N/A
BEILU1642	Vinyl	\$ 800.00	10	01-06-2011	-3.8 years	83.13%	Good	Retain	N/A
BEILU1643	Electric Elevated Oven	\$ 1451.00	12	01-06-2011	-1.8 years	138.58%	Fair	Retain	Requires clean to back section
BEILU1644	Rangehood	\$ 617.00	12	01-06-2011	-1.8 years	2.55%	Good	Retain	N/A
BEILU1645	Sink & Fittings	\$ 1634.00	15	01-06-2011	1.2 years	64.18%	Good	Retain	N/A
BEILU2480	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1655	Interior Painting	\$ 160.00	10	01-06-2011	-3.8 years	33.25%	Good	Retain	N/A
BEILU1656	Tiles - Wall	\$ 1246.00	20	01-06-2011	6.2 years	16.62%	Good	Retain	N/A
BEILU1657	Tiles - Floor	\$ 2086.00	20	01-06-2011	6.2 years	16.62%	Good	Retain	N/A
BEILU2426	Sink & Fittings	\$ 1634.00	15	01-06-2011	1.2 years	0.00%	Good	Retain	Tub and tap
BEILU2478	Exhaust Fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	Cover requires a clean

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1667	Air Conditioner - Split System	\$ 3395.00	10	01-06-2011	-3.8 years	86.17%	Good	Retain	Outdoor Model No: RXS35RV1A Serial No: E001107
BEILU1668	Blind	\$ 685.00	10	01-06-2011	-3.8 years	33.28%	Good	Retain	Vertical; Verticals x 2
BEILU1669	Carpet	\$ 1051.00	8	01-06-2011	-5.8 years	68.19%	Fair	Retain	N/A
BEILU1670	Interior Painting	\$ 994.00	10	01-06-2011	-3.8 years	11.38%	Good	Retain	N/A

Sunroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1677	Carpet	\$ 708.00	8	01-06-2011	-5.8 years	9.85%	Fair	Retain	N/A
BEILU1678	Interior Painting	\$ 571.00	10	01-06-2011	-3.8 years	33.27%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1664	Toilet & Cistern	\$ 1383.00	20	01-06-2011	6.2 years	83.12%	Good	Retain	N/A
BEILU1665	Tiles - Wall	\$ 926.00	20	01-06-2011	6.2 years	9.62%	Good	Retain	N/A
BEILU1666	Tiles - Floor	\$ 1429.00	20	01-06-2011	6.2 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1679	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU1680	Doors	\$ 9215.00	30	01-01-1997	1.8 years	7.29%	Good	Repair	Sunroom Entry Threshold Trip Hazard At The Doorway
BEILU1681	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	42.08%	Good	Retain	N/A
BEILU1682	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Sub-board
BEILU1683	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	128.69%	Good	Retain	Shared meter box on side of Unit 27
BEILU1684	Exterior Painting	\$ 2149.00	10	01-07-2015	0.3 years	3.06%	Good	Retain	N/A
BEILU1685	Fascias	\$ 2961.00	20	01-08-2009	4.4 years	143.66%	Good	Retain	N/A
BEILU1686	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	79.65%	Good	Retain	N/A
BEILU1688	Guttering	\$ 2903.00	20	01-01-1989	-16.2 years	108.28%	Good	Retain	N/A

BEILU1689	Hot Water System - Solar	\$ 4516.00	15	01-03-2019	8.9 years	1.75%	Good	Replace	Hiline tank
BEILU1690	Courtyard	\$ 2995.00	30	01-07-2015	20.3 years	0.00%	Poor	Replace	Beam length is approx. 5 metres, 240mm x 45 mm Concrete
BEILU1691	Path	\$ 1554.00	30	01-01-1997	1.8 years	13.30%	Good	Retain	Concrete
BEILU1692	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Fair	Replace	Concrete; Front roof cover
BEILU1693	Privacy Screen	\$ 2263.00	20	01-03-2019	13.9 years	0.00%	Good	Retain	Aluminium
BEILU1694	Windows	\$ 7980.00	30	01-06-2013	18.2 years	2.62%	Good	Retain	Aluminium Framed
BEILU1695	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A

Unit 28-29

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1696	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 28

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1697	Insulation	\$ 3286.00	20	01-11-2019	14.6 years	22.37%	Good	Retain	N/A
BEILU1698	Lighting	\$ 1966.00	15	01-11-2019	9.6 years	2.92%	Good	Retain	N/A
BEILU1699	Sarking	\$ 4264.00	25	01-11-2019	19.6 years	66.48%	Good	Retain	N/A
BEILU1700	Smoke Alarms	\$ 268.00	20	01-11-2019	14.6 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining area

Unit 29

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1762	Insulation	\$ 3286.00	20	01-01-2022	16.8 years	22.37%	Good	Retain	N/A
BEILU1763	Lighting	\$ 1966.00	15	01-01-2022	11.8 years	22.16%	Good	Retain	Led type
BEILU1764	Sarking	\$ 4264.00	25	01-01-2022	21.8 years	66.48%	Good	Retain	N/A
BEILU1765	Smoke Alarms	\$ 268.00	20	01-01-2022	16.8 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway, dining area

Unit 28

**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1725	Exhaust Fan	\$ 262.00	10	01-11-2019	4.6 years	33.36%	Good	Retain	N/A
BEILU1726	Interior Painting	\$ 194.00	10	01-11-2019	4.6 years	33.30%	Good	Retain	N/A
BEILU1727	Shower Screen	\$ 1200.00	20	01-11-2019	14.6 years	16.63%	Good	Retain	N/A
BEILU1728	Tapware	\$ 1343.00	15	01-11-2019	9.6 years	72.91%	Good	Retain	N/A
BEILU1729	Tiles - Wall	\$ 3384.00	20	01-11-2019	14.6 years	16.62%	Fair	Repair	N/A
BEILU1730	Tiles - Floor	\$ 4058.00	20	01-11-2019	14.6 years	10.94%	Good	Retain	N/A
BEILU2427	Basin	\$ 1242.00	15	01-11-2019	9.6 years	0.00%	Poor	Replace	Refer to previous notes. Bowl is staining, client is unable to clean.

**Bed 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1710	Blind	\$ 342.00	10	01-11-2019	4.6 years	15.79%	Good	Retain	Roller blind
BEILU1711	Carpet	\$ 1086.00	8	01-11-2019	2.6 years	13.67%	Good	Retain	N/A
BEILU1712	Ceiling Fan	\$ 605.00	10	01-11-2019	4.6 years	33.29%	Good	Retain	N/A
BEILU1713	Curtain	\$ 914.00	6	01-11-2019	0.6 years	0.00%	Good	Retain	Sheer curtain
BEILU1714	Interior Painting	\$ 971.00	10	01-11-2019	4.6 years	33.26%	Good	Retain	N/A
BEILU1715	Wardrobe	\$ 2115.00	10	01-11-2019	4.6 years	21.87%	Good	Retain	Built-in wardrobe with mirror

**Bed 2**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1716	Blind	\$ 342.00	10	01-11-2019	4.6 years	33.33%	Good	Retain	Roller blind
BEILU1717	Carpet	\$ 743.00	8	01-11-2019	2.6 years	20.78%	Good	Retain	N/A
BEILU1718	Ceiling Fan	\$ 605.00	10	01-11-2019	4.6 years	33.29%	Good	Retain	N/A
BEILU1719	Curtain	\$ 914.00	6	01-11-2019	0.6 years	0.00%	Good	Retain	Sheer curtain; Sheer
BEILU1720	Interior Painting	\$ 628.00	10	01-11-2019	4.6 years	33.28%	Good	Retain	N/A
BEILU1721	Wardrobe	\$ 2115.00	10	01-11-2019	4.6 years	2.62%	Good	Retain	Free standing; Purchased by owner; Freestanding

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1739	Carpet	\$ 548.00	8	01-11-2019	2.6 years	20.80%	Good	Retain	N/A
	BEILU1740	Ceiling Fan	\$ 605.00	10	01-11-2019	4.6 years	21.90%	Good	Retain	N/A
	BEILU1741	Interior Painting	\$ 434.00	10	01-11-2019	4.6 years	19.26%	Good	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1742	Vinyl	\$ 1120.00	10	01-11-2019	4.6 years	83.13%	Good	Retain	N/A
	BEILU1743	Skylight	\$ 1040.00	10	01-11-2019	4.6 years	5.25%	Good	Retain	N/A
	BEILU1744	Interior Painting	\$ 377.00	10	01-11-2019	4.6 years	33.26%	Good	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1701	Blind	\$ 285.00	10	01-11-2019	4.6 years	33.33%	Good	Retain	Roller blind
	BEILU1702	Benchtops	\$ 2414.00	20	01-11-2019	14.6 years	8.31%	Good	Retain	Laminate
	BEILU1703	Cooktop	\$ 1394.00	12	01-11-2019	6.6 years	3.65%	Good	Retain	N/A
	BEILU1704	Interior Painting	\$ 560.00	10	01-11-2019	4.6 years	33.25%	Good	Retain	N/A
	BEILU1705	Kitchen Cabinets	\$ 3932.00	20	01-11-2019	14.6 years	16.62%	Fair	Repair	Refer to previous notes
	BEILU1706	Vinyl	\$ 800.00	10	01-11-2019	4.6 years	0.00%	Good	Retain	N/A
	BEILU1707	Electric Elevated Oven	\$ 1451.00	12	01-11-2019	6.6 years	138.58%	Good	Retain	N/A
	BEILU1708	Rangehood	\$ 617.00	12	01-11-2019	6.6 years	1.82%	Good	Retain	N/A
	BEILU1709	Sink & Fittings	\$ 1634.00	15	01-11-2019	9.6 years	52.51%	Good	Retain	N/A
	BEILU1748	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	129.35%	Good	Retain	Upgrade (16/07/2023); Tested on 8/5/23, Sub-board
	BEILU2300	Dishwasher	\$ 914.00	8	27-11-2022	5.7 years	0.00%	Excellent	Retain	N/A
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1722	Interior Painting	\$ 160.00	10	01-11-2019	4.6 years	0.00%	Good	Retain	N/A
	BEILU1723	Tiles - Wall	\$ 1246.00	20	01-11-2019	14.6 years	10.93%	Good	Retain	N/A
	BEILU1724	Tiles - Floor	\$ 2086.00	20	01-11-2019	14.6 years	16.62%	Good	Retain	N/A

BEILU2428	Sink & Fittings	\$ 1634.00	15	01-11-2019	9.6 years	0.00%	Good	Retain	Tub and tap
BEILU2482	Exhaust Fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Fair	Retain	

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1734	Air Conditioner - Split System	\$ 3395.00	10	01-11-2019	4.6 years	141.72%	Poor	Retain	Outdoor Model No: RXS50JVMA Serial No: E013595
BEILU1735	Blind	\$ 685.00	10	01-11-2019	4.6 years	33.28%	Good	Retain	Vertical; Roller blind fitted to window, vertical blind fitted to sliding door
BEILU1736	Carpet	\$ 1051.00	8	01-11-2019	2.6 years	13.68%	Good	Retain	N/A
BEILU1737	Curtain	\$ 914.00	6	01-11-2019	0.6 years	0.00%	Good	Retain	Sheer curtain
BEILU1738	Interior Painting	\$ 994.00	10	01-11-2019	4.6 years	6.13%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1731	Toilet & Cistern	\$ 1383.00	20	01-11-2019	14.6 years	39.37%	Good	Retain	N/A
BEILU1732	Tiles - Wall	\$ 926.00	20	01-11-2019	14.6 years	16.62%	Good	Retain	N/A
BEILU1733	Tiles - Floor	\$ 1429.00	20	01-11-2019	14.6 years	16.62%	Good	Retain	N/A
BEILU2481	Exhaust Fan	\$ 262.00	10	01-07-2024	9.3 years	0.00%	Fair	Retain	

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1745	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU1746	Doors	\$ 9215.00	30	01-12-2019	24.7 years	0.87%	Good	Repair	Living Sliding Aluminium Door Constant Draught Runs Through Overlapping Sections Of Door, Requires Seals
BEILU1747	Downpipes	\$ 1794.00	20	01-01-2004	-1.2 years	15.75%	Good	Retain	Corrosion To Front And Rear Downpipes
BEILU1749	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Shared meter box on the side of Unit 28

BEILU1750	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU1751	Fascias	\$ 2961.00	20	01-11-2005	0.6 years	7.43%	Good	Retain	N/A
BEILU1752	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU1754	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1755	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	166.09%	Good	Retain	Hiline tank
BEILU1756	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU1757	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1758	Porch	\$ 1692.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved
BEILU1759	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1760	Windows	\$ 7980.00	30	01-01-2004	8.8 years	5.25%	Fair	Replace	Aluminium Framed
BEILU1761	Bargeboards	\$ 2961.00	20	01-01-1997	-8.2 years	5.47%	Good	Retain	N/A
BEILU2429	Drain	\$ 237.00	50	22-10-2022	47.6 years	0.00%	Excellent	Retain	

Unit 29

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1790	Exhaust Fan	\$ 262.00	10	01-01-2022	6.8 years	21.95%	Fair	Retain	Fan cover requires cleaning and is noisy
BEILU1791	Interior Painting	\$ 194.00	10	01-01-2022	6.8 years	15.77%	Good	Retain	N/A
BEILU1792	Shower Screen	\$ 1200.00	20	01-01-2022	16.8 years	3.06%	Good	Retain	N/A
BEILU1793	Tapware	\$ 1343.00	15	01-01-2022	11.8 years	52.49%	Good	Retain	N/A
BEILU1794	Tiles - Wall	\$ 3384.00	20	01-01-2022	16.8 years	16.62%	Good	Retain	600 x 300 gloss white
BEILU1795	Tiles - Floor	\$ 4058.00	20	01-01-2022	16.8 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1775	Blind	\$ 342.00	10	01-01-2022	6.8 years	21.93%	Good	Retain	Vertical blinds
BEILU1776	Carpet	\$ 1086.00	8	01-01-2022	4.8 years	9.84%	Good	Retain	N/A
BEILU1777	Ceiling Fan	\$ 605.00	10	01-01-2022	6.8 years	33.29%	Good	Retain	N/A
BEILU1779	Interior Painting	\$ 971.00	10	01-01-2022	6.8 years	26.52%	Good	Retain	N/A
BEILU2324	Wardrobe	\$ 2115.00	10	27-11-2022	7.7 years	0.00%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1781	Blind	\$ 342.00	10	01-01-2022	6.8 years	33.33%	Good	Retain	vertical by Owner
BEILU1782	Carpet	\$ 743.00	8	01-01-2022	4.8 years	20.78%	Good	Retain	N/A
BEILU1783	Ceiling Fan	\$ 605.00	10	01-01-2022	6.8 years	33.29%	Good	Retain	N/A
BEILU1785	Interior Painting	\$ 628.00	10	01-01-2022	6.8 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1804	Ceiling Fan	\$ 605.00	10	01-01-2022	6.8 years	2.63%	Good	Retain	N/A
BEILU1805	Interior Painting	\$ 434.00	10	01-01-2022	6.8 years	21.89%	Good	Retain	N/A
BEILU2368	Vinyl	\$ 548.00	10	27-11-2022	7.7 years	0.00%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1806	Vinyl	\$ 1120.00	10	01-01-2022	6.8 years	83.13%	Good	Retain	N/A
BEILU1807	Skylight	\$ 1040.00	10	01-01-2022	6.8 years	66.50%	Good	Retain	N/A
BEILU1808	Interior Painting	\$ 377.00	10	01-01-2022	6.8 years	33.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1766	Blind	\$ 285.00	10	01-01-2022	6.8 years	26.32%	Good	Retain	vertical by Owner
BEILU1767	Benchtops	\$ 2414.00	20	01-01-2022	16.8 years	0.00%	Good	Retain	22mm artificial Benchtops
BEILU1768	Cooktop	\$ 1394.00	12	01-01-2022	8.8 years	27.71%	Good	Retain	Ceramic type
BEILU1769	Interior Painting	\$ 560.00	10	01-01-2022	6.8 years	6.13%	Good	Retain	N/A
BEILU1770	Kitchen Cabinets	\$ 3932.00	20	01-01-2022	16.8 years	0.87%	Good	Retain	N/A
BEILU1771	Vinyl	\$ 800.00	10	01-01-2022	6.8 years	83.13%	Good	Retain	N/A
BEILU1772	Oven	\$ 1451.00	12	01-01-2022	8.8 years	138.58%	Good	Retain	underbench type
BEILU1773	Rangehood	\$ 617.00	12	01-01-2022	8.8 years	9.12%	Good	Retain	N/A
BEILU1774	Sink & Fittings	\$ 1634.00	15	01-01-2022	11.8 years	110.85%	Good	Retain	N/A
BEILU1812	Electrical Switchboard	\$ 2023.00	20	01-01-2004	-1.2 years	78.92%	Good	Retain	Tested on 8/5/23, Sub-board



BEILU2301	Dishwasher	\$ 1371.00	8	27-11-2022	5.7 years	0.00%	Excellent	Retain	underbench type; Unknown installation date, assessment date used for installation date
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**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1787	Interior Painting	\$ 160.00	10	01-01-2022	6.8 years	21.88%	Good	Retain	N/A
BEILU1788	Tiles - Wall	\$ 1246.00	20	01-01-2022	16.8 years	1.31%	Good	Retain	600 x 300 gloss white
BEILU1789	Tiles - Floor	\$ 2086.00	20	01-01-2022	16.8 years	16.62%	Good	Retain	300 x 300
BEILU2430	Exhaust fan	\$ 262.00	10	01-01-2022	6.8 years	0.00%	Fair	Repair	Needs attention; Refer to previous notes

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1799	Air Conditioner - Split System	\$ 3395.00	10	01-01-2022	6.8 years	299.19%	Good	Retain	Outdoor Model No: AOTR24LCL Serial No: R015494
BEILU1800	Blind	\$ 685.00	10	01-01-2022	6.8 years	2.63%	Good	Retain	Vertical; Vertical
BEILU1802	Interior Painting	\$ 994.00	10	01-01-2022	6.8 years	21.88%	Good	Retain	N/A
BEILU2369	Vinyl	\$ 1051.00	10	27-11-2022	7.7 years	0.00%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1796	Toilet & Cistern	\$ 1383.00	20	01-01-2022	16.8 years	0.00%	Good	Retain	N/A
BEILU1797	Tiles - Wall	\$ 926.00	20	01-01-2022	16.8 years	16.62%	Good	Retain	600 x 300 gloss white
BEILU1798	Tiles - Floor	\$ 1429.00	20	01-01-2022	16.8 years	16.62%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1809	Clothesline	\$ 514.00	10	01-01-2004	-11.2 years	15.76%	Good	Retain	N/A
BEILU1810	Doors	\$ 9215.00	30	01-01-1997	1.8 years	7.29%	Good	Retain	N/A
BEILU1811	Downpipes	\$ 1794.00	20	01-11-2004	-0.4 years	15.75%	Fair	Replace	N/A

BEILU1813	Exterior Painting	\$ 2149.00	10	01-01-1989	-26.2 years	14.43%	Good	Retain	N/A
BEILU1814	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1815	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU1817	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Replace	Refer to previous notes
BEILU1818	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank
BEILU1819	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	rear colourbond awning. concrete
BEILU1820	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU1821	Porch	\$ 1692.00	30	01-07-2000	5.3 years	32.07%	Good	Retain	Paved
BEILU1822	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1823	Windows	\$ 7980.00	30	01-01-1997	1.8 years	7.29%	Good	Retain	Aluminium Framed
BEILU1824	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A
BEILU2483	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Poor	Replace	

Unit 30-31

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1825	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Poor	Retain	Tiled Roof

Unit 30

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1826	Insulation	\$ 3286.00	20	01-04-2008	3.0 years	11.60%	Good	Retain	N/A
BEILU1827	Lighting	\$ 1966.00	15	01-04-2008	-2.0 years	22.16%	Fair	Retain	N/A
BEILU1828	Sarking	\$ 4264.00	25	01-04-2008	8.0 years	65.68%	Good	Retain	N/A
BEILU1829	Smoke Alarms	\$ 268.00	20	01-04-2008	3.0 years	8.77%	Good	Retain	N/A

Unit 31

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1890	Insulation	\$ 3286.00	20	01-07-2010	5.3 years	22.37%	Good	Retain	N/A
BEILU1891	Lighting	\$ 1966.00	15	01-07-2010	0.3 years	4.08%	Good	Retain	N/A
BEILU1892	Sarking	\$ 4264.00	25	01-07-2010	10.3 years	66.48%	Good	Retain	N/A

	BEILU1893	Smoke Alarms	\$ 268.00	20	01-07-2010	5.3 years	7.89%	Good	Retain	One in the dining room, one in bed 1; B1, B2, living area
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Unit 30

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1854	Exhaust Fan	\$ 262.00	10	01-04-2008	-7.0 years	33.36%	Fair	Retain	N/A
BEILU1855	Interior Painting	\$ 194.00	10	01-04-2008	-7.0 years	21.91%	Poor	Retain	N/A
BEILU1856	Shower Screen	\$ 1200.00	20	01-04-2008	3.0 years	16.63%	Fair	Retain	Shower Screen/Curtain
BEILU1857	Tapware	\$ 1343.00	15	01-04-2008	-2.0 years	20.41%	Fair	Retain	N/A
BEILU1858	Tiles - Wall	\$ 3384.00	20	01-04-2008	3.0 years	16.62%	Fair	Retain	N/A
BEILU1859	Tiles - Floor	\$ 4058.00	20	01-04-2008	3.0 years	30.91%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1839	Blind	\$ 342.00	10	01-04-2008	-7.0 years	33.33%	Fair	Retain	Vertical
BEILU1840	Carpet	\$ 1086.00	8	01-04-2008	-9.0 years	20.78%	Poor	Retain	N/A
BEILU1841	Ceiling Fan	\$ 605.00	10	01-04-2008	-7.0 years	88.13%	Fair	Retain	N/A
BEILU1842	Curtain	\$ 914.00	6	01-04-2008	-11.0 years	0.00%	Fair	Retain	N/A
BEILU1843	Interior Painting	\$ 971.00	10	01-04-2008	-7.0 years	6.13%	Poor	Retain	N/A
BEILU1844	Wardrobe	\$ 2115.00	10	01-04-2008	-7.0 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1845	Blind	\$ 342.00	10	01-04-2008	-7.0 years	33.33%	Fair	Retain	Vertical
BEILU1846	Carpet	\$ 743.00	8	01-04-2008	-9.0 years	20.78%	Fair	Retain	N/A
BEILU1847	Ceiling Fan	\$ 605.00	10	01-04-2008	-7.0 years	88.13%	Fair	Retain	N/A
BEILU1848	Curtain	\$ 914.00	6	01-04-2008	-11.0 years	0.00%	Fair	Retain	N/A
BEILU1849	Interior Painting	\$ 628.00	10	01-04-2008	-7.0 years	15.76%	Poor	Retain	N/A
BEILU1850	Wardrobe	\$ 2115.00	10	01-04-2008	-7.0 years	19.24%	Good	Retain	Free standing

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1868	Carpet	\$ 548.00	8	01-04-2008	-9.0 years	9.85%	Poor	Retain	N/A
	BEILU1870	Interior Painting	\$ 434.00	10	01-04-2008	-7.0 years	1.75%	Poor	Retain	N/A
	BEILU2336	Ceiling Fan	\$ 826.00	10	16-07-2023	8.3 years	0.00%	Excellent	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1871	Vinyl	\$ 1120.00	10	01-04-2008	-7.0 years	86.42%	Fair	Retain	Vinyl Flooring
	BEILU1872	Skylight	\$ 1040.00	10	01-04-2008	-7.0 years	66.50%	Good	Retain	N/A
	BEILU1873	Interior Painting	\$ 377.00	10	01-04-2008	-7.0 years	77.03%	Poor	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1830	Blind	\$ 285.00	10	01-04-2008	-7.0 years	21.93%	Fair	Retain	Vertical
	BEILU1831	Benchtops	\$ 2414.00	20	01-04-2008	3.0 years	8.31%	Fair	Retain	Laminate
	BEILU1832	Cooktop	\$ 1394.00	12	01-04-2008	-5.0 years	12.40%	Good	Retain	N/A
	BEILU1833	Interior Painting	\$ 560.00	10	01-04-2008	-7.0 years	2.63%	Poor	Retain	N/A
	BEILU1834	Kitchen Cabinets	\$ 3932.00	20	01-04-2008	3.0 years	1.31%	Fair	Retain	N/A
	BEILU1835	Vinyl	\$ 800.00	10	01-04-2008	-7.0 years	6.56%	Fair	Retain	N/A
	BEILU1836	Oven	\$ 1451.00	12	01-04-2008	-5.0 years	161.45%	Good	Retain	Right hand oven
	BEILU1837	Rangehood	\$ 617.00	12	01-04-2008	-5.0 years	8.02%	Fair	Retain	N/A
	BEILU1838	Sink & Fittings	\$ 1634.00	15	01-04-2008	-2.0 years	110.85%	Fair	Retain	N/A
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1851	Interior Painting	\$ 160.00	10	01-04-2008	-7.0 years	33.25%	Poor	Retain	N/A
	BEILU1852	Tiles - Wall	\$ 1246.00	20	01-04-2008	3.0 years	7.87%	Fair	Retain	N/A
	BEILU1853	Tiles - Floor	\$ 2086.00	20	01-04-2008	3.0 years	16.62%	Fair	Retain	N/A
Living										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1863	Air Conditioner - Split System	\$ 3395.00	10	01-04-2008	-7.0 years	141.72%	Fair	Retain	Outdoor Model No: AOTR24LCC Serial No:

BEILU1864	Blind	\$ 685.00	10	01-04-2008	-7.0 years	33.28%	Fair	Retain	Vertical
BEILU1865	Carpet	\$ 1051.00	8	01-04-2008	-9.0 years	20.79%	Poor	Retain	N/A
BEILU1866	Curtain	\$ 914.00	6	01-04-2008	-11.0 years	0.00%	Fair	Retain	N/A
BEILU1867	Interior Painting	\$ 994.00	10	01-04-2008	-7.0 years	2.63%	Poor	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1860	Toilet & Cistern	\$ 1383.00	20	01-04-2008	3.0 years	83.12%	Fair	Retain	N/A
BEILU1861	Tiles - Wall	\$ 926.00	20	01-04-2008	3.0 years	10.93%	Fair	Retain	N/A
BEILU1862	Tiles - Floor	\$ 1429.00	20	01-04-2008	3.0 years	1.31%	Fair	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1875	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1876	Downpipes	\$ 1794.00	20	01-01-2004	-1.2 years	15.75%	Fair	Repair	90mm pvc pipe has been rectified. Corrosion to rear downpipe at corner of B2. For monitoring.
BEILU1877	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	108.29%	Good	Retain	Sub-board
BEILU1878	Exterior Painting	\$ 2149.00	10	01-01-1997	-18.2 years	10.94%	Good	Retain	N/A
BEILU1879	Fascias	\$ 2961.00	20	01-12-2018	13.7 years	16.98%	Good	Retain	N/A
BEILU1880	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	Screen to bathroom window requires additional fastening.
BEILU1882	Guttering	\$ 2903.00	20	01-01-1997	-8.2 years	82.03%	Fair	Repair	N/A
BEILU1883	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank
BEILU1884	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Paved
BEILU1885	Path	\$ 1554.00	30	01-01-2004	8.8 years	12.28%	Good	Retain	Concrete
BEILU1886	Porch	\$ 1692.00	30	01-01-2004	8.8 years	70.57%	Good	Retain	Paved
BEILU1887	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1888	Windows	\$ 7980.00	30	01-01-1997	1.8 years	7.29%	Good	Retain	Aluminium Framed

BEILU1889	Bargeboards	\$ 2961.00	20	01-01-2004	-1.2 years	3.94%	Good	Retain	N/A
BEILU2337	Clothesline	\$ 1151.00	10	15-05-2023	8.2 years	0.00%	Good	Retain	N/A
BEILU2484	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Fair	Replace	

Unit 31

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1917	Exhaust Fan	\$ 262.00	10	01-07-2010	-4.7 years	33.36%	Good	Retain	N/A
BEILU1918	Interior Painting	\$ 194.00	10	01-07-2010	-4.7 years	33.30%	Fair	Retain	N/A
BEILU1919	Shower Screen	\$ 1200.00	20	01-07-2010	5.3 years	16.63%	Good	Retain	Shower Screen/Curtain
BEILU1920	Tapware	\$ 1343.00	15	01-07-2010	0.3 years	20.41%	Good	Retain	N/A
BEILU1921	Tiles - Wall	\$ 3384.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A
BEILU1922	Tiles - Floor	\$ 4058.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1903	Blind	\$ 342.00	10	01-07-2010	-4.7 years	21.93%	Good	Retain	Roller blind; Roller type
BEILU1904	Carpet	\$ 1086.00	8	01-07-2010	-6.7 years	20.78%	Fair	Retain	N/A
BEILU1905	Ceiling Fan	\$ 605.00	10	01-07-2010	-4.7 years	33.29%	Poor	Retain	Old style
BEILU1906	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtain; Sheer type
BEILU1907	Interior Painting	\$ 971.00	10	01-07-2010	-4.7 years	21.88%	Poor	Retain	N/A
BEILU1908	Wardrobe	\$ 2115.00	10	01-07-2010	-4.7 years	21.87%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1909	Blind	\$ 342.00	10	01-07-2010	-4.7 years	21.93%	Good	Retain	Roller blind
BEILU1910	Carpet	\$ 743.00	8	01-07-2010	-6.7 years	13.67%	Fair	Retain	N/A
BEILU1911	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtain
BEILU1912	Interior Painting	\$ 628.00	10	01-07-2010	-4.7 years	19.27%	Fair	Retain	N/A

Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1931	Carpet	\$ 548.00	8	01-07-2010	-6.7 years	20.80%	Fair	Retain	N/A
	BEILU1932	Ceiling Fan	\$ 605.00	10	01-07-2010	-4.7 years	4.38%	Fair	Retain	Old style
	BEILU1933	Interior Painting	\$ 434.00	10	01-07-2010	-4.7 years	33.27%	Good	Retain	N/A
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1934	Vinyl	\$ 1120.00	10	01-07-2010	-4.7 years	15.31%	Good	Retain	N/A
	BEILU1935	Skylight	\$ 1040.00	10	01-07-2010	-4.7 years	5.25%	Good	Retain	N/A
	BEILU1936	Interior Painting	\$ 377.00	10	01-07-2010	-4.7 years	21.88%	Fair	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1894	Blind	\$ 285.00	10	01-07-2010	-4.7 years	15.79%	Good	Retain	Roller blind; Roller type
	BEILU1895	Benchtops	\$ 2414.00	20	01-07-2010	5.3 years	8.31%	Good	Retain	Laminate
	BEILU1896	Cooktop	\$ 1394.00	12	01-07-2010	-2.7 years	24.07%	Good	Retain	N/A
	BEILU1897	Interior Painting	\$ 560.00	10	01-07-2010	-4.7 years	8.75%	Fair	Retain	N/A
	BEILU1898	Kitchen Cabinets	\$ 3932.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A
	BEILU1899	Vinyl	\$ 800.00	10	01-07-2010	-4.7 years	28.44%	Good	Retain	N/A
	BEILU1900	Electric Elevated Oven	\$ 1451.00	12	01-07-2010	-2.7 years	138.58%	Good	Retain	Electric benchtop combo oven / cooktop
	BEILU1901	Rangehood	\$ 617.00	12	01-07-2010	-2.7 years	13.86%	Good	Retain	N/A
	BEILU1902	Sink & Fittings	\$ 1634.00	15	01-07-2010	0.3 years	110.85%	Good	Retain	N/A
	BEILU1940	Electrical Switchboard	\$ 2023.00	20	01-01-1997	-8.2 years	54.68%	Good	Retain	Tested on 8/5/23, Sub-board
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU1914	Interior Painting	\$ 160.00	10	01-07-2010	-4.7 years	6.13%	Fair	Retain	N/A
	BEILU1915	Tiles - Wall	\$ 1246.00	20	01-07-2010	5.3 years	3.94%	Good	Retain	N/A
	BEILU1916	Tiles - Floor	\$ 2086.00	20	01-07-2010	5.3 years	10.94%	Good	Retain	N/A
	BEILU2431	Sink & Fittings	\$ 1634.00	15	01-07-2010	0.3 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1926	Air Conditioner - Split System	\$ 3395.00	10	01-07-2010	-4.7 years	299.19%	Good	Retain	Outdoor unit (Model: RXS50LVMA Serial No.: E033514). Outdoor Model No: Serial No:
BEILU1927	Blind	\$ 685.00	10	01-07-2010	-4.7 years	2.63%	Good	Retain	Vertical & Roller blind
BEILU1928	Carpet	\$ 1051.00	8	01-07-2010	-6.7 years	20.79%	Fair	Retain	N/A
BEILU1929	Curtain	\$ 914.00	6	01-07-2010	-8.7 years	0.00%	Good	Retain	Sheer curtain
BEILU1930	Interior Painting	\$ 994.00	10	01-07-2010	-4.7 years	15.75%	Fair	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1923	Toilet & Cistern	\$ 1383.00	20	01-07-2010	5.3 years	83.12%	Good	Retain	N/A
BEILU1924	Tiles - Wall	\$ 926.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A
BEILU1925	Tiles - Floor	\$ 1429.00	20	01-07-2010	5.3 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1937	Clothesline	\$ 514.00	10	01-01-1997	-18.2 years	153.21%	Poor	Replace	Corroded And Difficult To Stay In Place. Possible Hazard.
BEILU1938	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU1939	Downpipes	\$ 1794.00	20	01-01-1997	-8.2 years	21.88%	Good	Repair	N/A
BEILU1941	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	129.26%	Good	Retain	Shared meter box on the side of Unit 31
BEILU1942	Exterior Painting	\$ 2149.00	10	01-07-2017	2.3 years	2.19%	Fair	Retain	N/A
BEILU1943	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU1944	Flyscreens	\$ 1920.00	10	01-01-1997	-18.2 years	43.75%	Fair	Retain	N/A
BEILU1946	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	N/A
BEILU1947	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Replace	Hiline tank



BEILU1948	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU1949	Path	\$ 1554.00	30	01-01-1984	-11.2 years	36.43%	Good	Retain	Concrete
BEILU1950	Porch	\$ 2995.00	30	01-01-2022	26.8 years	0.00%	Good	Retain	Concrete
BEILU1951	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU1952	Windows	\$ 7980.00	30	01-03-2021	25.9 years	0.29%	Good	Retain	Aluminium Framed
BEILU1953	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Repair	N/A
BEILU2485	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Poor	Replace	

Unit 32-33

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1954	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Repair	Tiled Roof

Unit 32

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1955	Insulation	\$ 3286.00	20	01-11-2004	-0.4 years	17.87%	Good	Retain	N/A
BEILU1956	Lighting	\$ 1966.00	15	01-11-2004	-5.4 years	22.16%	Good	Retain	N/A
BEILU1957	Sarking	\$ 4264.00	25	01-11-2004	4.6 years	66.48%	Good	Retain	N/A
BEILU1958	Smoke Alarms	\$ 268.00	20	01-11-2004	-0.4 years	16.66%	Good	Retain	One in bed 2, one outside bed 1; Bed 1, Bed 2, living area

Unit 33

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2021	Insulation	\$ 3286.00	20	01-04-2004	-1.0 years	16.54%	Good	Retain	N/A
BEILU2022	Lighting	\$ 1966.00	15	01-04-2004	-6.0 years	24.33%	Good	Retain	N/A
BEILU2023	Sarking	\$ 4264.00	25	01-04-2004	4.0 years	43.74%	Good	Retain	N/A
BEILU2024	Smoke Alarms	\$ 268.00	20	01-04-2004	-1.0 years	16.66%	Good	Retain	One outside bed 1; Living area,

Unit 32

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1982	Exhaust Fan	\$ 262.00	10	01-11-2004	-10.4 years	15.80%	Good	Retain	N/A
BEILU1983	Interior Painting	\$ 194.00	10	01-11-2004	-10.4 years	21.91%	Good	Retain	N/A

BEILU1984	Shower Screen	\$ 1200.00	20	01-11-2004	-0.4 years	16.63%	Good	Retain	N/A
BEILU1985	Tapware	\$ 1343.00	15	01-11-2004	-5.4 years	0.00%	Good	Retain	N/A
BEILU1986	Tiles - Wall	\$ 3384.00	20	01-11-2004	-0.4 years	5.69%	Good	Retain	N/A
BEILU1987	Tiles - Floor	\$ 4058.00	20	01-11-2004	-0.4 years	7.87%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1968	Air Conditioner - Split System	\$ 3395.00	10	01-11-2004	-10.4 years	141.72%	Good	Retain	Outdoor Model No: MUZ-GE35VAD Serial No: 0000867T
BEILU1969	Blind	\$ 342.00	10	01-11-2004	-10.4 years	21.93%	Good	Retain	Vertical; Verticals x 2
BEILU1970	Carpet	\$ 1086.00	8	01-11-2004	-12.4 years	20.78%	Good	Retain	N/A
BEILU1971	Ceiling Fan	\$ 605.00	10	01-11-2004	-10.4 years	15.77%	Good	Retain	N/A
BEILU1972	Interior Painting	\$ 971.00	10	01-11-2004	-10.4 years	33.26%	Good	Retain	N/A
BEILU1973	Wardrobe	\$ 2115.00	10	01-11-2004	-10.4 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1974	Blind	\$ 342.00	10	01-11-2004	-10.4 years	33.33%	Good	Retain	Vertical; Vertical type
BEILU1975	Carpet	\$ 743.00	8	01-11-2004	-12.4 years	20.78%	Good	Retain	N/A
BEILU1976	Ceiling Fan	\$ 605.00	10	01-11-2004	-10.4 years	33.29%	Good	Retain	N/A
BEILU1977	Interior Painting	\$ 628.00	10	01-11-2004	-10.4 years	21.89%	Good	Retain	N/A
BEILU1978	Wardrobe	\$ 2115.00	10	01-11-2004	-10.4 years	33.24%	Good	Retain	Free standing; Purchased by owner; Freestanding

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1995	Carpet	\$ 548.00	8	01-11-2004	-12.4 years	13.69%	Good	Retain	N/A
BEILU1996	Ceiling Fan	\$ 605.00	10	01-11-2004	-10.4 years	33.29%	Good	Retain	N/A
BEILU1997	Interior Painting	\$ 434.00	10	01-11-2004	-10.4 years	2.63%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1998	Vinyl	\$ 1120.00	10	01-11-2004	-10.4 years	83.13%	Good	Retain	N/A
BEILU1999	Skylight	\$ 1040.00	10	01-11-2004	-10.4 years	66.50%	Good	Retain	N/A
BEILU2000	Interior Painting	\$ 377.00	10	01-11-2004	-10.4 years	21.88%	Good	Retain	N/A
BEILU2007	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1959	Blind	\$ 285.00	10	01-11-2004	-10.4 years	33.33%	Good	Retain	Vertical
BEILU1960	Benchtops	\$ 2414.00	20	01-11-2004	-0.4 years	0.66%	Good	Retain	Laminate
BEILU1961	Cooktop	\$ 1394.00	12	01-11-2004	-8.4 years	27.71%	Good	Retain	N/A
BEILU1962	Interior Painting	\$ 560.00	10	01-11-2004	-10.4 years	33.25%	Good	Retain	N/A
BEILU1963	Kitchen Cabinets	\$ 3932.00	20	01-11-2004	-0.4 years	0.00%	Good	Retain	N/A
BEILU1964	Vinyl	\$ 800.00	10	01-11-2004	-10.4 years	83.13%	Good	Retain	N/A
BEILU1965	Electric Elevated Oven	\$ 1451.00	12	01-11-2004	-8.4 years	138.58%	Good	Retain	Electric benchtop combo oven / cooktop
BEILU1966	Rangehood	\$ 617.00	12	01-11-2004	-8.4 years	6.56%	Good	Retain	N/A
BEILU1967	Sink & Fittings	\$ 1634.00	15	01-11-2004	-5.4 years	110.85%	Good	Retain	N/A
BEILU2486	Electrical Switchboard	\$ 2023.00	20	01-07-2024	19.3 years	0.00%	Good	Retain	

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1979	Interior Painting	\$ 160.00	10	01-11-2004	-10.4 years	33.25%	Good	Retain	N/A
BEILU1980	Tiles - Wall	\$ 1246.00	20	01-11-2004	-0.4 years	10.93%	Good	Retain	N/A
BEILU1981	Tiles - Floor	\$ 2086.00	20	01-11-2004	-0.4 years	16.62%	Good	Retain	N/A
BEILU2432	Sink & Fittings	\$ 1634.00	15	01-11-2004	-5.4 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1991	Air Conditioner - Split System	\$ 3395.00	10	01-11-2004	-10.4 years	141.72%	Good	Retain	Outdoor Model No: MUZ-GE35VAD Serial No: 0000867T
BEILU1992	Blind	\$ 685.00	10	01-11-2004	-10.4 years	33.28%	Good	Retain	Vertical
BEILU1993	Carpet	\$ 1051.00	8	01-11-2004	-12.4 years	13.68%	Good	Retain	N/A
BEILU1994	Interior Painting	\$ 994.00	10	01-11-2004	-10.4 years	15.75%	Good	Retain	N/A

Sunroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2001	Blind	\$ 571.00	10	01-11-2004	-10.4 years	33.27%	Good	Retain	N/A
BEILU2002	Carpet	\$ 708.00	8	01-11-2004	-12.4 years	20.80%	Good	Retain	N/A
BEILU2003	Interior Painting	\$ 571.00	10	01-11-2004	-10.4 years	2.63%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU1988	Toilet & Cistern	\$ 1383.00	20	01-11-2004	-0.4 years	54.68%	Good	Retain	N/A
BEILU1989	Tiles - Wall	\$ 926.00	20	01-11-2004	-0.4 years	10.93%	Good	Retain	N/A
BEILU1990	Tiles - Floor	\$ 1429.00	20	01-11-2004	-0.4 years	0.00%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2005	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Fair	Replace	N/A
BEILU2006	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	33.26%	Good	Retain	N/A
BEILU2008	Meter Box	\$ 2023.00	20	01-01-2004	-1.2 years	80.62%	Good	Retain	Shared meter box on the side of Unit 32
BEILU2009	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU2010	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	84.70%	Good	Retain	N/A
BEILU2011	Flyscreens	\$ 1920.00	10	01-01-1997	-18.2 years	43.75%	Good	Retain	N/A
BEILU2013	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Fair	Repair	N/A
BEILU2014	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank

BEILU2015	Courtyard	\$ 1692.00	30	01-02-2022	26.9 years	0.00%	Fair	Repair	Paved; Also dry rot to the outer post to the left side awning.
BEILU2016	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU2017	Porch	\$ 1692.00	30	01-01-1984	-11.2 years	196.65%	Good	Retain	Paved
BEILU2018	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU2019	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU2020	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Fair	Repair	Settlement To Barges Where It Meets Front Courtyard Roof
BEILU2338	Clothesline	\$ 1430.00	10	15-05-2023	8.2 years	0.00%	Good	Retain	N/A

Unit 33

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2048	Exhaust Fan	\$ 262.00	10	01-04-2004	-11.0 years	0.88%	Good	Retain	N/A
BEILU2049	Interior Painting	\$ 194.00	10	01-04-2004	-11.0 years	33.30%	Good	Retain	N/A
BEILU2050	Shower Screen	\$ 1200.00	20	01-04-2004	-1.0 years	121.27%	Poor	Replace	Shower glass panel/curtain. wire glass fixed panel, not recommended.
BEILU2051	Tapware	\$ 1343.00	15	01-04-2004	-6.0 years	110.82%	Good	Retain	N/A
BEILU2052	Tiles - Wall	\$ 3384.00	20	01-04-2004	-1.0 years	16.62%	Good	Retain	N/A
BEILU2053	Tiles - Floor	\$ 4058.00	20	01-04-2004	-1.0 years	10.94%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2034	Blind	\$ 342.00	10	01-04-2004	-11.0 years	33.33%	Good	Retain	Vertical
BEILU2035	Carpet	\$ 1086.00	8	01-04-2004	-13.0 years	20.78%	Good	Retain	N/A
BEILU2036	Ceiling Fan	\$ 605.00	10	01-04-2004	-11.0 years	0.00%	Good	Retain	N/A
BEILU2037	Curtain	\$ 914.00	6	01-04-2004	-15.0 years	0.00%	Good	Retain	N/A
BEILU2038	Interior Painting	\$ 971.00	10	01-04-2004	-11.0 years	28.89%	Good	Retain	N/A
BEILU2039	Wardrobe	\$ 2115.00	10	01-04-2004	-11.0 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2040	Blind	\$ 342.00	10	01-04-2004	-11.0 years	8.77%	Good	Retain	Vertical
BEILU2041	Carpet	\$ 743.00	8	01-04-2004	-13.0 years	8.20%	Good	Retain	N/A
BEILU2042	Ceiling Fan	\$ 605.00	10	01-04-2004	-11.0 years	33.29%	Good	Retain	N/A
BEILU2043	Curtain	\$ 914.00	6	01-04-2004	-15.0 years	0.00%	Good	Retain	Sheer
BEILU2044	Interior Painting	\$ 628.00	10	01-04-2004	-11.0 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2061	Carpet	\$ 548.00	8	01-04-2004	-13.0 years	13.69%	Good	Retain	N/A
BEILU2062	Ceiling Fan	\$ 605.00	10	01-04-2004	-11.0 years	33.29%	Good	Retain	N/A
BEILU2063	Interior Painting	\$ 434.00	10	01-04-2004	-11.0 years	17.51%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2064	Vinyl	\$ 1120.00	10	01-04-2004	-11.0 years	6.56%	Good	Retain	N/A
BEILU2065	Skylight	\$ 1040.00	10	01-04-2004	-11.0 years	66.50%	Good	Retain	N/A
BEILU2066	Interior Painting	\$ 377.00	10	01-04-2004	-11.0 years	33.26%	Good	Retain	N/A
BEILU2073	Electrical Switchboard	\$ 2023.00	20	01-07-2017	12.3 years	10.94%	Good	Retain	Tested on 8/5/23, Sub-board

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2025	Blind	\$ 285.00	10	01-04-2004	-11.0 years	33.33%	Good	Retain	Vertical
BEILU2026	Benchtops	\$ 2414.00	20	01-04-2004	-1.0 years	8.31%	Good	Retain	Laminate
BEILU2027	Cooktop	\$ 1394.00	12	01-04-2004	-9.0 years	27.71%	Good	Retain	N/A
BEILU2028	Interior Painting	\$ 560.00	10	01-04-2004	-11.0 years	21.88%	Good	Retain	N/A
BEILU2029	Kitchen Cabinets	\$ 3932.00	20	01-04-2004	-1.0 years	0.00%	Good	Retain	N/A
BEILU2030	Vinyl	\$ 800.00	10	01-04-2004	-11.0 years	43.75%	Good	Retain	N/A
BEILU2031	Electric Elevated Oven	\$ 1451.00	12	01-04-2004	-9.0 years	202.71%	Fair	Retain	N/A
BEILU2032	Rangehood	\$ 617.00	12	01-04-2004	-9.0 years	0.00%	Good	Retain	N/A
BEILU2033	Sink & Fittings	\$ 1634.00	15	01-04-2004	-6.0 years	72.93%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2045	Interior Painting	\$ 160.00	10	01-04-2004	-11.0 years	33.25%	Good	Retain	N/A
BEILU2046	Tiles - Wall	\$ 1246.00	20	01-04-2004	-1.0 years	0.00%	Good	Retain	N/A
BEILU2047	Tiles - Floor	\$ 2086.00	20	01-04-2004	-1.0 years	16.62%	Good	Retain	N/A
BEILU2433	Sink & Fittings	\$ 1634.00	15	01-04-2004	-6.0 years	0.00%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2057	Air Conditioner - Split System	\$ 3395.00	10	01-04-2004	-11.0 years	55.11%	Good	Retain	Outdoor Model No: WRC-071AS Serial No: 665478110492
BEILU2058	Blind	\$ 685.00	10	01-04-2004	-11.0 years	21.90%	Good	Retain	N/A
BEILU2059	Carpet	\$ 1051.00	8	01-04-2004	-13.0 years	9.85%	Good	Retain	N/A
BEILU2060	Interior Painting	\$ 994.00	10	01-04-2004	-11.0 years	21.88%	Good	Retain	N/A

Sunroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2067	Blind	\$ 571.00	10	01-04-2004	-11.0 years	33.27%	Good	Retain	N/A
BEILU2068	Carpet	\$ 708.00	8	01-04-2004	-13.0 years	20.80%	Good	Retain	N/A
BEILU2069	Interior Painting	\$ 571.00	10	01-04-2004	-11.0 years	21.89%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2054	Toilet & Cistern	\$ 1383.00	20	01-04-2004	-1.0 years	83.12%	Good	Retain	N/A
BEILU2055	Tiles - Wall	\$ 926.00	20	01-04-2004	-1.0 years	2.19%	Good	Retain	N/A
BEILU2056	Tiles - Floor	\$ 1429.00	20	01-04-2004	-1.0 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2070	Clothesline	\$ 514.00	10	01-01-2004	-11.2 years	15.76%	Good	Retain	N/A
BEILU2071	Doors	\$ 9215.00	30	01-08-2019	24.4 years	0.87%	Fair	Repair	N/A
BEILU2072	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	33.26%	Good	Retain	N/A
BEILU2074	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU2075	Fascias	\$ 2961.00	20	01-03-2019	13.9 years	1.31%	Good	Retain	N/A

BEILU2076	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	79.00%	Good	Retain	N/A
BEILU2078	Guttering	\$ 2903.00	20	01-07-2017	12.3 years	16.41%	Good	Retain	N/A
BEILU2079	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank
BEILU2080	Courtyard	\$ 2995.00	30	01-01-1997	1.8 years	0.00%	Poor	Replace	Concrete; Front courtyard is paved in good condition, holes to polycarbonate roof
BEILU2081	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU2082	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Concrete
BEILU2083	Privacy Screen	\$ 2263.00	20	01-01-1997	-8.2 years	0.00%	Good	Retain	Aluminium
BEILU2084	Windows	\$ 7980.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	Aluminium Framed
BEILU2085	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Fair	Repair	Dry rot to areas; Refer to previous notes
BEILU2344	Meter Box	\$ 2023.00	20	01-09-2013	8.4 years	41.24%	Good	Repair	Shared meter box on the side of Unit 33

Unit 34-35

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2086	Roof	\$ 28811.00	50	01-01-1984	8.8 years	14.87%	Good	Retain	Tiled Roof
BEILU2149	Roof	\$ 28811.00	50	01-01-1984	8.8 years	21.87%	Good	Repair	Tiled Roof

Unit 34

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2087	Insulation	\$ 3286.00	20	01-02-2003	-2.1 years	25.99%	Good	Retain	N/A
BEILU2088	Lighting	\$ 1966.00	15	01-02-2003	-7.1 years	22.16%	Good	Retain	N/A
BEILU2089	Sarking	\$ 4264.00	25	01-02-2003	2.9 years	8.75%	Good	Retain	N/A
BEILU2090	Smoke Alarms	\$ 268.00	20	01-02-2003	-2.1 years	16.66%	Good	Retain	One in hallway, one outside bed 1; Hallway and dining area



Unit 35

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2150	Insulation	\$ 3286.00	20	01-03-2005	-0.1 years	13.96%	Good	Retain	N/A
BEILU2151	Lighting	\$ 1966.00	15	01-03-2005	-5.1 years	22.16%	Good	Retain	N/A
BEILU2152	Sarking	\$ 4264.00	25	01-03-2005	4.9 years	57.73%	Good	Retain	N/A
BEILU2153	Smoke Alarms	\$ 268.00	20	01-03-2005	-0.1 years	16.66%	Good	Retain	One in the dining room, one in the hallway; Hallway, living room

Unit 34

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2113	Exhaust Fan	\$ 262.00	10	01-02-2003	-12.1 years	21.95%	Good	Retain	Requires clean
BEILU2114	Interior Painting	\$ 194.00	10	01-02-2003	-12.1 years	7.01%	Good	Retain	N/A
BEILU2115	Shower Screen	\$ 1200.00	20	01-02-2003	-2.1 years	16.63%	Good	Retain	N/A
BEILU2116	Tapware	\$ 1343.00	15	01-02-2003	-7.1 years	110.82%	Good	Retain	N/A
BEILU2117	Tiles - Wall	\$ 3384.00	20	01-02-2003	-2.1 years	10.93%	Good	Retain	N/A
BEILU2118	Tiles - Floor	\$ 4058.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2100	Air Conditioner - Split System	\$ 3395.00	10	01-02-2003	-12.1 years	196.83%	Good	Retain	SN:ZY0901010227. O/door Model:WRC-026AS
BEILU2101	Blind	\$ 342.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical; Vertical x 2
BEILU2102	Carpet	\$ 1086.00	8	01-02-2003	-14.1 years	20.78%	Good	Retain	N/A
BEILU2103	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	33.29%	Good	Retain	N/A
BEILU2104	Interior Painting	\$ 971.00	10	01-02-2003	-12.1 years	33.26%	Good	Retain	N/A
BEILU2105	Wardrobe	\$ 2115.00	10	01-02-2003	-12.1 years	33.24%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2106	Blind	\$ 342.00	10	01-02-2003	-12.1 years	33.33%	Good	Retain	Vertical
BEILU2107	Carpet	\$ 743.00	8	01-02-2003	-14.1 years	13.67%	Good	Retain	N/A

Dining	BEILU2108	Interior Painting	\$ 628.00	10	01-02-2003	-12.1 years	33.28%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2126	Carpet	\$ 548.00	8	01-02-2003	-14.1 years	20.80%	Fair	Retain	N/A
	BEILU2127	Ceiling Fan	\$ 605.00	10	01-02-2003	-12.1 years	28.91%	Good	Retain	N/A
	BEILU2128	Interior Painting	\$ 434.00	10	01-02-2003	-12.1 years	33.27%	Good	Retain	N/A
Hallway	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2129	Vinyl	\$ 1120.00	10	01-02-2003	-12.1 years	668.48%	Fair	Repair	Marks near the rear access door
	BEILU2130	Skylight	\$ 1040.00	10	01-02-2003	-12.1 years	66.50%	Fair	Retain	Debris inside shaft, requires cleaning; Debri to inside skylight
	BEILU2131	Interior Painting	\$ 377.00	10	01-02-2003	-12.1 years	33.26%	Good	Retain	N/A
	BEILU2135	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board
Kitchen	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU2091	Blind	\$ 285.00	10	01-02-2003	-12.1 years	21.93%	Good	Retain	Vertical
	BEILU2092	Benchtops	\$ 2414.00	20	01-02-2003	-2.1 years	8.31%	Good	Retain	Laminate
	BEILU2093	Cooktop	\$ 1394.00	12	01-02-2003	-10.1 years	27.71%	Good	Retain	N/A
	BEILU2094	Interior Painting	\$ 560.00	10	01-02-2003	-12.1 years	2.63%	Good	Retain	N/A
	BEILU2095	Kitchen Cabinets	\$ 3932.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
	BEILU2096	Vinyl	\$ 800.00	10	01-02-2003	-12.1 years	124.69%	Fair	Replace	Numerous Marks And Wear In Areas
	BEILU2097	Electric Elevated Oven	\$ 1451.00	12	01-02-2003	-10.1 years	138.58%	Good	Retain	Electric benchtop combo oven / cooktop
	BEILU2098	Rangehood	\$ 617.00	12	01-02-2003	-10.1 years	6.56%	Good	Retain	Pullout type
	BEILU2099	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	52.51%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2110	Interior Painting	\$ 160.00	10	01-02-2003	-12.1 years	33.25%	Good	Retain	N/A
BEILU2111	Tiles - Wall	\$ 1246.00	20	01-02-2003	-2.1 years	2.19%	Good	Retain	N/A
BEILU2112	Tiles - Floor	\$ 2086.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU2434	Sink & Fittings	\$ 1634.00	15	01-02-2003	-7.1 years	0.00%	Good	Retain	Tub and tap

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2122	Air Conditioner - Split System	\$ 3395.00	10	01-02-2003	-12.1 years	299.19%	Good	Retain	Outdoor Model No: DXC18ZMA-S Serial No: 581602219BE
BEILU2123	Blind	\$ 685.00	10	01-02-2003	-12.1 years	21.90%	Good	Retain	Vertical
BEILU2124	Carpet	\$ 1051.00	8	01-02-2003	-14.1 years	13.68%	Poor	Retain	N/A
BEILU2125	Interior Painting	\$ 994.00	10	01-02-2003	-12.1 years	33.26%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2119	Toilet & Cistern	\$ 1383.00	20	01-02-2003	-2.1 years	83.12%	Good	Retain	N/A
BEILU2120	Tiles - Wall	\$ 926.00	20	01-02-2003	-2.1 years	16.62%	Good	Retain	N/A
BEILU2121	Tiles - Floor	\$ 1429.00	20	01-02-2003	-2.1 years	2.19%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2132	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Fair	Retain	N/A
BEILU2133	Doors	\$ 9215.00	30	01-01-1997	1.8 years	7.29%	Good	Repair	Front Screen Door Jamb's At Bottom, Requires Adjustment
BEILU2134	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	33.26%	Poor	Replace	N/A
BEILU2136	Meter Box	\$ 2023.00	20	01-01-1984	-21.2 years	124.36%	Good	Retain	Shared meter box on the side of Unit 34
BEILU2137	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU2138	Fascias	\$ 2961.00	20	01-01-2004	-1.2 years	7.87%	Good	Retain	N/A
BEILU2139	Flyscreens	\$ 1920.00	10	01-01-1997	-18.2 years	43.75%	Good	Retain	N/A

BEILU2141	Guttering	\$ 2903.00	20	01-01-1997	-8.2 years	82.03%	Good	Retain	N/A
BEILU2142	Hot Water System - Solar	\$ 4516.00	15	01-01-1997	-13.2 years	14.58%	Good	Replace	Hiline tank
BEILU2143	Courtyard	\$ 2995.00	30	01-01-2004	8.8 years	0.00%	Good	Retain	Concrete
BEILU2144	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU2145	Porch	\$ 1692.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved
BEILU2146	Privacy Screen	\$ 2263.00	20	01-01-1997	-8.2 years	0.00%	Good	Retain	Aluminium
BEILU2147	Windows	\$ 7980.00	30	01-01-1997	1.8 years	7.29%	Good	Retain	Aluminium Framed
BEILU2148	Bargeboards	\$ 2961.00	20	01-01-1997	-8.2 years	5.47%	Fair	Repair	Dry rot to areas; Refer to previous notes
BEILU2302	Patio	\$ 2343.00	30	27-11-2022	27.7 years	0.00%	Good	Retain	N/A

Unit 35

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2176	Exhaust Fan	\$ 262.00	10	01-03-2005	-10.1 years	15.80%	Good	Retain	N/A
BEILU2177	Interior Painting	\$ 194.00	10	01-03-2005	-10.1 years	33.30%	Good	Retain	N/A
BEILU2178	Shower Screen	\$ 1200.00	20	01-03-2005	-0.1 years	16.63%	Good	Retain	N/A
BEILU2179	Tapware	\$ 1343.00	15	01-03-2005	-5.1 years	128.15%	Fair	Retain	N/A
BEILU2180	Tiles - Wall	\$ 3384.00	20	01-03-2005	-0.1 years	16.62%	Good	Retain	N/A
BEILU2181	Tiles - Floor	\$ 4058.00	20	01-03-2005	-0.1 years	2.19%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2163	Blind	\$ 342.00	10	01-03-2005	-10.1 years	33.33%	Good	Retain	Vertical
BEILU2164	Carpet	\$ 1086.00	8	01-03-2005	-12.1 years	13.67%	Good	Retain	N/A
BEILU2165	Ceiling Fan	\$ 605.00	10	01-03-2005	-10.1 years	33.29%	Good	Retain	N/A
BEILU2166	Interior Painting	\$ 971.00	10	01-03-2005	-10.1 years	33.26%	Good	Retain	N/A
BEILU2167	Wardrobe	\$ 2115.00	10	01-03-2005	-10.1 years	8.75%	Fair	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2168	Blind	\$ 342.00	10	01-03-2005	-10.1 years	33.33%	Good	Retain	Vertical; Vertical type

BEILU2169	Carpet	\$ 743.00	8	01-03-2005	-12.1 years	0.00%	Good	Retain	N/A
BEILU2170	Ceiling Fan	\$ 605.00	10	01-03-2005	-10.1 years	15.77%	Good	Retain	N/A
BEILU2171	Interior Painting	\$ 628.00	10	01-03-2005	-10.1 years	33.28%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2189	Carpet	\$ 548.00	8	01-03-2005	-12.1 years	12.04%	Good	Retain	N/A
BEILU2190	Ceiling Fan	\$ 605.00	10	01-03-2005	-10.1 years	7.01%	Good	Retain	N/A
BEILU2191	Interior Painting	\$ 434.00	10	01-03-2005	-10.1 years	15.76%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2192	Vinyl	\$ 1120.00	10	01-03-2005	-10.1 years	83.13%	Good	Retain	N/A
BEILU2193	Skylight	\$ 1040.00	10	01-03-2005	-10.1 years	311.21%	Good	Retain	N/A
BEILU2194	Interior Painting	\$ 377.00	10	01-03-2005	-10.1 years	15.76%	Good	Retain	N/A
BEILU2198	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2154	Blind	\$ 285.00	10	01-03-2005	-10.1 years	33.33%	Good	Retain	Vertical; Vertical type
BEILU2155	Benchtops	\$ 2414.00	20	01-03-2005	-0.1 years	8.31%	Good	Retain	Laminate
BEILU2156	Electric Elevated Oven	\$ 1394.00	12	01-03-2005	-8.1 years	13.13%	Good	Retain	Electric benchtop combo oven / cooktop
BEILU2157	Interior Painting	\$ 560.00	10	01-03-2005	-10.1 years	21.88%	Good	Retain	N/A
BEILU2158	Kitchen Cabinets	\$ 3932.00	20	01-03-2005	-0.1 years	10.94%	Good	Retain	N/A
BEILU2159	Vinyl	\$ 800.00	10	01-03-2005	-10.1 years	54.69%	Good	Retain	N/A
BEILU2161	Rangehood	\$ 617.00	12	01-03-2005	-8.1 years	9.12%	Good	Retain	N/A
BEILU2162	Sink & Fittings	\$ 1634.00	15	01-03-2005	-5.1 years	110.85%	Good	Retain	N/A
BEILU2443	Cooktop	\$ 1394.00	12	01-03-2005	-8.1 years	0.00%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2173	Interior Painting	\$ 160.00	10	01-03-2005	-10.1 years	33.25%	Good	Retain	N/A

BEILU2174	Tiles - Wall	\$ 1246.00	20	01-03-2005	-0.1 years	9.62%	Good	Retain	N/A
BEILU2175	Tiles - Floor	\$ 2086.00	20	01-03-2005	-0.1 years	0.00%	Good	Retain	N/A
BEILU2435	Sink & Fittings	\$ 1634.00	15	01-03-2005	-5.1 years	0.00%	Good	Retain	Tub and tap

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2185	Air Conditioner - Split System	\$ 3395.00	10	01-03-2005	-10.1 years	196.83%	Good	Retain	Outdoor Model No: WRC-050AS Serial No: 46803908005
BEILU2186	Blind	\$ 685.00	10	01-03-2005	-10.1 years	21.90%	Good	Retain	Vertical; Vertical blinds to sliding door and window
BEILU2187	Carpet	\$ 1051.00	8	01-03-2005	-12.1 years	9.85%	Good	Retain	N/A
BEILU2188	Interior Painting	\$ 994.00	10	01-03-2005	-10.1 years	33.26%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2182	Toilet & Cistern	\$ 1383.00	20	01-03-2005	-0.1 years	54.68%	Good	Retain	N/A
BEILU2183	Tiles - Wall	\$ 926.00	20	01-03-2005	-0.1 years	1.31%	Good	Retain	N/A
BEILU2184	Tiles - Floor	\$ 1429.00	20	01-03-2005	-0.1 years	16.62%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU2195	Clothesline	\$ 514.00	10	01-01-1997	-18.2 years	21.89%	Good	Retain	N/A
BEILU2196	Doors	\$ 9215.00	30	01-01-1997	1.8 years	7.29%	Good	Retain	N/A
BEILU2199	Exterior Painting	\$ 2149.00	10	01-08-2019	4.4 years	1.31%	Good	Retain	N/A
BEILU2201	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Fair	Retain	N/A
BEILU2204	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	22.16%	Good	Retain	Hiline tank
BEILU2205	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU2206	Path	\$ 1554.00	30	01-01-1984	-11.2 years	15.19%	Good	Retain	Concrete
BEILU2207	Porch	\$ 2995.00	30	01-03-2017	21.9 years	92.26%	Good	Retain	Concrete
BEILU2208	Privacy Screen	\$ 2263.00	20	01-07-2000	-4.7 years	0.00%	Good	Retain	Aluminium
BEILU2209	Windows	\$ 7980.00	30	01-07-2000	5.3 years	6.41%	Good	Retain	Aluminium Framed
BEILU2339	Bargeboards	\$ 4111.00	20	20-06-2023	18.2 years	0.00%	Good	Retain	N/A

BEILU2340	Fascias	\$ 1022.00	20	20-06-2023	18.2 years	0.00%	Good	Retain	N/A
BEILU2341	Guttering	\$ 1288.00	20	20-06-2023	18.2 years	0.00%	Good	Retain	Replace asset BEILU2203
BEILU2342	Downpipes	\$ 1288.00	20	20-06-2023	18.2 years	0.00%	Good	Retain	N/A
BEILU2345	Meter Box	\$ 2023.00	20	01-09-2013	8.4 years	41.24%	Good	Retain	Shared meter box on the side of Unit 35
BEILU2436	Drain	\$ 237.00	50	01-01-1984	8.8 years	0.00%	Poor	Replace	Requires replacement; See listed in other section
BEILU2487	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Poor	Replace	

Unit 12-12A

Common

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0694	Roof	\$ 28811.00	50	01-01-1984	8.8 years	33.24%	Good	Retain	Tiled Roof

Unit 12

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0695	Insulation	\$ 3286.00	20	01-08-2005	0.4 years	12.99%	Good	Retain	N/A
BEILU0696	Lighting	\$ 1966.00	15	01-08-2005	-4.6 years	22.16%	Good	Retain	N/A
BEILU0697	Sarking	\$ 4264.00	25	01-08-2005	5.4 years	65.68%	Good	Retain	N/A
BEILU0698	Smoke Alarms	\$ 268.00	20	01-08-2005	0.4 years	0.00%	Good	Retain	One in hallway, one outside bed 1

Unit 12A

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0758	Insulation	\$ 3286.00	20	01-07-2002	-2.7 years	8.12%	Good	Retain	N/A
BEILU0759	Lighting	\$ 1966.00	15	01-07-2002	-7.7 years	22.16%	Good	Retain	N/A
BEILU0760	Sarking	\$ 4264.00	25	01-07-2002	2.3 years	74.43%	Good	Retain	N/A
BEILU0761	Smoke Alarms	\$ 268.00	20	01-07-2002	-2.7 years	16.66%	Good	Retain	Fitted in bed 2, bed 1 and dining area; B1, B2 Lounge room

Unit 12

**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0723	Exhaust Fan	\$ 262.00	10	01-08-2005	-9.6 years	0.00%	Good	Retain	N/A
BEILU0724	Interior Painting	\$ 194.00	10	01-08-2005	-9.6 years	17.53%	Good	Retain	N/A
BEILU0725	Shower Screen	\$ 1200.00	20	01-08-2005	0.4 years	0.00%	Fair	Repair	Shower Screen Binds At Top, Requires Adjustment
BEILU0726	Tapware	\$ 1343.00	15	01-08-2005	-4.6 years	43.75%	Good	Retain	N/A
BEILU0727	Tiles - Wall	\$ 3384.00	20	01-08-2005	0.4 years	0.00%	Good	Retain	N/A
BEILU0728	Tiles - Floor	\$ 4058.00	20	01-08-2005	0.4 years	16.62%	Good	Retain	N/A

**Bed 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0709	Blind	\$ 342.00	10	01-08-2005	-9.6 years	19.30%	Good	Retain	Vertical; Roller Type
BEILU0710	Carpet	\$ 1086.00	8	01-08-2005	-11.6 years	20.78%	Good	Retain	N/A
BEILU0711	Ceiling Fan	\$ 605.00	10	01-08-2005	-9.6 years	33.29%	Good	Retain	N/A
BEILU0713	Interior Painting	\$ 971.00	10	01-08-2005	-9.6 years	33.26%	Good	Retain	N/A
BEILU0714	Wardrobe	\$ 2115.00	10	01-08-2005	-9.6 years	33.24%	Good	Retain	Built-in wardrobe with mirror

**Bed 2**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0715	Blind	\$ 342.00	10	01-08-2005	-9.6 years	33.33%	Good	Retain	Vertical; Roller Type
BEILU0716	Carpet	\$ 743.00	8	01-08-2005	-11.6 years	20.78%	Good	Retain	N/A
BEILU0718	Interior Painting	\$ 628.00	10	01-08-2005	-9.6 years	8.76%	Good	Retain	N/A
BEILU0719	Wardrobe	\$ 2115.00	10	01-08-2005	-9.6 years	0.00%	Good	Retain	Free standing; Built- in robe with mirror doors

**Dining**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0736	Carpet	\$ 548.00	8	01-08-2005	-11.6 years	20.80%	Good	Retain	N/A
BEILU0737	Ceiling Fan	\$ 605.00	10	01-08-2005	-9.6 years	33.29%	Good	Retain	N/A
BEILU0738	Interior Painting	\$ 434.00	10	01-08-2005	-9.6 years	33.27%	Good	Retain	N/A



Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0739	Vinyl	\$ 1120.00	10	01-08-2005	-9.6 years	83.13%	Good	Retain	N/A
	BEILU0740	Skylight	\$ 1040.00	10	01-08-2005	-9.6 years	96.31%	Good	Retain	N/A
	BEILU0741	Interior Painting	\$ 377.00	10	01-08-2005	-9.6 years	33.26%	Good	Retain	N/A
	Kitchen									
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0699	Blind	\$ 285.00	10	01-08-2005	-9.6 years	33.33%	Good	Retain	Vertical; Roller Type
	BEILU0700	Benchtops	\$ 2414.00	20	01-08-2005	0.4 years	2.19%	Good	Retain	22mm artificial Benchtops
	BEILU0701	Cooktop	\$ 1394.00	12	01-08-2005	-7.6 years	6.56%	Good	Retain	N/A
	BEILU0703	Interior Painting	\$ 560.00	10	01-08-2005	-9.6 years	2.63%	Good	Retain	N/A
	BEILU0704	Kitchen Cabinets	\$ 3932.00	20	01-08-2005	0.4 years	2.19%	Good	Retain	N/A
	BEILU0705	Vinyl	\$ 800.00	10	01-08-2005	-9.6 years	0.00%	Good	Retain	N/A
	BEILU0706	Oven	\$ 1451.00	12	01-08-2005	-7.6 years	10.94%	Good	Retain	N/A
	BEILU0707	Rangehood	\$ 617.00	12	01-08-2005	-7.6 years	13.86%	Good	Retain	N/A
	BEILU0708	Sink & Fittings	\$ 1634.00	15	01-08-2005	-4.6 years	110.85%	Good	Retain	N/A
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0720	Interior Painting	\$ 160.00	10	01-08-2005	-9.6 years	33.25%	Good	Retain	N/A
	BEILU0721	Tiles - Wall	\$ 1246.00	20	01-08-2005	0.4 years	9.62%	Good	Retain	N/A
	BEILU0722	Tiles - Floor	\$ 2086.00	20	01-08-2005	0.4 years	0.44%	Good	Retain	N/A
	BEILU2386	Sink & Fittings	\$ 1634.00	15	01-08-2005	-4.6 years	0.00%	Good	Retain	N/A
Living										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	BEILU0732	Air Conditioner - Split System	\$ 3395.00	10	01-08-2005	-9.6 years	15.75%	Good	Retain	Outdoor Model No: AOTG24LFCC Serial No: E013396
	BEILU0733	Blind	\$ 685.00	10	01-08-2005	-9.6 years	15.77%	Good	Retain	Vertical; Roller Type
	BEILU0734	Carpet	\$ 1051.00	8	01-08-2005	-11.6 years	1.64%	Good	Retain	N/A
	BEILU0735	Interior Painting	\$ 994.00	10	01-08-2005	-9.6 years	33.26%	Good	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0729	Toilet & Cistern	\$ 1383.00	20	01-08-2005	0.4 years	83.12%	Good	Retain	N/A
BEILU0730	Tiles - Wall	\$ 926.00	20	01-08-2005	0.4 years	16.62%	Good	Retain	N/A
BEILU0731	Tiles - Floor	\$ 1429.00	20	01-08-2005	0.4 years	1.31%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0742	Clothesline	\$ 514.00	10	01-01-1984	-31.2 years	33.27%	Good	Retain	N/A
BEILU0743	Doors	\$ 9215.00	30	01-01-1984	-11.2 years	11.08%	Good	Retain	N/A
BEILU0744	Downpipes	\$ 1794.00	20	01-01-2004	-1.2 years	55.68%	Good	Retain	N/A
BEILU0745	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	122.67%	Good	Retain	Tested on 8/5/23, Sub-board
BEILU0746	Exterior Painting	\$ 2149.00	10	01-03-2019	3.9 years	1.31%	Good	Retain	N/A
BEILU0747	Fascias	\$ 2961.00	20	01-01-1984	-21.2 years	16.62%	Good	Retain	N/A
BEILU0748	Flyscreens	\$ 1920.00	10	01-01-1984	-31.2 years	66.50%	Good	Retain	N/A
BEILU0749	Garden Shed	\$ 743.00	20	01-01-1984	-21.2 years	41.55%	Good	Retain	Zincalume shed to the rear of the unit; Zincalume
BEILU0750	Guttering	\$ 2903.00	20	01-01-2012	6.8 years	46.89%	Good	Retain	N/A
BEILU0751	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank
BEILU0752	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Paved; Courtyard is concrete
BEILU0753	Path	\$ 1554.00	30	01-01-1984	-11.2 years	5.54%	Good	Retain	Concrete
BEILU0754	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	55.40%	Good	Retain	Paved; Concrete to front and rear
BEILU0755	Privacy Screen	\$ 2263.00	20	01-01-1984	-21.2 years	0.00%	Good	Retain	Aluminium
BEILU0756	Windows	\$ 7980.00	30	01-07-2000	5.3 years	6.41%	Good	Retain	Aluminium Framed
BEILU0757	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A

BEILU2387	Drain	\$ 237.00	50	01-01-1984	8.8 years	0.00%	Poor	Replace	Also pressure relief valve sitting above the drainage is well worn. This was the case with all pressure relief valves so far.; Valve flap still not repaired
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Unit 12A

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0785	Exhaust Fan	\$ 262.00	10	01-07-2002	-12.7 years	33.36%	Good	Retain	N/A
BEILU0786	Interior Painting	\$ 194.00	10	01-07-2002	-12.7 years	2.63%	Good	Retain	N/A
BEILU0787	Shower Screen	\$ 1200.00	20	01-07-2002	-2.7 years	8.75%	Good	Retain	Fixed glass panel with shower curtain; Fixed panel with a shower curtain.
BEILU0788	Tapware	\$ 1343.00	15	01-07-2002	-7.7 years	167.41%	Good	Retain	Some corrosion to basin mixer, could cause injury to operator
BEILU0789	Tiles - Wall	\$ 3384.00	20	01-07-2002	-2.7 years	16.62%	Good	Retain	N/A
BEILU0790	Tiles - Floor	\$ 4058.00	20	01-07-2002	-2.7 years	16.62%	Good	Retain	N/A
BEILU2462	Drain	\$ 237.00	50	01-07-2024	49.3 years	0.00%	Good	Repair	

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0771	Blind	\$ 342.00	10	01-07-2002	-12.7 years	21.05%	Good	Retain	Roller blind; Vertical type
BEILU0772	Carpet	\$ 1086.00	8	01-07-2002	-14.7 years	9.29%	Good	Retain	N/A
BEILU0773	Ceiling Fan	\$ 605.00	10	01-07-2002	-12.7 years	33.29%	Good	Retain	N/A
BEILU0774	Curtain	\$ 914.00	6	01-07-2002	-16.7 years	0.00%	Good	Retain	Sheer curtains fitted to both windows; Sheer type
BEILU0775	Interior Painting	\$ 971.00	10	01-07-2002	-12.7 years	33.26%	Good	Retain	N/A
BEILU0776	Wardrobe	\$ 2115.00	10	01-07-2002	-12.7 years	2.62%	Good	Retain	Built-in wardrobe with mirror

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0777	Blind	\$ 342.00	10	01-07-2002	-12.7 years	0.88%	Good	Retain	Roller blind; Roller type
BEILU0778	Carpet	\$ 743.00	8	01-07-2002	-14.7 years	20.78%	Good	Retain	N/A
BEILU0779	Curtain	\$ 914.00	6	01-07-2002	-16.7 years	0.00%	Good	Retain	Sheer curtain fitted; Sheer type
BEILU0780	Interior Painting	\$ 628.00	10	01-07-2002	-12.7 years	33.28%	Good	Retain	N/A
BEILU0781	Wardrobe	\$ 2115.00	10	01-07-2002	-12.7 years	33.24%	Good	Retain	Free standing; Purchased by owner; Freestanding
BEILU2463	Ceiling Fan	\$ 605.00	10	01-07-2024	9.3 years	0.00%	Good	Retain	

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0798	Carpet	\$ 548.00	8	01-07-2002	-14.7 years	20.80%	Good	Retain	N/A
BEILU0799	Ceiling Fan	\$ 605.00	10	01-07-2002	-12.7 years	33.29%	Good	Retain	N/A
BEILU0800	Interior Painting	\$ 434.00	10	01-07-2002	-12.7 years	2.63%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0801	Vinyl	\$ 1120.00	10	01-07-2002	-12.7 years	83.13%	Good	Retain	N/A
BEILU0802	Skylight	\$ 1040.00	10	01-07-2002	-12.7 years	117.46%	Good	Retain	N/A
BEILU0803	Interior Painting	\$ 377.00	10	01-07-2002	-12.7 years	19.26%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0762	Blind	\$ 285.00	10	01-07-2002	-12.7 years	15.79%	Good	Retain	Vertical; Roller Type; Roller type
BEILU0763	Benchtops	\$ 2414.00	20	01-07-2002	-2.7 years	0.00%	Good	Retain	Laminate
BEILU0764	Cooktop	\$ 1394.00	12	01-07-2002	-10.7 years	0.00%	Good	Retain	N/A
BEILU0765	Interior Painting	\$ 560.00	10	01-07-2002	-12.7 years	149.32%	Good	Repair	Some Marks To Wall Areas, Suggest Repaint Areas
BEILU0766	Kitchen Cabinets	\$ 3932.00	20	01-07-2002	-2.7 years	0.00%	Good	Retain	N/A
BEILU0767	Vinyl	\$ 800.00	10	01-07-2002	-12.7 years	83.13%	Good	Retain	N/A

BEILU0768	Electric Elevated Oven	\$ 1451.00	12	01-07-2002	-10.7 years	138.58%	Good	Retain	Electric, Benchtop combo oven / cooktop
BEILU0769	Rangehood	\$ 617.00	12	01-07-2002	-10.7 years	13.86%	Good	Retain	Westinghouse
BEILU0770	Sink & Fittings	\$ 1634.00	15	01-07-2002	-7.7 years	64.18%	Good	Retain	N/A
BEILU0807	Electrical Switchboard	\$ 2023.00	20	01-01-1984	-21.2 years	83.12%	Good	Retain	Tested on 8/5/23, Sub-board

**Laundry**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0782	Interior Painting	\$ 160.00	10	01-07-2002	-12.7 years	15.75%	Good	Retain	N/A
BEILU0783	Tiles - Wall	\$ 1246.00	20	01-07-2002	-2.7 years	14.43%	Good	Retain	N/A
BEILU0784	Tiles - Floor	\$ 2086.00	20	01-07-2002	-2.7 years	2.19%	Good	Retain	N/A
BEILU2388	Sink & Fittings	\$ 1634.00	15	01-07-2002	-7.7 years	0.00%	Good	Retain	Tub and taps

**Living**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0795	Blind	\$ 685.00	10	01-07-2002	-12.7 years	28.91%	Good	Retain	Vertical; Vertical and roller type
BEILU0796	Carpet	\$ 1051.00	8	01-07-2002	-14.7 years	20.79%	Good	Retain	N/A
BEILU0797	Interior Painting	\$ 994.00	10	01-07-2002	-12.7 years	33.26%	Good	Retain	N/A
BEILU2320	Air Conditioner - Split System	\$ 3395.00	10	26-11-2022	7.7 years	0.00%	Excellent	Retain	N/A

**Toilet room**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0791	Toilet & Cistern	\$ 1383.00	20	01-07-2002	-2.7 years	90.35%	Good	Replace	N/A
BEILU0792	Tiles - Wall	\$ 926.00	20	01-07-2002	-2.7 years	16.62%	Good	Retain	N/A
BEILU0793	Tiles - Floor	\$ 1429.00	20	01-07-2002	-2.7 years	1.31%	Good	Retain	N/A

**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Installation Date	Remaining Effective Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
BEILU0805	Doors	\$ 9215.00	30	01-02-2022	26.9 years	0.00%	Good	Retain	N/A
BEILU0806	Downpipes	\$ 1794.00	20	01-01-1984	-21.2 years	251.39%	Fair	Replace	N/A
BEILU0808	Meter Box	\$ 2023.00	20	01-04-2021	16.0 years	41.74%	Good	Retain	Shared meter box on side of Unit 12A

BEILU0809	Exterior Painting	\$ 2149.00	10	01-01-1984	-31.2 years	16.62%	Good	Retain	N/A
BEILU0810	Fascias	\$ 2961.00	20	01-03-2019	13.9 years	1.31%	Good	Retain	N/A
BEILU0811	Flyscreens	\$ 1920.00	10	01-07-2009	-5.7 years	22.75%	Good	Retain	Client states that sand flies come through the holes drilled through the bottom of the fly screen to Bed 2. Request that they be sealed.
BEILU0812	Garden Shed	\$ 743.00	20	01-08-2019	14.4 years	3.28%	Good	Retain	Colourbond; Colourbond
BEILU0813	Guttering	\$ 2903.00	20	01-01-1984	-21.2 years	124.68%	Good	Retain	Client states there is water leakage at the stop end of the newly installed guttering
BEILU0814	Hot Water System - Solar	\$ 4516.00	15	01-01-1984	-26.2 years	26.37%	Good	Replace	Hiline tank
BEILU0815	Courtyard	\$ 2995.00	30	01-01-1984	-11.2 years	0.00%	Good	Retain	Concrete
BEILU0816	Path	\$ 1554.00	30	01-01-2004	8.8 years	2.63%	Good	Retain	Concrete
BEILU0817	Porch	\$ 2995.00	30	01-01-1984	-11.2 years	73.10%	Good	Retain	Concrete
BEILU0818	Privacy Screen	\$ 2263.00	20	01-07-2013	8.3 years	0.00%	Good	Retain	Aluminium
BEILU0819	Windows	\$ 7980.00	30	01-07-2000	5.3 years	9.99%	Good	Retain	Aluminium Framed; Client states she has difficulty using deadbolt on front sliding aluminum door. Suggest replacement of main door lock with a deadlock mechanism set.
BEILU0820	Bargeboards	\$ 2961.00	20	01-01-1984	-21.2 years	8.31%	Good	Retain	N/A
BEILU2321	Clothesline	\$ 514.00	10	26-11-2022	7.7 years	0.00%	Good	Retain	N/A
BEILU2389	Drain	\$ 237.00	50	21-10-2022	47.6 years	0.00%	Excellent	Retain	Bathroom floor drainage pipe; PVC cap replaced.