

Capital Replacement Plan - Laurieton ILU

	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4983	Guttering	\$ 2844.00	20	13/10/2005		0.00%	Poor	Replace	
Garage 1-14										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4084	Fascias	\$ 5140.00	20	13/10/2033		20.16%	Good	Retain	Fascia needs painting
Garage 15-21										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4100	Fascias	\$ 5140.00	20	13/10/2033		20.16%	Good	Retain	1. Vertical
Garage 22-28										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4109	Fascias	\$ 5140.00	20	13/10/2021		20.16%	Fair	Repair	N/A
Garage 29-37										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4118	Fascias	\$ 5140.00	20	13/10/2033		25.19%	Good	Retain	Replace asset LNILU3065
Garage 38-41										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4129	Fascias	\$ 5140.00	20	13/10/2021		8.31%	Fair	Retain	N/A
Garage 42-48										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4135	Fascias	\$ 5140.00	20	13/10/2033		20.16%	Good	Retain	Skylight present bathroom.
Garage 50-52										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU4144	Fascias	\$ 5140.00	20	13/10/2021		10.08%	Fair	Retain	N/A



Garage 53-55

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4149	Fascias	\$ 5140.00	20	13/10/2033		9.57%	Good	Retain	N/A

Grounds

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4153	Distribution Board	\$ 1344.00	20	13/10/2033		7.31%	Good	Retain	N/A
LNILU4155	Fencing	\$ 5600.00	20	13/10/2033		137.59%	Good	Retain	2. Vertical
LNILU4157	Handrails	\$ 1232.00	20	13/10/2033		68.18%	Good	Retain	Colorbond Cover
LNILU4159	Letterboxes	\$ 672.00	30	13/10/2037		79.96%	Good	Retain	Powder coated alum.
LNILU4160	Power Supply	\$ 1344.00	40	13/10/2041		0.00%	Good	Retain	300 x 300
LNILU4161	Roads	\$ 280000.00	25	13/10/2035		85.50%	Good	Retain	Storage bay adjacent to garage 28 in disrepair - cracking to path adjacent to Unit 27Have been resurfaced
LNILU4163	Signage	\$ 11200.00	7	13/07/2028		12.86%	Good	Retain	Concrete
LNILU4164	Street Lighting	\$ 11200.00	15	13/10/2022		0.00%	Fair	Repair	Skylight present bathroom.
LNILU4165	Telephone/Comms services	\$ 5600.00	40	13/10/2041		0.00%	Good	Retain	N/A
LNILU4167	Hydrants	\$ 16800.00	30	13/10/2037		0.00%	Good	Retain	200 x 300

Common**Community Hall**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4050	Interior Painting	\$ 2464.00	10	13/10/2029		219.16%	Good	Retain	N/A
LNILU4051	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Skylight present bathroom.
LNILU4052	Lighting	\$ 1926.00	15	13/10/2022		12.17%	Fair	Retain	Led type
LNILU4053	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Vertical

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LNILU4054	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Advise repainting near the back and downpipe.
LNILU4057	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU4058	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Painted

Community Hall

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4060	Blind	\$ 504.00	10	13/10/2023		1.98%	Fair	Retain	N/A
LNILU4061	Benchtops	\$ 2363.00	20	13/10/2033		8.49%	Good	Retain	N/A
LNILU4063	Kitchen Cabinets	\$ 3852.00	20	13/10/2021		27.60%	Good	Retain	Lamination on kitchen cabinet is lifting
LNILU4064	Vinyl	\$ 3360.00	10	13/10/2017		8.56%	Good	Retain	Lifting vinyl poses a trip hazard
LNILU4067	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A
LNILU4068	Fridge	\$ 4480.00	10	13/10/2031		0.00%	Good	Retain	N/A
LNILU4071	Kettle	\$ 224.00	10	13/10/2031		0.00%	Good	Retain	Outdoor unit model MUZ-GL60VGD Serial No.: 60023
LNILU4072	Fridge	\$ 4480.00	10	13/10/2031		0.00%	Good	Retain	100 x 100 Floor tiles appear good

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4074	BBQ	\$ 1120.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU4075	Doors	\$ 2240.00	30	13/10/2037		52.51%	Good	Retain	N/A
LNILU4076	Downpipes	\$ 1758.00	20	13/10/2021		33.94%	Fair	Retain	N/A
LNILU4077	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A
LNILU4078	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	Some areas have been painted
LNILU4079	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU4080	Guttering	\$ 2844.00	20	13/10/2021		110.52%	Fair	Replace	Advise repainting

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LNILU4081	Path	\$ 3763.00	30	13/10/2019		2.29%	Fair	Repair	N/A
LNILU4082	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Tiled
LNILU4960	Path	\$ 3763.00	30	13/10/2037		0.00%	Good	Retain	N/A

Garage 1-14

Garage 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4085	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4086	Electric Roller Door	\$ 3360.00	10	13/10/2029		29.76%	Good	Retain	N/A

Garage 3

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4087	Electric Roller Door	\$ 3360.00	10	13/10/2029		104.17%	Good	Retain	N/A

Garage 4

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4088	Electric Roller Door	\$ 3360.00	10	13/10/2029		107.43%	Good	Retain	Washing machin resident owned.

Garage 5

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4089	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	N/A

Garage 6

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4090	Electric Roller Door	\$ 3360.00	10	13/10/2023		7.44%	Good	Retain	Vertical

Garage 7

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4091	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Cracks on wall til



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Garage 8

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4092	Electric Roller Door	\$ 3360.00	10	13/10/2029		96.73%	Good	Retain	N/A

Garage 9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4093	Electric Roller Door	\$ 3360.00	10	13/10/2023		113.10%	Fair	Replace	N/A

Garage 10

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4094	Electric Roller Door	\$ 3360.00	10	13/10/2023		282.74%	Fair	Retain	N/A

Garage 11

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4095	Electric Roller Door	\$ 3360.00	10	13/10/2029		0.00%	Good	Retain	N/A

Garage 12

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4096	Electric Roller Door	\$ 3360.00	10	13/10/2029		96.73%	Good	Retain	N/A

Garage 13

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4097	Electric Roller Door	\$ 3360.00	10	13/10/2029		141.37%	Good	Retain	N/A

Garage 14

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4098	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 15-21**Garage 15**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4101	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	Sliding door with mirror

Garage 16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4102	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	N/A

Garage 17

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4103	Electric Roller Door	\$ 3360.00	10	13/10/2029		299.11%	Good	Retain	Upgrade tapware 1/4 turn

Garage 18

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4104	Electric Roller Door	\$ 3360.00	10	13/10/2029		104.17%	Good	Retain	N/A

Garage 19

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4105	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 20

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4106	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	N/A

Garage 21

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4107	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Vertical

Garage 22-28**Garage 22**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4110	Electric Roller Door	\$ 3360.00	10	13/10/2029		133.93%	Good	Retain	N/A

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Garage 23

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4111	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	2 Sheer curtain; Curtains owned I resident.

Garage 24

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4112	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 25

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4113	Electric Roller Door	\$ 3360.00	10	13/10/2029		141.37%	Good	Retain	N/A

Garage 26

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4114	Electric Roller Door	\$ 3360.00	10	13/10/2029		74.40%	Good	Retain	N/A

Garage 27

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4115	Electric Roller Door	\$ 3360.00	10	13/10/2029		29.76%	Good	Retain	Tiled

Garage 28

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4116	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Outdoor unit mc DXC18ZMA-S Se No.: 480102522E

Garage 29-37**Garage 29**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4119	Electric Roller Door	\$ 3360.00	10	13/10/2023		297.62%	Fair	Replace	250 x 200; Remo mould and regro

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Garage 30

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4120	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 31

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4121	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	N/A

Garage 32

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4122	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 33

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4123	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Tiled

Garage 34

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4124	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Painted

Garage 35

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4125	Electric Roller Door	\$ 3360.00	10	13/10/2023		297.62%	Good	Retain	N/A

Garage 36

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4126	Electric Roller Door	\$ 3360.00	10	13/10/2029		29.76%	Good	Retain	N/A

Garage 37

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4127	Electric Roller Door	\$ 3360.00	10	13/10/2023		297.62%	Fair	Replace	Ceramic, 4 plate

Garage 38

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4130	Electric Roller Door	\$ 3360.00	10	13/10/2017		297.62%	Poor	Replace	1 Sheer curtain; Curtains owned I resident.

Garage 40

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4132	Electric Roller Door	\$ 3360.00	10	13/10/2023		0.00%	Fair	Retain	N/A

Garage 41

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4133	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 42-48**Garage 42**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4136	Electric Roller Door	\$ 3360.00	10	13/10/2023		245.54%	Fair	Replace	Paint Door

Garage 43

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4137	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 44

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4138	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	200 x 300

Garage 45

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4139	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	200 x 200

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Garage 46

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4140	Electric Roller Door	\$ 3360.00	10	13/10/2029		282.74%	Good	Retain	N/A

Garage 47

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4141	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 48

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4142	Electric Roller Door	\$ 3360.00	10	13/10/2023		0.00%	Good	Retain	N/A

Garage 50-52**Garage 50**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4145	Electric Roller Door	\$ 3360.00	10	13/10/2023		297.62%	Fair	Replace	N/A

Garage 51

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4146	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	Path crack opposite entry U42

Garage 52

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4147	Electric Roller Door	\$ 3360.00	10	13/10/2023		126.49%	Fair	Replace	Flashing appears have fallen onto skylight; Toilet has been fixed; check possible water leakage

Garage 53-55

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Garage 53

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4150	Electric Roller Door	\$ 3360.00	10	13/10/2029		297.62%	Good	Retain	N/A

Garage 54

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4151	Electric Roller Door	\$ 3360.00	10	13/10/2023		104.17%	Fair	Replace	N/A

Garage 55

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4152	Electric Roller Door	\$ 3360.00	10	13/10/2029		133.93%	Good	Retain	Minor cracking observed on corn

Unit 1-2**Unit 1**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0199	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Patching and painting requiredRoom repainted
LNILU0201	Sarking	\$ 4099.00	25	13/10/2035		24.55%	Good	Retain	N/A

Unit 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0263	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	200 x 200
LNILU0265	Sarking	\$ 4099.00	25	13/10/2035		10.11%	Good	Retain	N/A

Unit 1**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0247	Clothesline	\$ 728.00	10	13/10/2029		193.20%	Good	Retain	N/A
LNILU0248	Doors	\$ 2240.00	30	13/10/2037		45.58%	Good	Retain	No key for screen door
LNILU0249	Downpipes	\$ 1758.00	20	13/10/2033		35.72%	Good	Retain	N/A
LNILU0250	Electrical Switchboard	\$ 1982.00	20	13/10/2033		13.40%	Good	Retain	Shared between 1/2

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LNILU0251	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Living room door jamming; Still waiting to be fixed
LNILU0252	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	N/A
LNILU0253	Flyscreens	\$ 2240.00	10	13/10/2029		7.50%	Good	Retain	N/A
LNILU0254	Guttering	\$ 2844.00	20	13/10/2021		133.97%	Fair	Retain	Requires cleaning
LNILU0255	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		5.49%	Good	Retain	N/A
LNILU0256	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU0257	Path	\$ 3763.00	30	13/10/2019		0.30%	Fair	Repair	Vertical
LNILU0258	Porch	\$ 2979.00	30	13/10/2037		17.79%	Good	Retain	Aluminium Frame
LNILU0259	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Single roller blind installed on Dining
LNILU0260	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU0261	Balustrade	\$ 5600.00	20	13/10/2033		0.08%	Good	Retain	N/A
LNILU0262	Balcony Flooring	\$ 3808.00	20	13/10/2021		265.28%	Fair	Repair	N/A

Unit 2

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0288	Exhaust Fan	\$ 257.00	10	13/10/2029		34.01%	Good	Retain	100 x 100
LNILU0289	Interior Painting	\$ 2464.00	10	13/10/2029		3.17%	Good	Retain	1 Vertical blind
LNILU0291	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0276	Blind	\$ 504.00	10	13/10/2017		23.81%	Poor	Replace	Vertical
LNILU0277	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0278	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU0279	Interior Painting	\$ 2464.00	10	13/10/2029		4.38%	Good	Retain	N/A
LNILU0280	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0281	Blind	\$ 504.00	10	13/10/2029		1.19%	Good	Retain	N/A
LNILU0282	Carpet	\$ 2800.00	8	13/01/2029		1.02%	Good	Retain	Refurbished
LNILU0283	Interior Painting	\$ 2464.00	10	13/10/2029		3.66%	Good	Retain	N/A
LNILU0284	Wardrobe	\$ 3192.00	10	13/10/2029		9.85%	Good	Retain	Female toilet fitted with tile floor.

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0305	Blind	\$ 504.00	10	13/10/2017		27.78%	Poor	Replace	Requires cleaning and regrouting; Requires cleaning and regrouting
LNILU0306	Carpet	\$ 2800.00	8	13/01/2029		1.63%	Good	Retain	Washing machine resident owned.
LNILU0307	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	1 Vertical blind
LNILU0308	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	Replace asset LNILU3521

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0309	Carpet	\$ 2800.00	8	13/01/2029		3.32%	Good	Retain	New Living Room A/C
LNILU0310	Interior Painting	\$ 2464.00	10	13/10/2029		0.71%	Good	Retain	Outdoor unit model AOTR24LCC Series No.: E012319; Outdoor Unit - Model : CU-RZ71XKR ; Serial : 6598318449.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0267	Blind	\$ 504.00	10	13/10/2029		6.45%	Good	Retain	N/A
LNILU0269	Cooktop	\$ 1366.00	12	13/07/2030		3.72%	Good	Retain	Exhaust fan observed dirty, cleaning needed
LNILU0270	Interior Painting	\$ 2464.00	10	13/10/2029		2.62%	Good	Retain	N/A

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LNILU0272	Vinyl	\$ 3360.00	10	13/10/2029		7.90%	Good	Retain	N/A
LNILU0273	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU0274	Rangehood	\$ 604.00	12	13/07/2030		7.08%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0285	Interior Painting	\$ 2464.00	10	13/10/2023		1.55%	Fair	Repair	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0300	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU0301	Blind	\$ 504.00	10	13/10/2029		3.47%	Good	Retain	200 x 200
LNILU0302	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Laminate
LNILU0303	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	New screen
LNILU0304	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0295	Skylight	\$ 1512.00	10	13/10/2029		6.02%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0312	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Aluminium Fram
LNILU0313	Downpipes	\$ 1758.00	20	13/10/2033		34.83%	Good	Retain	N/A
LNILU0315	Exterior Painting	\$ 6160.00	10	13/10/2017		6.10%	Poor	Repair	N/A
LNILU0316	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	300 x 300
LNILU0317	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Door between tc and laundry to kitchen.
LNILU0318	Guttering	\$ 2844.00	20	13/10/2033		160.76%	Good	Retain	Outdoor unit mc MUZ-AP50VG Se No.: 9009005T
LNILU0319	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	100 x 100
LNILU0320	Lattice Screening	\$ 2576.00	20	13/10/2033		5.24%	Good	Retain	N/A

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LNILU0321	Path	\$ 3763.00	30	13/10/2037			2.89%	Good	Retain	Concrete is crack
LNILU0322	Porch	\$ 2979.00	30	13/10/2037			19.40%	Good	Retain	N/A
LNILU0323	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	N/A
LNILU0324	Windows	\$ 3360.00	30	13/10/2037			11.77%	Good	Retain	Dryer is resident owned.
LNILU0325	Balustrade	\$ 5600.00	20	13/10/2033			1.37%	Good	Retain	N/A
LNILU0326	Balcony Flooring	\$ 3808.00	20	13/10/2033			3.59%	Good	Retain	Blinds present : vertical and rolle types.
LNILU4179	Awnings	\$ 1064.00	10	13/10/2029			0.00%	Good	Retain	200 x 300

Unit 3-4

Unit 3

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0328	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0329	Lighting	\$ 1926.00	15	13/10/2031		0.60%	Good	Retain	N/A
LNILU0330	Sarking	\$ 4099.00	25	13/10/2035		54.88%	Good	Retain	N/A
LNILU0331	Smoke Alarms	\$ 263.00	20	13/10/2033		4.47%	Good	Retain	N/A

Unit 4

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0392	Insulation	\$ 3584.00	20	13/10/2033		14.67%	Good	Retain	1 Vertical blind
LNILU0394	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A

Unit 3

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0353	Exhaust fan	\$ 257.00	10	13/10/2029		11.63%	Good	Retain	Dryer is resident owned.
LNILU0354	Interior Painting	\$ 2464.00	10	13/10/2029		0.89%	Good	Retain	Back area of the unit.
LNILU0355	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	Powder coated alum.
LNILU0356	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A

LNILU0357	Tapware	\$ 1316.00	15	13/10/2031		142.86%	Good	Retain	Retention clothesline cable
LNILU0358	Tiles - Wall	\$ 3763.00	20	13/10/2033		18.88%	Good	Retain	N/A
LNILU0359	Tiles - Floor	\$ 5880.00	20	13/10/2033		5.43%	Good	Retain	Smoke alarm present in hallwa

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0341	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	Tile has visible cracks and also requires cleaning and regrouting
LNILU0342	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0343	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Sub-board
LNILU0344	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Outdoor unit mc WRC-026AS Seri No.: 8166480600 Outdoor Unit - Model : MUZ-AP25VG ; Serial N 0005234T.
LNILU0345	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	Single roller blind installed on bedroom 1 wind

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0346	Blind	\$ 504.00	10	13/10/2029		10.12%	Good	Retain	N/A
LNILU0347	Carpet	\$ 2800.00	8	13/01/2029		2.03%	Good	Retain	N/A
LNILU0348	Interior Painting	\$ 2464.00	10	13/10/2029		3.87%	Good	Retain	N/A
LNILU0349	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	200 x 200

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0370	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	Fridge belongs to resident.
LNILU0372	Ceiling Fan	\$ 593.00	10	13/10/2029		15.19%	Good	Retain	2. Vertical
LNILU0373	Interior Painting	\$ 2464.00	10	13/10/2029		8.77%	Good	Retain	1.75 bowl with m

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Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0375	Interior Painting	\$ 2464.00	10	13/10/2029		1.22%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0332	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU0333	Benchtops	\$ 2363.00	20	13/10/2033		2.68%	Good	Retain	N/A
LNILU0334	Cooktop	\$ 1366.00	12	13/07/2030		28.28%	Good	Retain	N/A
LNILU0335	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Upgrade to 1/4 t
LNILU0336	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU0337	Vinyl	\$ 3360.00	10	13/10/2029		8.56%	Good	Retain	Vertical
LNILU0338	Oven	\$ 1422.00	12	13/07/2030		102.21%	Good	Retain	Cracks are visible the ceiling; walls require repaintin
LNILU0339	Rangehood	\$ 604.00	12	13/05/2023		14.90%	Fair	Retain	N/A
LNILU0340	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	1. Vertical

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0350	Interior Painting	\$ 2464.00	10	13/10/2023		3.65%	Fair	Repair	N/A
LNILU0351	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.46%	Good	Retain	N/A
LNILU0352	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0366	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU0368	Ceiling Fan	\$ 593.00	10	13/10/2029		42.90%	Good	Retain	N/A
LNILU0369	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	Sheer curtain; Curtains owned I resident.

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0361	Skylight	\$ 1512.00	10	13/10/2029		57.78%	Good	Retain	N/A
LNILU0362	Toilet & Cistern	\$ 2027.00	20	13/10/2009		25.37%	Poor	Repair	N/A

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LNILU0363	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.51%	Good	Retain	N/A
LNILU0364	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.91%	Good	Retain	Outdoor unit Mc RXV60UVMA Ser No.: E010561 ; Replace asset LNILU2000

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0376	Clothesline	\$ 728.00	10	13/10/2029		10.51%	Good	Retain	200 x 300
LNILU0377	Doors	\$ 2240.00	30	13/10/2037		20.39%	Good	Retain	New clothesline
LNILU0378	Downpipes	\$ 1758.00	20	13/10/2033		0.00%	Good	Retain	1.5 Sink
LNILU0379	Electrical Switchboard	\$ 1982.00	20	13/10/2033		13.40%	Good	Retain	Shared between 3/4
LNILU0380	Exterior Painting	\$ 6160.00	10	13/10/2029		0.15%	Good	Retain	Repainting advis for toilet room a Bedroom 2 door
LNILU0381	Fascias	\$ 5140.00	20	13/10/2033		3.28%	Good	Retain	N/A
LNILU0382	Flyscreens	\$ 2240.00	10	13/10/2017		60.00%	Poor	Repair	Laminate
LNILU0383	Guttering	\$ 2844.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0384	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		37.62%	Good	Retain	N/A
LNILU0385	Lattice Screening	\$ 2576.00	20	13/10/2021		3.75%	Fair	Retain	Steel
LNILU0386	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU0387	Porch	\$ 2979.00	30	13/10/2037		61.44%	Good	Retain	N/A
LNILU0388	Water Tank	\$ 1680.00	25	13/10/2035		8.86%	Good	Retain	N/A
LNILU0389	Windows	\$ 3360.00	30	13/10/2037		4.85%	Good	Retain	N/A
LNILU0390	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU0391	Balcony Flooring	\$ 3808.00	20	13/10/2033		10.15%	Good	Retain	Painted
LNILU4190	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	Tiled

Unit 4

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Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0419	Exhaust Fan	\$ 257.00	10	13/10/2023		34.90%	Fair	Replace	Concrete
LNILU0422	Skylight	\$ 1512.00	10	13/10/2029		46.94%	Good	Retain	100 x 100

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0405	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	Aluminium Fram
LNILU0406	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	1 Fabric curtain
LNILU0407	Ceiling Fan	\$ 593.00	10	13/10/2033		4.47%	Excellent	Retain	N/A
LNILU0409	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Installed on all windows
LNILU0410	Wardrobe	\$ 3192.00	10	13/10/2029		9.85%	Good	Retain	300 x 600

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0411	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU0412	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Clean and regrout tiles; Clean and regrout tiles
LNILU0414	Interior Painting	\$ 2464.00	10	13/10/2029		3.01%	Good	Retain	N/A
LNILU0415	Wardrobe	\$ 3192.00	10	13/10/2029		10.43%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0436	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU0438	Ceiling Fan	\$ 593.00	10	13/10/2033		34.86%	Excellent	Retain	N/A
LNILU0439	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0441	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0398	Cooktop	\$ 1366.00	12	13/07/2030		13.40%	Good	Retain	N/A
LNILU0399	Interior Painting	\$ 2464.00	10	13/10/2029		0.31%	Good	Retain	Colorbond Cover

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LNILU0401	Vinyl	\$ 3360.00	10	13/10/2029		0.66%	Good	Retain	N/A
LNILU0402	Oven	\$ 1422.00	12	13/07/2030		139.42%	Good	Retain	150 x 150
LNILU0403	Rangehood	\$ 604.00	12	13/05/2035		0.75%	Excellent	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0416	Interior Painting	\$ 2464.00	10	13/10/2029		0.82%	Good	Retain	Outdoor unit mc AOT24LMADL Se No.: T018240

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0431	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	N/A
LNILU0432	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	Splashback
LNILU0434	Ceiling Fan	\$ 593.00	10	13/10/2033		1.79%	Excellent	Retain	N/A
LNILU0435	Interior Painting	\$ 2464.00	10	13/10/2023		5.45%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0426	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0443	Doors	\$ 2240.00	30	13/10/2037		57.57%	Good	Retain	Powder coated alum.
LNILU0444	Downpipes	\$ 1758.00	20	13/10/2033		89.52%	Good	Retain	N/A
LNILU0445	Electrical Switchboard	\$ 1982.00	20	13/10/2033		13.40%	Good	Retain	N/A
LNILU0446	Exterior Painting	\$ 6160.00	10	13/10/2023		2.75%	Fair	Retain	N/A
LNILU0447	Fascias	\$ 5140.00	20	13/10/2033		12.09%	Good	Retain	N/A
LNILU0448	Flyscreens	\$ 2240.00	10	13/10/2029		9.00%	Good	Retain	Concrete
LNILU0449	Guttering	\$ 2844.00	20	13/10/2033		133.97%	Good	Retain	N/A
LNILU0450	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU0451	Lattice Screening	\$ 2576.00	20	13/10/2033		6.74%	Good	Retain	N/A

LNILU0452	Path	\$ 3763.00	30	13/10/2037		0.06%	Good	Retain	N/A
LNILU0453	Porch	\$ 2979.00	30	13/10/2037		77.61%	Good	Retain	N/A
LNILU0454	Water Tank	\$ 1680.00	25	13/10/2035		6.09%	Good	Retain	N/A
LNILU0455	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU0456	Balustrade	\$ 5600.00	20	13/10/2033		1.37%	Good	Retain	Aluminium Fram
LNILU0457	Balcony Flooring	\$ 3808.00	20	13/10/2033		1.06%	Good	Retain	N/A
LNILU4201	Awnings	\$ 1064.00	10	13/10/2023		0.00%	Fair	Retain	20

Unit 5-6

Unit 5

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0459	Insulation	\$ 3584.00	20	13/10/2033		18.79%	Good	Retain	N/A
LNILU0460	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU0461	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Vertical
LNILU0462	Smoke Alarms	\$ 263.00	20	13/10/2033		8.04%	Good	Retain	Vertical

Unit 6

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0524	Insulation	\$ 3584.00	20	13/10/2033		22.92%	Good	Retain	N/A
LNILU0526	Sarking	\$ 4099.00	25	13/10/2035		1.44%	Good	Retain	N/A

Unit 5

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0485	Exhaust Fan	\$ 257.00	10	13/10/2029		16.11%	Good	Retain	N/A
LNILU0486	Interior Painting	\$ 2464.00	10	13/10/2023		3.17%	Fair	Repair	N/A
LNILU0487	Shower Screen	\$ 2576.00	20	13/10/2033		3.06%	Good	Retain	Tiled Roof
LNILU0488	Skylight	\$ 1512.00	10	13/10/2029		46.94%	Good	Retain	Patch paint door handles
LNILU0489	Tapware	\$ 1316.00	15	13/10/2031		50.59%	Good	Retain	N/A
LNILU0490	Tiles - Wall	\$ 3763.00	20	13/10/2033		6.69%	Good	Retain	N/A
LNILU0491	Tiles - Floor	\$ 5880.00	20	13/10/2033		11.77%	Good	Retain	N/A

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0472	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		159.11%	Good	Retain	N/A
LNILU0473	Blind	\$ 504.00	10	13/10/2029		7.14%	Good	Retain	N/A
LNILU0474	Carpet	\$ 2800.00	8	13/01/2029		0.35%	Good	Retain	N/A
LNILU0475	Ceiling Fan	\$ 593.00	10	13/10/2029		13.41%	Good	Retain	1. Vertical
LNILU0476	Interior Painting	\$ 2464.00	10	13/10/2029		5.15%	Good	Retain	N/A
LNILU0477	Wardrobe	\$ 3192.00	10	13/10/2029		6.95%	Good	Retain	General usage w and tear

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0478	Blind	\$ 504.00	10	13/10/2029		23.21%	Good	Retain	N/A
LNILU0479	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Steel
LNILU0480	Interior Painting	\$ 2464.00	10	13/10/2029		8.39%	Good	Retain	Mixer upgraded 1/4 turn
LNILU0481	Wardrobe	\$ 3192.00	10	13/10/2023		27.82%	Fair	Repair	1. Vertical

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0502	Blind	\$ 504.00	10	13/10/2029		10.42%	Good	Retain	Single roller blind installed on bedroom 2 window
LNILU0503	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	1. Vertical
LNILU0504	Ceiling Fan	\$ 593.00	10	13/10/2029		16.98%	Good	Retain	N/A
LNILU0505	Interior Painting	\$ 2464.00	10	13/10/2029		7.12%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0506	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	Skylight present bathroom.
LNILU0507	Interior Painting	\$ 2464.00	10	13/10/2029		1.72%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0463	Blind	\$ 504.00	10	13/10/2029		8.43%	Good	Retain	N/A

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LNILU0464	Benchtops	\$ 2363.00	20	13/10/2033		8.71%	Good	Retain	Skylight in toilet room needs cleaning.
LNILU0465	Cooktop	\$ 1366.00	12	13/07/2030		14.14%	Good	Retain	N/A
LNILU0466	Interior Painting	\$ 2464.00	10	13/10/2029		2.00%	Good	Retain	Installed on all windows; Awning on balcony shredded kitchen awning needs urgent attention
LNILU0467	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		7.59%	Good	Retain	N/A
LNILU0468	Vinyl	\$ 3360.00	10	13/10/2023		11.85%	Fair	Retain	Tiled
LNILU0469	Oven	\$ 1422.00	12	13/07/2030		178.62%	Good	Retain	Aluminium Frame
LNILU0470	Rangehood	\$ 604.00	12	13/07/2030		14.16%	Good	Retain	N/A
LNILU0471	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Requires cleaning and regrouting

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0482	Interior Painting	\$ 2464.00	10	13/10/2029		3.47%	Good	Retain	Replace asset LNILU3001
LNILU0483	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.65%	Good	Retain	Powder coated alum.
LNILU0484	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0497	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		79.55%	Good	Retain	New A/C
LNILU0498	Blind	\$ 504.00	10	13/10/2029		11.81%	Good	Retain	1 Sheer curtain
LNILU0499	Carpet	\$ 2800.00	8	13/01/2029		12.86%	Good	Retain	N/A
LNILU0500	Ceiling Fan	\$ 593.00	10	13/10/2029		34.86%	Good	Retain	Tiled Roof
LNILU0501	Interior Painting	\$ 2464.00	10	13/10/2023		15.19%	Fair	Replace	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0492	Skylight	\$ 1512.00	10	13/10/2029		46.94%	Good	Retain	1 Vertical blind

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LNILU0493	Toilet & Cistern	\$ 2027.00	20	13/10/2033		58.20%	Good	Retain	Door to be paint
LNILU0494	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.20%	Good	Retain	2. Vertical
LNILU0495	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU0496	Tapware	\$ 1316.00	15	13/10/2031		7.24%	Good	Retain	Aluminium frame/pivot

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0508	Clothesline	\$ 728.00	10	13/10/2029		11.13%	Good	Retain	N/A
LNILU0509	Doors	\$ 2240.00	30	13/10/2019		15.59%	Fair	Repair	N/A
LNILU0510	Downpipes	\$ 1758.00	20	13/10/2033		90.78%	Good	Retain	Install (17/05/20
LNILU0511	Electrical Switchboard	\$ 1982.00	20	13/10/2033		26.79%	Good	Retain	Shared between 5/6
LNILU0512	Exterior Painting	\$ 6160.00	10	13/10/2023		5.95%	Fair	Repair	Ceramic, 4 plate
LNILU0513	Fascias	\$ 5140.00	20	13/10/2033		3.28%	Good	Retain	N/A
LNILU0514	Flyscreens	\$ 2240.00	10	13/10/2029		58.50%	Good	Retain	N/A
LNILU0515	Guttering	\$ 2844.00	20	13/10/2033		43.54%	Good	Retain	Tiled
LNILU0516	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	N/A
LNILU0517	Lattice Screening	\$ 2576.00	20	13/10/2033		6.74%	Good	Retain	Ceramic, 4 plate
LNILU0518	Path	\$ 3763.00	30	13/10/2037		0.60%	Good	Retain	Cracked pathway Pathway has been repaired
LNILU0519	Porch	\$ 2979.00	30	13/10/2037		61.44%	Good	Retain	N/A
LNILU0520	Water Tank	\$ 1680.00	25	13/10/2035		11.07%	Good	Retain	1 Roller blind
LNILU0521	Windows	\$ 3360.00	30	13/10/2037		4.85%	Good	Retain	Minor cracks observed on cornices.
LNILU0522	Balustrade	\$ 5600.00	20	13/10/2033		3.64%	Good	Retain	N/A
LNILU0523	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	N/A
LNILU4212	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	N/A

Unit 6

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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0573	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	200 x 250
LNILU0574	Downpipes	\$ 1758.00	20	13/10/2033		6.25%	Good	Retain	N/A
LNILU0575	Electrical Switchboard	\$ 1982.00	20	13/10/2009		87.07%	Poor	Replace	Smoke alarm installed in hallw
LNILU0576	Exterior Painting	\$ 6160.00	10	13/10/2029		7.32%	Good	Retain	Replace asset LNILU2543
LNILU0577	Fascias	\$ 5140.00	20	13/10/2033		9.57%	Good	Retain	Tiled
LNILU0578	Flyscreens	\$ 2240.00	10	13/10/2029		19.50%	Good	Retain	Outdoor unit mc RKS25EBVMA Se No.: E002688
LNILU0579	Guttering	\$ 2844.00	20	13/10/2033		130.62%	Good	Retain	N/A
LNILU0580	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU0581	Lattice Screening	\$ 2576.00	20	13/10/2033		14.61%	Good	Retain	N/A
LNILU0582	Path	\$ 3763.00	30	13/10/2037		0.72%	Good	Retain	Tiled
LNILU0583	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU0584	Water Tank	\$ 1680.00	25	13/10/2035		21.59%	Good	Retain	100 x 100
LNILU0585	Windows	\$ 3360.00	30	13/10/2037		27.01%	Good	Retain	Single roller blind installed on bedroom 2 wind
LNILU0586	Balustrade	\$ 5600.00	20	13/10/2033		2.96%	Good	Retain	Replace asset LNILU3585
LNILU0587	Balcony Flooring	\$ 3808.00	20	13/10/2009		246.61%	Poor	Replace	1 Sheer curtain
LNILU4223	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	1 Roller blind

Unit 7-8**Unit 7**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0589	Insulation	\$ 3584.00	20	13/10/2033		22.26%	Good	Retain	Chipped paint
LNILU0590	Lighting	\$ 1926.00	15	13/10/2022		23.22%	Fair	Replace	Bathroom fitted two skylights.

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LNILU0591	Sarking	\$ 4099.00	25	13/10/2035		18.78%	Good	Retain	N/A
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Unit 8

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0653	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0654	Lighting	\$ 1926.00	15	13/10/2031		8.33%	Good	Retain	Tiled
LNILU0655	Sarking	\$ 4099.00	25	13/10/2035		17.33%	Good	Retain	N/A
LNILU0656	Smoke Alarms	\$ 263.00	20	13/10/2033		17.43%	Good	Retain	1. Vertical

Unit 7

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0614	Exhaust Fan	\$ 257.00	10	13/10/2029		11.63%	Good	Retain	N/A
LNILU0615	Interior Painting	\$ 2464.00	10	13/10/2029		3.17%	Good	Retain	N/A
LNILU0617	Skylight	\$ 1512.00	10	13/10/2029		14.44%	Good	Retain	Laminate
LNILU0618	Tapware	\$ 1316.00	15	13/10/2022		119.05%	Fair	Retain	Tiled

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0602	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Dryer is resident owned.
LNILU0603	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0604	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	Powder coated alum.
LNILU0605	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	1
LNILU0606	Wardrobe	\$ 3192.00	10	13/10/2029		8.11%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0607	Blind	\$ 504.00	10	13/10/2029		1.79%	Good	Retain	Action required: repaint corner ar ceiling after mou removal.
LNILU0608	Carpet	\$ 2800.00	8	13/01/2029		2.18%	Good	Retain	Steel
LNILU0609	Interior Painting	\$ 2464.00	10	13/10/2029		2.80%	Good	Retain	Steel; Check bloc water flow to Lar tap

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LNILU0610	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A
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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0631	Blind	\$ 504.00	10	13/10/2029		27.08%	Good	Retain	Coloured pvc
LNILU0632	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	N/A
LNILU0633	Ceiling Fan	\$ 593.00	10	13/10/2023		11.62%	Fair	Retain	With light
LNILU0634	Interior Painting	\$ 2464.00	10	13/10/2029		3.47%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0635	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	Ceramic, 4 plate; Cleaning require for cooktop.
LNILU0636	Interior Painting	\$ 2464.00	10	13/10/2029		3.96%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0593	Blind	\$ 504.00	10	13/10/2029		19.35%	Good	Retain	N/A
LNILU0595	Cooktop	\$ 1366.00	12	13/07/2030		29.03%	Good	Retain	Noisy door - app silicon spray
LNILU0596	Interior Painting	\$ 2464.00	10	13/10/2029		2.93%	Good	Retain	Vertical
LNILU0598	Vinyl	\$ 3360.00	10	13/10/2023		25.02%	Fair	Retain	N/A
LNILU0599	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU0600	Rangehood	\$ 604.00	12	13/05/2023		4.84%	Fair	Replace	Washing machin resident owned.
LNILU0601	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0611	Interior Painting	\$ 2464.00	10	13/10/2023		3.47%	Fair	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0626	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		517.10%	Good	Retain	N/A
LNILU0627	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	N/A
LNILU0628	Carpet	\$ 2800.00	8	13/01/2029		10.45%	Good	Retain	N/A

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LNILU0629	Ceiling Fan	\$ 593.00	10	13/10/2023		10.73%	Fair	Retain	Powder coated alum.
LNILU0630	Interior Painting	\$ 2464.00	10	13/10/2023		2.73%	Fair	Repair	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0621	Skylight	\$ 1512.00	10	13/10/2029		3.61%	Good	Retain	N/A
LNILU0625	Tapware	\$ 1316.00	15	13/10/2031		10.59%	Good	Retain	Repair water damaged ceiling been outstanding for a couple of y

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0637	Clothesline	\$ 728.00	10	13/10/2029		6.80%	Good	Retain	Roof capping to repainted.
LNILU0638	Doors	\$ 2240.00	30	13/10/2037		16.79%	Good	Retain	N/A
LNILU0639	Downpipes	\$ 1758.00	20	13/10/2033		58.79%	Good	Retain	N/A
LNILU0640	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 7/8
LNILU0641	Exterior Painting	\$ 6160.00	10	13/10/2023		6.10%	Fair	Retain	N/A
LNILU0642	Fascias	\$ 5140.00	20	13/10/2033		12.09%	Good	Retain	N/A
LNILU0643	Flyscreens	\$ 2240.00	10	13/10/2029		19.50%	Good	Retain	1 Sheer curtain
LNILU0644	Guttering	\$ 2844.00	20	13/10/2033		107.26%	Good	Retain	Minor scratches visible; re-paintDoors have been painted
LNILU0646	Lattice Screening	\$ 2576.00	20	13/10/2033		0.75%	Good	Retain	N/A
LNILU0647	Path	\$ 3763.00	30	13/10/2037		1.20%	Good	Retain	N/A
LNILU0648	Porch	\$ 2979.00	30	13/10/2037		17.79%	Good	Retain	N/A
LNILU0650	Windows	\$ 3360.00	30	13/10/2037		7.62%	Good	Retain	1. Vertical
LNILU0651	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU0652	Balcony Flooring	\$ 3808.00	20	13/10/2021		8.46%	Fair	Retain	400 x 200
LNILU0709	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		50.69%	Good	Retain	Path crack near water tank

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Unit 8

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0678	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU0680	Shower Screen	\$ 2576.00	20	13/10/2033		0.41%	Good	Retain	N/A
LNILU0681	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU0682	Tapware	\$ 1316.00	15	13/10/2031		8.93%	Good	Retain	N/A
LNILU0683	Tiles - Wall	\$ 3763.00	20	13/10/2033		0.79%	Good	Retain	Tiled
LNILU0684	Tiles - Floor	\$ 5880.00	20	13/10/2021		12.07%	Fair	Retain	Laundry basin

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0666	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1 Sheer curtain; Curtains owned I resident.
LNILU0667	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0669	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU0670	Wardrobe	\$ 3192.00	10	13/10/2023		22.60%	Fair	Repair	Repaint

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0671	Blind	\$ 504.00	10	13/10/2017		11.90%	Poor	Repair	Blind adjuster broken
LNILU0672	Carpet	\$ 2800.00	8	13/01/2029		5.66%	Good	Retain	Single bowl
LNILU0673	Interior Painting	\$ 2464.00	10	13/10/2023		2.58%	Fair	Repair	1
LNILU0674	Wardrobe	\$ 3192.00	10	13/10/2023		8.69%	Fair	Repair	Concrete

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0695	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU0697	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU0698	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	200 x 250

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0699	Carpet	\$ 2800.00	8	13/01/2029		0.21%	Good	Retain	N/A

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LNILU0700	Interior Painting	\$ 2464.00	10	13/10/2029		3.96%	Good	Retain	N/A
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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0657	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	N/A
LNILU0658	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU0659	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU0660	Interior Painting	\$ 2464.00	10	13/10/2023		6.17%	Fair	Replace	Hole observed in flyscreen of front security door.
LNILU0661	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		0.89%	Good	Retain	Ceramic, 4 plate
LNILU0662	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU0663	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU0664	Rangehood	\$ 604.00	12	13/07/2030		14.53%	Good	Retain	Single roller blind installed on kitchen window.
LNILU0665	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0675	Interior Painting	\$ 2464.00	10	13/10/2029		3.47%	Good	Retain	N/A
LNILU0676	Tiles - Wall	\$ 3763.00	20	13/10/2021		5.79%	Fair	Repair	Re grout wall tile
LNILU0677	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Retain	Installed on all windows

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0690	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		517.10%	Good	Retain	N/A
LNILU0691	Blind	\$ 504.00	10	13/10/2029		27.08%	Good	Retain	N/A
LNILU0692	Carpet	\$ 2800.00	8	13/01/2029		10.18%	Good	Retain	1. Vertical
LNILU0693	Ceiling Fan	\$ 593.00	10	13/10/2023		12.51%	Fair	Retain	N/A
LNILU0694	Interior Painting	\$ 2464.00	10	13/10/2023		4.68%	Fair	Repair	Colorbond Cover

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0685	Skylight	\$ 1512.00	10	13/10/2029		46.94%	Good	Retain	N/A
LNILU0686	Toilet & Cistern	\$ 2027.00	20	13/10/2033		67.07%	Good	Retain	N/A
LNILU0687	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Aluminium Fram
LNILU0688	Tiles - Floor	\$ 5880.00	20	13/10/2021		4.15%	Fair	Retain	N/A
LNILU0689	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0701	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Repair	Re-tensioning required
LNILU0702	Doors	\$ 2240.00	30	13/10/2037		46.78%	Good	Retain	Key to front doo does not unlock door - replace lo urgently
LNILU0703	Downpipes	\$ 1758.00	20	13/10/2033		74.11%	Good	Retain	1.25 bowl with r
LNILU0704	Electrical Switchboard	\$ 1982.00	20	13/10/2033		15.63%	Good	Retain	Washing machin resident owned.
LNILU0705	Exterior Painting	\$ 6160.00	10	13/10/2029		2.14%	Good	Retain	Tiled; Minor crac observed on balcony tile floor near post base cover.
LNILU0706	Fascias	\$ 5140.00	20	13/10/2033		12.09%	Good	Retain	1 Vertical blind
LNILU0707	Flyscreens	\$ 2240.00	10	13/10/2017		49.50%	Poor	Replace	N/A
LNILU0708	Guttering	\$ 2844.00	20	13/10/2033		40.19%	Good	Retain	N/A
LNILU0711	Path	\$ 3763.00	30	13/10/2037		2.89%	Good	Retain	1. Vertical
LNILU0712	Porch	\$ 2979.00	30	13/10/2037		22.64%	Good	Retain	Tiled
LNILU0713	Water Tank	\$ 1680.00	25	13/10/2035		21.59%	Good	Retain	Powder coated alum.
LNILU0714	Windows	\$ 3360.00	30	13/10/2037		3.46%	Good	Retain	N/A
LNILU0715	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU0716	Balcony Flooring	\$ 3808.00	20	13/10/2021		8.46%	Fair	Replace	N/A

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Unit 9

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0717	Insulation	\$ 3584.00	20	13/10/2033		20.15%	Good	Retain	N/A
LNILU0718	Lighting	\$ 1926.00	15	13/10/2031		1.79%	Good	Retain	N/A
LNILU0719	Sarking	\$ 4099.00	25	13/10/2035		17.33%	Good	Retain	Smoke alarm installed in hallw
LNILU0720	Smoke Alarms	\$ 263.00	20	13/10/2033		1.34%	Good	Retain	N/A

Unit 10

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0781	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1. Vertical
LNILU0782	Lighting	\$ 1926.00	15	13/10/2031		21.20%	Good	Retain	100 x 100
LNILU0784	Smoke Alarms	\$ 263.00	20	13/10/2033		1.34%	Good	Retain	N/A

Unit 9**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0679	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	100 x 100
LNILU0742	Exhaust Fan	\$ 257.00	10	13/10/2029		34.01%	Good	Retain	N/A
LNILU0743	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU0744	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	N/A
LNILU0745	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Frame/pivot doo
LNILU0746	Tapware	\$ 1316.00	15	13/10/2031		29.76%	Good	Retain	N/A
LNILU0747	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Tiled

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0730	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	1. Vertical
LNILU0731	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0732	Ceiling Fan	\$ 593.00	10	13/10/2029		42.90%	Good	Retain	Requires cleaning and regrouting
LNILU0733	Interior Painting	\$ 2464.00	10	13/10/2029		9.79%	Good	Retain	Mixer upgraded 1/4 turn
LNILU0734	Wardrobe	\$ 3192.00	10	13/10/2029		9.85%	Good	Retain	Various cracked

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0735	Blind	\$ 504.00	10	13/10/2029		4.17%	Good	Retain	N/A
LNILU0736	Carpet	\$ 2800.00	8	13/01/2029		1.02%	Good	Retain	1. Vertical
LNILU0737	Interior Painting	\$ 2464.00	10	13/10/2029		0.65%	Good	Retain	N/A
LNILU0738	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0759	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Shared between 13/14; Electrical switchboard cover requires repainting
LNILU0760	Carpet	\$ 2800.00	8	13/01/2029		2.38%	Good	Retain	N/A
LNILU0761	Ceiling Fan	\$ 593.00	10	13/10/2023		2.68%	Fair	Retain	N/A
LNILU0762	Interior Painting	\$ 2464.00	10	13/10/2029		2.37%	Good	Retain	Bedroom 2 wardrobe has minor chip.

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0763	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU0764	Interior Painting	\$ 2464.00	10	13/10/2029		1.93%	Good	Retain	Dryer is resident owned.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0721	Blind	\$ 504.00	10	13/10/2029		9.92%	Good	Retain	Installed on all windows
LNILU0722	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	1 Fabric curtain
LNILU0723	Cooktop	\$ 1366.00	12	13/07/2030		28.28%	Good	Retain	N/A
LNILU0724	Interior Painting	\$ 2464.00	10	13/10/2023		1.70%	Fair	Repair	Aluminium Fram
LNILU0725	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		8.48%	Good	Retain	N/A
LNILU0726	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU0727	Oven	\$ 1422.00	12	13/05/2023		48.38%	Fair	Retain	2. Vertical
LNILU0728	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	Ceramic, 4 plate

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LNILU0729	Sink & Fittings	\$ 2016.00	15	13/10/2031		11.82%	Good	Retain	Shared between 45/46
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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0739	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A
LNILU0740	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.88%	Good	Retain	N/A
LNILU0741	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.71%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0754	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU0755	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	1 Roller blind
LNILU0756	Carpet	\$ 2800.00	8	13/01/2029		3.75%	Good	Retain	600 x 300
LNILU0757	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU0758	Interior Painting	\$ 2464.00	10	13/10/2017		15.58%	Poor	Repair	1. Vertical

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0749	Skylight	\$ 1512.00	10	13/10/2029		16.85%	Good	Retain	Skylight present bathroom.
LNILU0750	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	Installed on all windows
LNILU0751	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU0752	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU0753	Tapware	\$ 1316.00	15	13/10/2031		21.18%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0765	Clothesline	\$ 728.00	10	13/10/2029		1.85%	Good	Retain	Skylight installed toilet room.
LNILU0766	Doors	\$ 2240.00	30	13/10/2037		21.59%	Good	Retain	N/A
LNILU0767	Downpipes	\$ 1758.00	20	13/10/2033		74.78%	Good	Retain	N/A
LNILU0768	Electrical Switchboard	\$ 1982.00	20	13/10/2033		92.33%	Good	Retain	N/A
LNILU0769	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A

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LNILU0770	Fascias	\$ 5140.00	20	13/10/2033		4.54%	Good	Retain	Replace asset LNILU2478
LNILU0771	Flyscreens	\$ 2240.00	10	13/10/2029		57.00%	Good	Retain	N/A
LNILU0772	Guttering	\$ 2844.00	20	13/10/2033		60.28%	Good	Retain	Requires upgrad soon.
LNILU0773	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		14.89%	Good	Retain	200 x 200
LNILU0774	Lattice Screening	\$ 2576.00	20	13/10/2033		1.12%	Good	Retain	N/A
LNILU0775	Path	\$ 3763.00	30	13/10/2001		0.90%	Poor	Repair	Repair cracked pathway leading entrance
LNILU0776	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU0777	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	1 Sheer curtain; Curtains owned I resident.
LNILU0778	Windows	\$ 3360.00	30	13/10/2019		26.31%	Fair	Retain	Ceramic, 4 plate
LNILU0779	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	Pull out type
LNILU0780	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	N/A

Unit 10

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0806	Exhaust Fan	\$ 257.00	10	13/10/2029		17.00%	Good	Retain	N/A
LNILU0808	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	N/A
LNILU0809	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Pathway/driveway has cracks
LNILU0810	Tapware	\$ 1316.00	15	13/10/2031		32.74%	Good	Retain	N/A
LNILU0811	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Ceramic, 4 plate
LNILU0812	Tiles - Floor	\$ 5880.00	20	13/10/2021		12.07%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0794	Blind	\$ 504.00	10	13/10/2029		7.74%	Good	Retain	N/A

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LNILU0796	Ceiling Fan	\$ 593.00	10	13/10/2029		13.41%	Good	Retain	Outdoor unit mc AOTG22LVCC Se No.: E010843
LNILU0798	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	2 Sheer curtain; Curtains owned I resident.

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0799	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Steel
LNILU0802	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0823	Blind	\$ 504.00	10	13/10/2029		2.08%	Good	Retain	N/A
LNILU0825	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0785	Blind	\$ 504.00	10	13/10/2029		6.94%	Good	Retain	Ceiling requires attention; ceiling falling and exteri front garage nee repainting.
LNILU0786	Benchtops	\$ 2363.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU0787	Cooktop	\$ 1366.00	12	13/03/2016		29.77%	Poor	Replace	Powder coated alum.
LNILU0789	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		16.97%	Good	Retain	Laminate
LNILU0791	Oven	\$ 1422.00	12	13/07/2030		40.93%	Good	Retain	1.5 Sink
LNILU0792	Rangehood	\$ 604.00	12	13/07/2030		4.47%	Good	Retain	Laminate
LNILU0793	Sink & Fittings	\$ 2016.00	15	13/10/2031		92.21%	Good	Retain	Kitchen awning shredded; Kitch awning requires replacement.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0804	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Dryer is resident owned.

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LNILU0805	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Tiled
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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0818	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	200 x 300
LNILU0819	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Re paint door fra after repairs, to b addressed at futu time in conjuncti with other painti tasks; to be monitored
LNILU0821	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0813	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU0814	Toilet & Cistern	\$ 2027.00	20	13/10/2033		4.48%	Good	Retain	N/A
LNILU0815	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.09%	Good	Retain	N/A
LNILU0816	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.23%	Good	Retain	N/A
LNILU0817	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Powder coated alum.

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0829	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU0830	Doors	\$ 2240.00	30	13/10/2037		45.58%	Good	Retain	N/A
LNILU0831	Downpipes	\$ 1758.00	20	13/10/2033		35.72%	Good	Retain	100 x 100
LNILU0832	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 9/10
LNILU0833	Exterior Painting	\$ 6160.00	10	13/10/2029		2.90%	Good	Retain	With light
LNILU0834	Fascias	\$ 5140.00	20	13/10/2033		9.57%	Good	Retain	N/A
LNILU0835	Flyscreens	\$ 2240.00	10	13/10/2029		18.00%	Good	Retain	Vertical
LNILU0836	Guttering	\$ 2844.00	20	13/10/2033		56.94%	Good	Retain	Colorbond Cover
LNILU0837	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		51.29%	Good	Retain	N/A

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LNILU0838	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU0839	Path	\$ 3763.00	30	13/10/2019		0.84%	Fair	Repair	Repair trip hazard
LNILU0840	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	200 x 200
LNILU0841	Water Tank	\$ 1680.00	25	13/10/2035		115.51%	Good	Retain	Vertical
LNILU0842	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Plastic
LNILU0843	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU0844	Balcony Flooring	\$ 3808.00	20	13/10/2021		4.02%	Fair	Repair	Painted
LNILU4169	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	N/A

Unit 11-12

Unit 11

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0846	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0847	Lighting	\$ 1926.00	15	13/10/2031		7.14%	Good	Retain	N/A
LNILU0848	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	1. Vertical
LNILU0849	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 12

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0910	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0911	Lighting	\$ 1926.00	15	13/10/2022		1.79%	Fair	Replace	Aluminium frame/pivot
LNILU0912	Sarking	\$ 4099.00	25	13/10/2035		4.33%	Good	Retain	Installed on all windows; Awning displaying signs aging; to be monitored

Unit 11

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0871	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	Smoke alarm installed in hallway
LNILU0872	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	Pivot door

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LNILU0873	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	Downpipe is not connected to re pipe
LNILU0874	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A
LNILU0875	Tapware	\$ 1316.00	15	13/10/2031		56.55%	Good	Retain	Outdoor unit mc RXS46LVMA Seri No.: E003592
LNILU0876	Tiles - Wall	\$ 3763.00	20	13/10/2033		14.95%	Good	Retain	Cracks on wall til
LNILU0877	Tiles - Floor	\$ 5880.00	20	13/10/2033		11.47%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0859	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	100 x 100
LNILU0860	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0861	Ceiling Fan	\$ 593.00	10	13/10/2029		0.00%	Good	Retain	Hallway carpet is bowed.
LNILU0862	Interior Painting	\$ 2464.00	10	13/10/2029		4.90%	Good	Retain	Toilet room fitted with skylight.
LNILU0863	Wardrobe	\$ 3192.00	10	13/10/2029		11.01%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0864	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Stains observed again on bathroo floor tiles.
LNILU0865	Carpet	\$ 2800.00	8	13/01/2029		2.18%	Good	Retain	N/A
LNILU0866	Interior Painting	\$ 2464.00	10	13/10/2029		8.17%	Good	Retain	Aluminium Fram
LNILU0867	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0888	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Two vertical blind installed in living area.
LNILU0889	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	N/A
LNILU0890	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	100 x 100
LNILU0891	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	Concrete

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Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0892	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	N/A
LNILU0893	Interior Painting	\$ 2464.00	10	13/10/2029		3.86%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0850	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	Paint is fading in some areas
LNILU0851	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU0852	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU0853	Interior Painting	\$ 2464.00	10	13/10/2029		2.78%	Good	Retain	N/A
LNILU0854	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		8.48%	Good	Retain	N/A
LNILU0855	Vinyl	\$ 3360.00	10	13/10/2029		11.85%	Good	Retain	N/A
LNILU0856	Oven	\$ 1422.00	12	13/07/2030		70.70%	Good	Retain	Tiled
LNILU0857	Rangehood	\$ 604.00	12	13/07/2030		7.08%	Good	Retain	Aluminium Fram
LNILU0858	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Laminate

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0868	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A
LNILU0869	Tiles - Wall	\$ 3763.00	20	13/10/2021		5.50%	Fair	Repair	Timber look viny
LNILU0870	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.33%	Good	Retain	Washing machin resident owned.

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0883	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU0884	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU0885	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU0886	Ceiling Fan	\$ 593.00	10	13/10/2017		33.96%	Poor	Replace	Pull out type
LNILU0887	Interior Painting	\$ 2464.00	10	13/10/2023		14.81%	Fair	Replace	N/A

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0878	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU0879	Toilet & Cistern	\$ 2027.00	20	13/10/2033		56.71%	Good	Retain	N/A
LNILU0880	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU0881	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	Tiled
LNILU0882	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0894	Clothesline	\$ 728.00	10	13/10/2023		12.36%	Fair	Retain	Dining area carp needs cleaning.
LNILU0895	Doors	\$ 2240.00	30	13/10/2037		16.79%	Good	Retain	300 x 200
LNILU0896	Downpipes	\$ 1758.00	20	13/10/2021		43.31%	Fair	Repair	Led type
LNILU0897	Electrical Switchboard	\$ 1982.00	20	13/10/2033		22.33%	Good	Retain	Shared between 11/12
LNILU0898	Exterior Painting	\$ 6160.00	10	13/10/2023		2.29%	Fair	Repair	N/A
LNILU0899	Fascias	\$ 5140.00	20	13/10/2033		8.31%	Good	Retain	N/A
LNILU0900	Flyscreens	\$ 2240.00	10	13/10/2029		28.50%	Good	Retain	N/A
LNILU0901	Guttering	\$ 2844.00	20	13/10/2009		127.27%	Poor	Repair	Tiled
LNILU0902	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Aluminium Fram
LNILU0903	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	Painted
LNILU0904	Path	\$ 3763.00	30	13/10/2037		2.29%	Good	Retain	Stainless steel freestanding.
LNILU0905	Porch	\$ 2979.00	30	13/10/2019		4.85%	Fair	Retain	N/A
LNILU0906	Water Tank	\$ 1680.00	25	13/10/2035		9.96%	Good	Retain	N/A
LNILU0907	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU0908	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	Front door lock jamming and no always locking
LNILU0909	Balcony Flooring	\$ 3808.00	20	13/10/2021		8.46%	Fair	Replace	Vertical

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LNILU4170	Awnings	\$ 1064.00	10	13/10/2029			0.00%	Good	Retain	N/A
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Unit 12

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0938	Exhaust Fan	\$ 257.00	10	13/10/2029		12.53%	Good	Retain	N/A
LNILU0939	Interior Painting	\$ 2464.00	10	13/10/2029		1.14%	Good	Retain	N/A
LNILU0941	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU0942	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Ceramic, 4 plate

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0924	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU0925	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU0927	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	Concrete
LNILU0928	Interior Painting	\$ 2464.00	10	13/10/2017		10.31%	Poor	Replace	N/A
LNILU0929	Wardrobe	\$ 3192.00	10	13/10/2029		19.13%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0930	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	N/A
LNILU0931	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	Tiled
LNILU0932	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU0933	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A
LNILU0934	Wardrobe	\$ 3192.00	10	13/10/2029		8.69%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0955	Blind	\$ 504.00	10	13/10/2029		9.72%	Good	Retain	N/A
LNILU0956	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	300 x 200
LNILU0957	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	300 x 200; Repla cracked tiles
LNILU0958	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0959	Carpet	\$ 2800.00	8	13/01/2029		0.76%	Good	Retain	Remove mould and rust
LNILU0960	Interior Painting	\$ 2464.00	10	13/10/2029		1.93%	Good	Retain	1. Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0914	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	200 x 300
LNILU0916	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU0918	Interior Painting	\$ 2464.00	10	13/10/2023		5.86%	Fair	Replace	2. Vertical
LNILU0920	Vinyl	\$ 3360.00	10	13/10/2029		6.58%	Good	Retain	N/A
LNILU0921	Oven	\$ 1422.00	12	13/07/2030		141.41%	Good	Retain	Clean and regrot Clean and regrot required
LNILU0922	Rangehood	\$ 604.00	12	13/07/2030		14.16%	Good	Retain	N/A
LNILU0923	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0935	Interior Painting	\$ 2464.00	10	13/10/2029		3.47%	Good	Retain	1. Vertical

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0950	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		225.40%	Good	Retain	Laminate
LNILU0951	Blind	\$ 504.00	10	13/10/2029		11.81%	Good	Retain	N/A
LNILU0952	Carpet	\$ 2800.00	8	13/01/2029		4.82%	Good	Retain	N/A
LNILU0954	Interior Painting	\$ 2464.00	10	13/10/2017		14.81%	Poor	Replace	Plantation shutters

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0945	Skylight	\$ 1512.00	10	13/10/2029		18.06%	Good	Retain	Laminate

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LNILU0949	Tapware	\$ 1316.00	15	13/10/2031		8.36%	Good	Retain	Requires cleaning and regroutingC and regrout; Requires cleaning and regroutingC and regrout
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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0961	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU0962	Doors	\$ 2240.00	30	13/10/2037		14.39%	Good	Retain	Skylight installed toilet room.
LNILU0963	Downpipes	\$ 1758.00	20	13/10/2033		13.40%	Good	Retain	N/A
LNILU0964	Electrical Switchboard	\$ 1982.00	20	13/10/2033		6.70%	Good	Retain	Shared with unit
LNILU0965	Exterior Painting	\$ 6160.00	10	13/10/2029		2.14%	Good	Retain	Repaint balcony ceiling
LNILU0966	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	Tiled
LNILU0967	Flyscreens	\$ 2240.00	10	13/10/2029		21.00%	Good	Retain	1 Vertical blind
LNILU0968	Guttering	\$ 2844.00	20	13/10/2033		127.27%	Good	Retain	Ceramic, 4 plate
LNILU0969	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	200 x 200
LNILU0970	Lattice Screening	\$ 2576.00	20	13/10/2033		7.49%	Good	Retain	N/A
LNILU0971	Path	\$ 3763.00	30	13/10/2037		0.60%	Good	Retain	Path crack near water tank
LNILU0972	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU0973	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Vertical
LNILU0974	Windows	\$ 3360.00	30	13/10/2037		13.16%	Good	Retain	N/A
LNILU0975	Balustrade	\$ 5600.00	20	13/10/2033		0.23%	Good	Retain	N/A
LNILU0976	Balcony Flooring	\$ 3808.00	20	13/10/2021		2.54%	Fair	Retain	1 vertical blind
LNILU4171	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	Repainting need for Bedroom 1 sliding door and wardrobe top drawer.

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Unit 13

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0978	Insulation	\$ 3584.00	20	13/10/2033		11.64%	Good	Retain	N/A
LNILU0980	Sarking	\$ 4099.00	25	13/10/2035		68.68%	Good	Retain	N/A
LNILU0981	Smoke Alarms	\$ 263.00	20	13/10/2041		16.98%	Excellent	Retain	N/A

Unit 14

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1043	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1 Sheer curtain; Curtains owned l resident.
LNILU1044	Lighting	\$ 1926.00	15	13/10/2022		25.97%	Fair	Retain	Ceiling fan does have a light.
LNILU1045	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Outdoor unit mc SRC35ZSA-W Se No.: 788602671E Dining area fitted with split system
LNILU1046	Smoke Alarms	\$ 263.00	20	13/10/2033		8.49%	Good	Retain	2h/f/light

Unit 13

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1005	Exhaust Fan	\$ 257.00	10	13/10/2033		17.00%	Excellent	Retain	Properly secure dining room scre
LNILU1006	Interior Painting	\$ 2464.00	10	13/10/2033		3.08%	Excellent	Retain	Flaking paint on eaves, to be addressed at futu time in conjuncti with other painti tasks; to be monitored
LNILU1009	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU1010	Tiles - Wall	\$ 3763.00	20	13/10/2041		7.08%	Excellent	Retain	N/A
LNILU1011	Tiles - Floor	\$ 5880.00	20	13/10/2041		3.32%	Excellent	Retain	Requires cleanin and regrouting

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0991	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	100 x 100
LNILU0992	Blind	\$ 504.00	10	13/10/2033		22.62%	Excellent	Retain	Concrete
LNILU0993	Carpet	\$ 2800.00	8	13/03/2032		6.96%	Excellent	Retain	Installed on all windows
LNILU0994	Ceiling Fan	\$ 593.00	10	13/10/2033		33.96%	Excellent	Retain	1.25 Bowl with m
LNILU0995	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU0996	Wardrobe	\$ 3192.00	10	13/10/2033		1.16%	Excellent	Retain	1. Vertical

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0997	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		251.92%	Good	Retain	N/A
LNILU0998	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	N/A
LNILU0999	Carpet	\$ 2800.00	8	13/03/2032		0.44%	Excellent	Retain	N/A
LNILU1000	Interior Painting	\$ 2464.00	10	13/10/2033		8.17%	Excellent	Retain	N/A
LNILU1001	Wardrobe	\$ 3192.00	10	13/10/2033		23.18%	Excellent	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1022	Blind	\$ 504.00	10	13/10/2033		27.78%	Excellent	Retain	N/A
LNILU1025	Interior Painting	\$ 2464.00	10	13/10/2033		7.31%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1027	Interior Painting	\$ 2464.00	10	13/10/2033		1.42%	Excellent	Retain	Upgrade to 1/4 t

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0982	Blind	\$ 504.00	10	13/10/2033		19.84%	Excellent	Retain	N/A
LNILU0983	Benchtops	\$ 2363.00	20	13/10/2041		4.25%	Excellent	Retain	1. Vertical
LNILU0984	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU0985	Interior Painting	\$ 2464.00	10	13/10/2033		6.17%	Excellent	Retain	100 x 100

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LNILU0986	Kitchen Cabinets	\$ 3852.00	20	13/10/2041		6.25%	Excellent	Retain	N/A
LNILU0987	Vinyl	\$ 3360.00	10	13/10/2033		26.34%	Excellent	Retain	N/A
LNILU0988	Oven	\$ 1422.00	12	13/05/2035		148.85%	Excellent	Retain	Aluminium frame/pivot
LNILU0989	Rangehood	\$ 604.00	12	13/07/2030		7.82%	Good	Retain	N/A
LNILU0990	Sink & Fittings	\$ 2016.00	15	13/10/2031		44.92%	Good	Retain	1. Vertical

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1002	Interior Painting	\$ 2464.00	10	13/10/2033		3.65%	Excellent	Retain	N/A
LNILU1003	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Aluminium Fram
LNILU1004	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Outdoor unit mc A010H-1 Serial N FADED SERIAL % Outdoor AC inspected only.

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1017	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Ceramic, 4 plate
LNILU1018	Blind	\$ 504.00	10	13/10/2033		27.78%	Excellent	Retain	Powder coated alum.
LNILU1019	Carpet	\$ 2800.00	8	07/06/2030		10.71%	Good	Retain	N/A
LNILU1020	Ceiling Fan	\$ 593.00	10	13/10/2033		35.75%	Excellent	Retain	N/A
LNILU1021	Interior Painting	\$ 2464.00	10	13/10/2033		7.01%	Excellent	Retain	Vertical

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1012	Skylight	\$ 1512.00	10	13/10/2033		39.72%	Excellent	Retain	Replace asset LNILU2805
LNILU1013	Toilet & Cistern	\$ 2027.00	20	07/11/2038		59.69%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1028	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	Solar hot water system installed the roof.

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LNILU1029	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	N/A
LNILU1030	Downpipes	\$ 1758.00	20	13/10/2033		79.87%	Good	Retain	N/A
LNILU1031	Electrical Switchboard	\$ 1982.00	20	13/10/2033		114.75%	Good	Retain	Smoke alarm installed in hallw
LNILU1032	Exterior Painting	\$ 6160.00	10	13/10/2029		2.59%	Good	Retain	Tiled
LNILU1033	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	N/A
LNILU1034	Flyscreens	\$ 2240.00	10	13/10/2023		60.00%	Fair	Retain	N/A
LNILU1035	Guttering	\$ 2844.00	20	13/10/2021		127.27%	Fair	Repair	Ceiling fan with integrated light present in Bedro 2.
LNILU1036	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU1037	Path	\$ 3763.00	30	13/10/2037		0.66%	Good	Retain	N/A
LNILU1038	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	300 x 300
LNILU1039	Water Tank	\$ 1680.00	25	13/10/2035		21.04%	Good	Retain	Roller blind
LNILU1040	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU1041	Balustrade	\$ 5600.00	20	13/10/2033		0.23%	Good	Retain	Colorbond Cover
LNILU1042	Balcony Flooring	\$ 3808.00	20	13/10/2033		6.98%	Good	Retain	N/A
LNILU4172	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	1. Vertical

Unit 14

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1071	Exhaust Fan	\$ 257.00	10	13/10/2029		34.01%	Good	Retain	Fixed panel
LNILU1072	Interior Painting	\$ 2464.00	10	13/10/2029		1.46%	Good	Retain	N/A
LNILU1073	Shower Screen	\$ 2576.00	20	13/10/2033		7.74%	Good	Retain	N/A
LNILU1074	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Small patch-up required.
LNILU1075	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU1076	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Resecure downp bracket

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LNILU1077	Tiles - Floor	\$ 5880.00	20	13/10/2033			12.07%	Good	Retain	Shared between 25/26; Electrical switchboard cover requires repainting
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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1056	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU1057	Blind	\$ 504.00	10	13/10/2029		8.33%	Good	Retain	N/A
LNILU1059	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	N/A
LNILU1060	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU1061	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Vertical
LNILU1062	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	1. Vertical

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1063	Blind	\$ 504.00	10	13/10/2029		10.71%	Good	Retain	Shared between 51/52
LNILU1065	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	Aluminium Fram
LNILU1066	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A
LNILU1067	Wardrobe	\$ 3192.00	10	13/10/2029		10.43%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1090	Ceiling Fan	\$ 593.00	10	13/10/2023		0.00%	Fair	Replace	Concrete
LNILU1091	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU1092	Interior Painting	\$ 2464.00	10	13/10/2023		7.31%	Fair	Retain	200 x 200

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1093	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	N/A
LNILU1094	Interior Painting	\$ 2464.00	10	13/10/2029		3.86%	Good	Retain	Laminate

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1048	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU1049	Cooktop	\$ 1366.00	12	13/07/2030		10.42%	Good	Retain	N/A

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LNILU1050	Interior Painting	\$ 2464.00	10	13/10/2023		2.16%	Fair	Retain	200 x 200
LNILU1051	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		14.74%	Good	Retain	N/A
LNILU1052	Vinyl	\$ 3360.00	10	13/10/2029		7.90%	Good	Retain	N/A
LNILU1053	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU1054	Rangehood	\$ 604.00	12	13/07/2030		5.22%	Good	Retain	1 Vertical blind
LNILU1055	Sink & Fittings	\$ 2016.00	15	13/10/2031		33.10%	Good	Retain	Ceramic, 4 plate

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1068	Interior Painting	\$ 2464.00	10	13/10/2029		1.28%	Good	Retain	100 x 100
LNILU1069	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.50%	Good	Retain	1. Vertical
LNILU1070	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Replace asset LNILU3715

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1084	Blind	\$ 504.00	10	13/10/2029		12.50%	Good	Retain	N/A
LNILU1086	Ceiling Fan	\$ 593.00	10	13/10/2023		33.96%	Fair	Replace	N/A
LNILU1087	Interior Painting	\$ 2464.00	10	13/10/2023		15.58%	Fair	Retain	2 Heads/fan/ligh

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1078	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU1079	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU1080	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Repair (19/06/20
LNILU1081	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU1082	Tapware	\$ 1316.00	15	13/10/2031		6.13%	Good	Retain	With light

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1095	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	Shared between 27/28
LNILU1096	Doors	\$ 2240.00	30	13/10/2019		47.98%	Good	Retain	Repainting is needed.
LNILU1097	Downpipes	\$ 1758.00	20	13/10/2021		35.72%	Fair	Repair	Smoke alarm installed in hallw

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LNILU1098	Electrical Switchboard	\$ 1982.00	20	13/10/2033		119.22%	Good	Retain	N/A
LNILU1099	Exterior Painting	\$ 6160.00	10	13/10/2029		5.80%	Good	Retain	1.5 Bowl with mi
LNILU1100	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	N/A
LNILU1101	Flyscreens	\$ 2240.00	10	13/10/2029		4.50%	Good	Retain	Tiled
LNILU1102	Guttering	\$ 2844.00	20	13/10/2033		40.19%	Good	Retain	N/A
LNILU1103	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	Installed on all windows
LNILU1104	Lattice Screening	\$ 2576.00	20	13/10/2033		21.46%	Good	Retain	N/A
LNILU1105	Path	\$ 3763.00	30	13/10/2037		2.29%	Good	Retain	Flaking paint on wall, to be addressed at futu time in conjuncti with other painti tasks; to be monitored
LNILU1106	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Steel
LNILU1108	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Outdoor unit mc AOTR24LCC Seri. No.:E031066
LNILU1109	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	200 x 200
LNILU1110	Balcony Flooring	\$ 3808.00	20	13/10/2021		18.82%	Fair	Retain	Clean/regROUT or replace damaged tiles
LNILU4173	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	Replace asset LNILU2739

Unit 15-16

Unit 15

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1112	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Powder coated alum.
LNILU1113	Lighting	\$ 1926.00	15	13/10/2022		8.33%	Fair	Retain	With light
LNILU1114	Sarking	\$ 4099.00	25	13/10/2035		20.22%	Good	Retain	300 x 600

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Unit 16

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1175	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1176	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	N/A
LNILU1177	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU1178	Smoke Alarms	\$ 263.00	20	13/10/2033		8.49%	Good	Retain	N/A

Unit 15**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1137	Exhaust Fan	\$ 257.00	10	13/10/2023		12.53%	Fair	Retain	300 x 200
LNILU1138	Interior Painting	\$ 2464.00	10	13/10/2023		1.54%	Fair	Retain	Pivot door
LNILU1140	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	Solar hot water system installed the roof.
LNILU1141	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1125	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU1126	Carpet	\$ 2800.00	8	13/01/2029		3.31%	Good	Retain	N/A
LNILU1127	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU1128	Interior Painting	\$ 2464.00	10	13/10/2023		10.31%	Good	Retain	1. Vertical
LNILU1129	Wardrobe	\$ 3192.00	10	13/10/2029		6.38%	Good	Retain	Requires cleaning and regrouting. Tiles have been regrouted

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1130	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	N/A
LNILU1131	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	1. Vertical
LNILU1132	Interior Painting	\$ 2464.00	10	13/10/2023		8.60%	Good	Retain	N/A
LNILU1133	Wardrobe	\$ 3192.00	10	13/10/2029		8.69%	Good	Retain	2. Vertical

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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1154	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU1155	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	300 x 200
LNILU1156	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	100 x 100
LNILU1157	Interior Painting	\$ 2464.00	10	13/10/2023		2.01%	Fair	Replace	2 Sheer curtain & Fabric curtain; Curtains owned l resident.

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1158	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU1159	Interior Painting	\$ 2464.00	10	13/10/2023		1.42%	Good	Retain	Tiled

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1116	Blind	\$ 504.00	10	13/10/2029		18.85%	Good	Retain	N/A
LNILU1119	Interior Painting	\$ 2464.00	10	13/10/2029		5.86%	Good	Retain	Requires cleaning and regrouting; Toilet room tile f work has been completed.
LNILU1121	Vinyl	\$ 3360.00	10	13/10/2023		26.34%	Fair	Retain	N/A
LNILU1122	Oven	\$ 1422.00	12	13/05/2035		148.85%	Excellent	Retain	600 x 300
LNILU1123	Rangehood	\$ 604.00	12	13/05/2035		14.16%	Excellent	Retain	Carry out inspect to determine sou of water leak; Re water leak in Toil Skylight
LNILU1124	Sink & Fittings	\$ 2016.00	15	13/10/2031		44.92%	Good	Retain	C/bond

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1134	Interior Painting	\$ 2464.00	10	13/10/2023		1.00%	Fair	Replace	Renew sink mixerBasin repla

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1150	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU1151	Carpet	\$ 2800.00	8	13/01/2029		5.09%	Good	Retain	N/A
LNILU1152	Ceiling Fan	\$ 593.00	10	13/10/2023		33.96%	Fair	Retain	N/A
LNILU1153	Interior Painting	\$ 2464.00	10	13/10/2023		5.45%	Fair	Replace	Shared between 17/18

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1144	Skylight	\$ 1512.00	10	13/10/2023		48.15%	Fair	Repair	N/A
LNILU1148	Tapware	\$ 1316.00	15	13/10/2022		22.29%	Fair	Retain	Ceiling in living area exhibits small cracking.

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1160	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	Gap at the top of the sliding door from balcony to living area needs monitoring.
LNILU1161	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Retain	Outdoor unit model RXS50KVMA Series No.: E000259
LNILU1162	Downpipes	\$ 1758.00	20	13/10/2033		123.74%	Good	Retain	N/A
LNILU1163	Electrical Switchboard	\$ 1982.00	20	13/10/2033		158.53%	Good	Retain	100 x 100
LNILU1164	Exterior Painting	\$ 6160.00	10	13/10/2023		6.10%	Fair	Repair	Shared between 56/57
LNILU1166	Flyscreens	\$ 2240.00	10	13/10/2023		18.00%	Good	Retain	Skylight installed toilet room.
LNILU1168	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Ceramic, 4 plate
LNILU1169	Path	\$ 3763.00	30	13/10/2037		1.08%	Good	Retain	Resident reported oven not working all last night.
LNILU1170	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Aluminium Fram

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LNILU1172	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	1. Vertical
LNILU1173	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	2. Vertical
LNILU1174	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.03%	Good	Retain	Aluminium Fram
LNILU4174	Awnings	\$ 1064.00	10	13/10/2029		38.61%	Good	Retain	Tiled

Unit 16

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1200	Exhaust Fan	\$ 257.00	10	13/10/2029		12.53%	Good	Retain	N/A
LNILU1201	Interior Painting	\$ 2464.00	10	13/10/2017		3.25%	Poor	Repair	N/A
LNILU1202	Shower Screen	\$ 2576.00	20	13/10/2033		2.24%	Good	Retain	N/A
LNILU1203	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A
LNILU1204	Tapware	\$ 1316.00	15	13/10/2022		38.69%	Fair	Retain	Shared between 45/46
LNILU1205	Tiles - Wall	\$ 3763.00	20	13/10/2033		7.08%	Good	Retain	N/A
LNILU1206	Tiles - Floor	\$ 5880.00	20	13/10/2021		12.07%	Fair	Retain	Repaint

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1188	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	Steel
LNILU1189	Carpet	\$ 2800.00	8	13/05/2019		6.96%	Poor	Replace	Vertical
LNILU1190	Ceiling Fan	\$ 593.00	10	13/10/2029		13.41%	Good	Retain	N/A
LNILU1191	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Bedroom 1 door needs repainting
LNILU1192	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	600 x 300

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1193	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU1194	Carpet	\$ 2800.00	8	13/03/2024		5.51%	Fair	Retain	N/A
LNILU1195	Interior Painting	\$ 2464.00	10	13/10/2017		40.46%	Poor	Replace	Laminate
LNILU1196	Wardrobe	\$ 3192.00	10	13/10/2029		8.11%	Good	Retain	N/A

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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1217	Blind	\$ 504.00	10	13/10/2029		9.72%	Good	Retain	N/A
LNILU1218	Carpet	\$ 2800.00	8	13/03/2024		0.38%	Fair	Retain	New tiles
LNILU1219	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	N/A
LNILU1220	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	100 x 100

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1221	Carpet	\$ 2800.00	8	13/03/2024		1.25%	Fair	Replace	Powder coated alum.
LNILU1222	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Repair	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1180	Benchtops	\$ 2363.00	20	13/10/2021		8.94%	Fair	Retain	Requires upgrad soon.
LNILU1181	Cooktop	\$ 1366.00	12	13/07/2030		13.40%	Good	Retain	N/A
LNILU1182	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Appears that a n hole has protrud into ceiling,
LNILU1183	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		16.97%	Good	Retain	N/A
LNILU1184	Vinyl	\$ 3360.00	10	13/10/2023		12.51%	Fair	Retain	N/A
LNILU1185	Oven	\$ 1422.00	12	13/05/2035		148.85%	Excellent	Retain	Replace rusty clothesline
LNILU1186	Rangehood	\$ 604.00	12	13/05/2023		4.10%	Fair	Retain	N/A
LNILU1187	Sink & Fittings	\$ 2016.00	15	13/10/2031		35.47%	Good	Retain	Re grout tiles behind sink

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1197	Interior Painting	\$ 2464.00	10	13/10/2023		3.47%	Fair	Repair	Painted
LNILU1198	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.46%	Good	Retain	Tiled
LNILU1199	Tiles - Floor	\$ 5880.00	20	13/10/2021		5.90%	Fair	Retain	N/A

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1212	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		251.92%	Good	Retain	Skylight present bathroom.
LNILU1213	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU1214	Carpet	\$ 2800.00	8	13/03/2024		5.09%	Fair	Retain	To be cleaned; Gutters require cleaning.
LNILU1215	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Patch and paint to be addressed future time in conjunction with other painting to be monitored
LNILU1216	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1207	Skylight	\$ 1512.00	10	13/10/2029		21.67%	Good	Retain	N/A
LNILU1208	Toilet & Cistern	\$ 2027.00	20	13/10/2021		59.69%	Fair	Retain	N/A
LNILU1209	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU1210	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU1211	Tapware	\$ 1316.00	15	13/10/2022		21.18%	Fair	Retain	Door between liv room and balcon hard to slide remove casters

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1223	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU1224	Doors	\$ 2240.00	30	13/10/2019		67.57%	Fair	Repair	N/A
LNILU1225	Downpipes	\$ 1758.00	20	13/10/2033		131.49%	Good	Retain	N/A
LNILU1226	Electrical Switchboard	\$ 1982.00	20	13/10/2033		108.82%	Good	Retain	300 x 300
LNILU1227	Exterior Painting	\$ 6160.00	10	13/10/2023		6.10%	Fair	Replace	N/A
LNILU1229	Flyscreens	\$ 2240.00	10	13/10/2029		0.00%	Good	Retain	Clothesline restr

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LNILU1231	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	N/A
LNILU1232	Path	\$ 3763.00	30	13/10/2037			1.99%	Good	Retain	N/A
LNILU1233	Porch	\$ 2979.00	30	13/10/2037			64.68%	Good	Retain	N/A
LNILU1235	Windows	\$ 3360.00	30	13/10/2037			27.70%	Good	Retain	N/A
LNILU1236	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	N/A
LNILU1237	Balcony Flooring	\$ 3808.00	20	13/10/2033			8.03%	Good	Retain	N/A

Unit 17-18

Unit 17

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1239	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Smoke alarm installed in hallw
LNILU1240	Lighting	\$ 1926.00	15	13/10/2037		23.81%	Excellent	Retain	N/A
LNILU1241	Sarking	\$ 4099.00	25	13/10/2020		67.37%	Fair	Retain	150 x 150
LNILU1242	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 18

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1303	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1304	Lighting	\$ 1926.00	15	13/10/2037		23.81%	Excellent	Retain	N/A
LNILU1305	Sarking	\$ 4099.00	25	13/10/2035		1.44%	Good	Retain	100 x 100
LNILU1306	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	Powder coated alum.

Unit 17

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1264	Exhaust Fan	\$ 257.00	10	13/10/2033		17.00%	Excellent	Retain	N/A
LNILU1268	Tapware	\$ 1316.00	15	13/10/2037		8.93%	Excellent	Retain	N/A
LNILU1269	Tiles - Wall	\$ 3763.00	20	13/10/2041		15.73%	Excellent	Retain	Aluminium frame/pivot
LNILU1270	Tiles - Floor	\$ 5880.00	20	13/10/2041		11.47%	Excellent	Retain	N/A

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1252	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	250 x 200; New t but need to seal both sides near toilet - see photc
LNILU1256	Wardrobe	\$ 3192.00	10	13/10/2033		22.02%	Excellent	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1257	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	N/A
LNILU1260	Wardrobe	\$ 3192.00	10	13/10/2033		12.17%	Excellent	Retain	Installed on all windows; Awning outside bed 2 window to be replaced. Mouldy and can't retract/extend

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1281	Blind	\$ 504.00	10	13/10/2033		2.08%	Excellent	Retain	Plastic water tanl observed on site

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1243	Blind	\$ 504.00	10	13/10/2033		5.46%	Excellent	Retain	N/A
LNILU1244	Benchtops	\$ 2363.00	20	13/10/2041		8.49%	Excellent	Retain	Concrete is crack
LNILU1245	Cooktop	\$ 1366.00	12	13/07/2030		10.42%	Good	Retain	Installed on all windows
LNILU1247	Kitchen Cabinets	\$ 3852.00	20	13/10/2041		17.86%	Excellent	Retain	N/A
LNILU1249	Oven	\$ 1422.00	12	13/05/2035		70.70%	Excellent	Retain	By owner
LNILU1250	Rangehood	\$ 604.00	12	13/05/2035		6.71%	Excellent	Retain	Tiled
LNILU1251	Sink & Fittings	\$ 2016.00	15	13/10/2037		94.58%	Excellent	Retain	200 x 200

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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1262	Tiles - Wall	\$ 3763.00	20	13/10/2041		2.61%	Excellent	Retain	1. Sheer curtain; Curtains owned I resident.
LNILU1263	Tiles - Floor	\$ 5880.00	20	13/10/2041		1.86%	Excellent	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1276	Air Conditioner - Split System	\$ 2016.00	10	13/10/2033		530.36%	Excellent	Retain	Installed on all windows; Mount brackets rusting
LNILU1277	Blind	\$ 504.00	10	13/10/2033		27.78%	Excellent	Retain	Outdoor unit mc MUZ-GL60VGD Serial No.: 60001
LNILU1279	Ceiling Fan	\$ 593.00	10	13/10/2033		2.68%	Excellent	Retain	Timber look viny

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1271	Skylight	\$ 1512.00	10	13/10/2033		3.61%	Excellent	Retain	Aluminium Fram

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1287	Clothesline	\$ 728.00	10	13/10/2029		11.13%	Good	Retain	150 x 150
LNILU1288	Doors	\$ 2240.00	30	13/10/2001		47.98%	Poor	Retain	Tiled
LNILU1289	Downpipes	\$ 1758.00	20	13/10/2021		82.22%	Fair	Repair	Coloured pvc
LNILU1290	Electrical Switchboard	\$ 1982.00	20	13/10/2033		113.55%	Good	Retain	Shared between 17/18
LNILU1291	Exterior Painting	\$ 6160.00	10	13/10/2023		6.10%	Fair	Retain	N/A
LNILU1292	Fascias	\$ 5140.00	20	13/10/2021		10.08%	Fair	Repair	Coloured pvc. Pl
LNILU1293	Flyscreens	\$ 2240.00	10	13/10/2029		57.00%	Good	Retain	N/A
LNILU1294	Guttering	\$ 2844.00	20	13/10/2021		133.97%	Fair	Repair	2 Sheer curtain & Fabric curtain; Curtains owned I resident.
LNILU1295	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		56.96%	Good	Retain	Recommend 1/4 turn tapware

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LNILU1296	Lattice Screening	\$ 2576.00	20	13/10/2033			14.98%	Good	Retain	N/A
LNILU1297	Path	\$ 3763.00	30	13/10/2037			0.18%	Good	Retain	N/A
LNILU1298	Porch	\$ 2979.00	30	13/10/2037			64.68%	Good	Retain	N/A
LNILU1299	Water Tank	\$ 1680.00	25	13/10/2035			132.26%	Good	Retain	Skylight installed toilet room.
LNILU1300	Windows	\$ 3360.00	30	13/10/2037			9.69%	Good	Retain	Laminate
LNILU1301	Balustrade	\$ 5600.00	20	13/10/2033			0.83%	Good	Retain	Colorbond Cover
LNILU1302	Balcony Flooring	\$ 3808.00	20	13/10/2033			2.96%	Good	Retain	Aluminium Fram
LNILU4176	Awnings	\$ 1064.00	10	13/10/2023			0.00%	Fair	Retain	N/A

Unit 18

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1334	Interior Painting	\$ 2464.00	10	13/10/2033		3.25%	Excellent	Retain	Outdoor unit mc MUZ-GE60VAD Serial No.:500249

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1317	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	1.5 bowl with mi

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1328	Interior Painting	\$ 2464.00	10	13/10/2033		8.17%	Excellent	Retain	Plastic

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1354	Interior Painting	\$ 2464.00	10	13/10/2033		3.47%	Excellent	Retain	By owner. Sheer curtain

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1356	Interior Painting	\$ 2464.00	10	13/10/2033		4.06%	Excellent	Retain	Path trip hazard adjacent U38 AC unit

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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1311	Interior Painting	\$ 2464.00	10	13/10/2033		6.17%	Excellent	Retain	Ceramic, 4 plate

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1330	Interior Painting	\$ 2464.00	10	13/10/2033		3.65%	Excellent	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1345	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	N/A
LNILU1350	Interior Painting	\$ 2464.00	10	13/10/2033		15.58%	Excellent	Retain	Laminate

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1340	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1357	Clothesline	\$ 728.00	10	13/10/2029		10.51%	Good	Retain	N/A
LNILU1358	Doors	\$ 2240.00	30	13/10/2037		45.58%	Good	Retain	1 Sheer and fabr curtain
LNILU1359	Downpipes	\$ 1758.00	20	13/10/2033		120.14%	Good	Retain	Ceramic, 4 plate owner
LNILU1360	Electrical Switchboard	\$ 1982.00	20	13/10/2033		53.01%	Good	Retain	Framed/pivot do
LNILU1361	Exterior Painting	\$ 6160.00	10	13/10/2029		2.75%	Good	Retain	Tiled
LNILU1363	Flyscreens	\$ 2240.00	10	13/10/2029		25.50%	Good	Retain	1.5 Sink
LNILU1365	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU1366	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU1367	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	50 x 50
LNILU1368	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU1369	Water Tank	\$ 1680.00	25	13/10/2035		109.97%	Good	Retain	200 x 200

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LNILU1370	Windows	\$ 3360.00	30	13/10/2037		26.31%	Good	Retain	N/A
LNILU1371	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU1372	Balcony Flooring	\$ 3808.00	20	13/10/2033		0.00%	Good	Retain	Skylight installed toilet room.
LNILU4177	Awnings	\$ 1064.00	10	13/10/2023		37.59%	Fair	Retain	Update to 1/4 tu

Unit 19-20

Unit 19

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1374	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	200 x 200
LNILU1376	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A

Unit 20

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1438	Insulation	\$ 3584.00	20	13/10/2033		19.04%	Good	Retain	N/A
LNILU1439	Lighting	\$ 1926.00	15	13/10/2037		4.76%	Excellent	Retain	N/A
LNILU1440	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Steel
LNILU1441	Smoke Alarms	\$ 263.00	20	13/10/2041		17.87%	Excellent	Retain	N/A

Unit 19

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1388	Carpet	\$ 2800.00	8	13/03/2032		5.75%	Excellent	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1393	Carpet	\$ 2800.00	8	13/03/2032		5.51%	Excellent	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1422	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	150 x 150
LNILU1423	Doors	\$ 2240.00	30	13/10/2037		39.58%	Good	Retain	Shared between 15/16
LNILU1424	Downpipes	\$ 1758.00	20	13/10/2033		95.16%	Good	Retain	N/A
LNILU1425	Electrical Switchboard	\$ 1982.00	20	13/10/2033		113.29%	Good	Retain	Shared between 18/19

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LNILU1426	Exterior Painting	\$ 6160.00	10	13/10/2029		0.46%	Good	Retain	New wires
LNILU1428	Flyscreens	\$ 2240.00	10	13/10/2029		21.00%	Good	Retain	1. Roller blind
LNILU1430	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	100 x 100
LNILU1431	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	200 x 200
LNILU1432	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU1433	Porch	\$ 2979.00	30	13/10/2037		4.85%	Good	Retain	200 x 200
LNILU1435	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	N/A
LNILU1436	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU1437	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.03%	Good	Retain	N/A
LNILU4178	Awnings	\$ 1064.00	10	13/10/2029		38.61%	Good	Retain	Holes are visible.

Unit 20

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1469	Exhaust Fan	\$ 257.00	10	13/10/2033		35.80%	Excellent	Retain	200 x 200
LNILU1470	Interior Painting	\$ 2464.00	10	13/10/2033		3.25%	Excellent	Retain	Vertical
LNILU1472	Skylight	\$ 1512.00	10	13/10/2033		48.15%	Excellent	Retain	1. Vertical
LNILU1473	Tapware	\$ 1316.00	15	13/10/2037		113.09%	Excellent	Retain	N/A
LNILU1474	Tiles - Wall	\$ 3763.00	20	13/10/2041		15.73%	Excellent	Retain	1 Vertical blind

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1451	Blind	\$ 504.00	10	13/10/2033		10.71%	Excellent	Retain	Outdoor unit mc AOT7RSCC Seria No.: E018685
LNILU1453	Ceiling Fan	\$ 593.00	10	13/10/2033		15.19%	Excellent	Retain	N/A
LNILU1454	Interior Painting	\$ 2464.00	10	13/10/2033		4.90%	Excellent	Retain	N/A
LNILU1455	Wardrobe	\$ 3192.00	10	13/10/2033		23.18%	Excellent	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1456	Blind	\$ 504.00	10	13/10/2033		22.62%	Excellent	Retain	N/A

LNILU1457	Carpet	\$ 2800.00	8	13/03/2032		5.80%	Excellent	Retain	Installed on all windows; Mount is rusted; to be monitored
LNILU1458	Ceiling Fan	\$ 593.00	10	13/10/2033		33.96%	Excellent	Retain	N/A
LNILU1459	Interior Painting	\$ 2464.00	10	13/10/2033		0.22%	Excellent	Retain	Blinds present : vertical and rolle types.
LNILU1460	Wardrobe	\$ 3192.00	10	13/10/2033		23.18%	Excellent	Retain	100 x 100

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1485	Blind	\$ 504.00	10	13/10/2033		22.92%	Excellent	Retain	Aluminium Fram
LNILU1488	Interior Painting	\$ 2464.00	10	13/10/2033		0.55%	Excellent	Retain	1.5 Bowl with mi:

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1490	Interior Painting	\$ 2464.00	10	13/10/2033		3.35%	Excellent	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1442	Blind	\$ 504.00	10	13/10/2033		19.84%	Excellent	Retain	Outdoor unit Mc WRE-050AS Seria No.: ZY0902030C Replace asset LNILU2852
LNILU1443	Benchtops	\$ 2363.00	20	13/10/2041		3.13%	Excellent	Retain	N/A
LNILU1444	Cooktop	\$ 1366.00	12	13/05/2035		29.77%	Excellent	Retain	1 Sheer curtain v pelmet; Curtains owned by reside
LNILU1445	Interior Painting	\$ 2464.00	10	13/10/2033		6.17%	Excellent	Retain	Washing machin resident owned.
LNILU1446	Kitchen Cabinets	\$ 3852.00	20	13/10/2041		17.86%	Excellent	Retain	N/A
LNILU1447	Vinyl	\$ 3360.00	10	13/10/2033		7.24%	Excellent	Retain	N/A
LNILU1448	Oven	\$ 1422.00	12	13/05/2035		148.85%	Excellent	Retain	Solar hot water system installed the roof.

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LNILU1449	Rangehood	\$ 604.00	12	13/05/2035			14.90%	Excellent	Retain	Outdoor unit mc AOT24LMADL Se No.: T022983
LNILU1450	Sink & Fittings	\$ 2016.00	15	13/10/2037			94.58%	Excellent	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1461	Interior Painting	\$ 2464.00	10	13/10/2033		3.47%	Excellent	Retain	1 Sheer curtain & Fabric curtain; Curtains owned l resident.
LNILU1462	Tiles - Wall	\$ 3763.00	20	13/10/2041		1.88%	Excellent	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1480	Air Conditioner - Split System	\$ 2016.00	10	13/10/2033		437.54%	Excellent	Retain	Tiled
LNILU1481	Blind	\$ 504.00	10	13/10/2033		27.78%	Excellent	Retain	1. Vertical
LNILU1484	Interior Painting	\$ 2464.00	10	13/10/2033		4.29%	Excellent	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1491	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU1492	Doors	\$ 2240.00	30	13/10/2037		16.79%	Good	Retain	Concrete
LNILU1493	Downpipes	\$ 1758.00	20	13/10/2033		94.30%	Good	Retain	N/A
LNILU1494	Electrical Switchboard	\$ 1982.00	20	13/10/2033		61.94%	Good	Retain	Shared between 19/20
LNILU1495	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A
LNILU1497	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU1499	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	100 x 100
LNILU1500	Lattice Screening	\$ 2576.00	20	13/10/2033		1.12%	Good	Retain	300 x 600
LNILU1501	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU1502	Porch	\$ 2979.00	30	13/10/2037		19.40%	Good	Retain	N/A
LNILU1503	Water Tank	\$ 1680.00	25	13/10/2035		9.41%	Good	Retain	N/A

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LNILU1504	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	100 x 100
LNILU1505	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	Outdoor unit mc MUZ-GL60VGD Serial No.: 60000001T; Outc Unit : Barcode W01107
LNILU1506	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	N/A

Unit 21-22

Unit 21

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1508	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1509	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	N/A
LNILU1510	Sarking	\$ 4099.00	25	13/10/2035		24.55%	Good	Retain	N/A
LNILU1511	Smoke Alarms	\$ 263.00	20	13/10/2033		7.60%	Good	Retain	N/A

Unit 22

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1572	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	C/bond. Steel
LNILU1573	Lighting	\$ 1926.00	15	13/10/2022		25.74%	Fair	Retain	N/A
LNILU1574	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Crack observed c corner wall in laundry room.
LNILU1575	Smoke Alarms	\$ 263.00	20	13/10/2033		8.49%	Good	Retain	N/A

Unit 21

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1533	Exhaust Fan	\$ 257.00	10	13/10/2029		11.63%	Good	Retain	600 x 300
LNILU1535	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	N/A
LNILU1536	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	200 x 200
LNILU1537	Tapware	\$ 1316.00	15	13/10/2031		113.09%	Good	Retain	Installed on all windows
LNILU1538	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	4 H/fan/light

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LNILU1539	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	600 x 300
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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1521	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU1522	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Double bowl w/ mixer
LNILU1525	Wardrobe	\$ 3192.00	10	13/10/2023		23.18%	Fair	Repair	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1526	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU1527	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	100 x 100
LNILU1529	Wardrobe	\$ 3192.00	10	13/10/2029		6.38%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1550	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU1551	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	Flaking paint, to addressed at fut time in conjuncti with other painti tasks; to be monitored
LNILU1552	Ceiling Fan	\$ 593.00	10	13/10/2029		16.98%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1554	Carpet	\$ 2800.00	8	13/01/2029		2.28%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1512	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	New silicone required
LNILU1513	Benchtops	\$ 2363.00	20	13/10/2033		8.49%	Good	Retain	N/A
LNILU1514	Cooktop	\$ 1366.00	12	13/05/2023		0.74%	Fair	Retain	N/A
LNILU1516	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		8.48%	Good	Retain	N/A
LNILU1518	Oven	\$ 1422.00	12	13/07/2030		122.80%	Good	Retain	Tiled

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LNILU1519	Rangehood	\$ 604.00	12	13/05/2023		5.22%	Fair	Retain	Colorbond Cover
LNILU1520	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Replace asset LNILU1629

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1531	Tiles - Wall	\$ 3763.00	20	13/10/2033		0.43%	Good	Retain	N/A
LNILU1532	Tiles - Floor	\$ 5880.00	20	13/10/2021		2.95%	Fair	Retain	100 x 100

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1545	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	300 x 300
LNILU1546	Blind	\$ 504.00	10	13/10/2029		5.56%	Good	Retain	Tiled
LNILU1547	Carpet	\$ 2800.00	8	13/01/2029		8.84%	Good	Retain	Recommend upgrading to LED Lighting
LNILU1548	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1540	Skylight	\$ 1512.00	10	13/10/2029		39.72%	Good	Retain	Aluminium Fram
LNILU1541	Toilet & Cistern	\$ 2027.00	20	13/10/2033		56.71%	Good	Retain	Replace toilet seat Seat has been replaced
LNILU1542	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU1543	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU1544	Tapware	\$ 1316.00	15	13/10/2031		10.59%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1556	Clothesline	\$ 728.00	10	13/10/2029		1.85%	Good	Retain	Roller blind
LNILU1557	Doors	\$ 2240.00	30	13/10/2019		45.58%	Fair	Repair	Bathroom door frame is water damaged and rotting
LNILU1558	Downpipes	\$ 1758.00	20	13/10/2021		117.45%	Fair	Retain	Washing machine resident owned.

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LNILU1559	Electrical Switchboard	\$ 1982.00	20	13/10/2033		24.93%	Good	Retain	Hallway fitted with smoke alarm.
LNILU1560	Exterior Painting	\$ 6160.00	10	13/10/2023		5.80%	Fair	Replace	Vertical
LNILU1562	Flyscreens	\$ 2240.00	10	13/10/2023		49.50%	Fair	Retain	Minor cracking observed on ceiling
LNILU1564	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU1565	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU1566	Path	\$ 3763.00	30	13/10/2037		1.14%	Good	Retain	N/A
LNILU1567	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU1568	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Tiled
LNILU1569	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	N/A
LNILU1570	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU1571	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Shared between 21/22

Unit 22

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1599	Exhaust Fan	\$ 257.00	10	13/10/2029		34.01%	Good	Retain	N/A
LNILU1600	Interior Painting	\$ 2464.00	10	13/10/2029		0.08%	Good	Retain	N/A
LNILU1601	Shower Screen	\$ 2576.00	20	13/10/2033		3.46%	Good	Retain	N/A
LNILU1602	Skylight	\$ 1512.00	10	13/10/2029		18.06%	Good	Retain	Powder coated alum.
LNILU1603	Tapware	\$ 1316.00	15	13/10/2031		56.55%	Good	Retain	Mixer upgraded 1/4 turn
LNILU1604	Tiles - Wall	\$ 3763.00	20	13/10/2033		7.47%	Good	Retain	Various cracks on balcony tiles
LNILU1605	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	1. Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1585	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Vertical
LNILU1586	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	N/A

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LNILU1587	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU1588	Ceiling Fan	\$ 593.00	10	13/10/2029		111.64%	Good	Retain	100 x 100
LNILU1589	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Aluminium Fram
LNILU1590	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Shared between 56/57

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1591	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	N/A
LNILU1592	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	Dryer is resident owned.
LNILU1593	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	N/A
LNILU1594	Interior Painting	\$ 2464.00	10	13/10/2017		8.60%	Good	Retain	N/A
LNILU1595	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Handle under the sink is missing.

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1616	Blind	\$ 504.00	10	13/10/2029		0.69%	Good	Retain	Powder coated alum.
LNILU1617	Carpet	\$ 2800.00	8	13/01/2029		2.13%	Good	Retain	N/A
LNILU1618	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	Installed on all windows
LNILU1619	Interior Painting	\$ 2464.00	10	13/10/2029		0.55%	Good	Retain	100 x 100

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1620	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	Solar hot water system installed the roof.
LNILU1621	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1576	Blind	\$ 504.00	10	13/10/2029		1.49%	Good	Retain	Tiled
LNILU1577	Benchtops	\$ 2363.00	20	13/10/2033		0.67%	Good	Retain	N/A
LNILU1578	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	Painted

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LNILU1579	Interior Painting	\$ 2464.00	10	13/10/2029			0.46%	Good	Retain	N/A
LNILU1580	Kitchen Cabinets	\$ 3852.00	20	13/10/2021			8.04%	Fair	Retain	Sliding door with mirror
LNILU1581	Vinyl	\$ 3360.00	10	13/10/2029			25.02%	Good	Retain	N/A
LNILU1582	Oven	\$ 1422.00	12	13/07/2030			148.85%	Good	Retain	N/A
LNILU1583	Rangehood	\$ 604.00	12	13/07/2030			14.90%	Good	Retain	N/A
LNILU1584	Sink & Fittings	\$ 2016.00	15	13/10/2031			94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1596	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	600 x 300
LNILU1597	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.74%	Good	Retain	N/A
LNILU1598	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.95%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1611	Air Conditioner - Split System	\$ 2016.00	10	13/10/2023		39.78%	Fair	Retain	N/A
LNILU1612	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	N/A
LNILU1613	Carpet	\$ 2800.00	8	13/01/2029		0.80%	Good	Retain	Replace asset LNILU1498
LNILU1614	Ceiling Fan	\$ 593.00	10	13/10/2023		0.89%	Fair	Retain	N/A
LNILU1615	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	1. Vertical

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1606	Skylight	\$ 1512.00	10	13/10/2029		1.20%	Good	Retain	Single roller blind installed on bedroom 1 window
LNILU1607	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU1608	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU1609	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU1610	Tapware	\$ 1316.00	15	13/10/2022		1.67%	Fair	Retain	Vertical

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1622	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A

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LNILU1623	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	N/A
LNILU1624	Downpipes	\$ 1758.00	20	13/10/2021		133.32%	Fair	Replace	1. Vertical
LNILU1625	Electrical Switchboard	\$ 1982.00	20	13/10/2033		53.01%	Good	Retain	Outdoor unit mc AOTG18KMTC S No.: T044641. Outdoor unit mc AOTS24LDC Seri No.: E005788 ; Replace asset LNILU0360
LNILU1626	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	1.25 Sink
LNILU1628	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Tiled
LNILU1630	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Aluminium Fram
LNILU1631	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	Timber fascia
LNILU1632	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU1633	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Tiled
LNILU1634	Water Tank	\$ 1680.00	25	13/10/2035		1.66%	Good	Retain	N/A
LNILU1635	Windows	\$ 3360.00	30	13/10/2037		22.85%	Good	Retain	1.25 Sink
LNILU1636	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU1637	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	N/A

Unit 23-24

Unit 23

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1639	Insulation	\$ 3584.00	20	13/10/2033		2.98%	Good	Retain	N/A
LNILU1640	Lighting	\$ 1926.00	15	13/10/2022		1.79%	Fair	Replace	N/A
LNILU1641	Sarking	\$ 4099.00	25	13/10/2035		5.78%	Good	Retain	N/A
LNILU1642	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Cracked tiles near sink and fittings

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Unit 24

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1703	Insulation	\$ 3584.00	20	13/10/2033		13.67%	Good	Retain	1.5 Bowl with mi
LNILU1704	Lighting	\$ 1926.00	15	13/10/2022		4.76%	Fair	Replace	N/A
LNILU1705	Sarking	\$ 4099.00	25	13/10/2035		4.33%	Good	Retain	1 Vertical blind
LNILU1706	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 23**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1664	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	Replace asset LNILU1823
LNILU1665	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU1666	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	Vertical blind has come apart
LNILU1667	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU1668	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Skylight installed toilet room.
LNILU1669	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	N/A
LNILU1670	Tiles - Floor	\$ 5880.00	20	13/10/2033		11.47%	Good	Retain	Fascias have bee recently repainte

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1652	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1. Vertical
LNILU1653	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU1654	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU1655	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Tiled; Cracked til are visible at the entry.
LNILU1656	Wardrobe	\$ 3192.00	10	13/10/2023		23.18%	Fair	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1657	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Vertical
LNILU1658	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Tiled Roof

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LNILU1659	Interior Painting	\$ 2464.00	10	13/10/2029			40.46%	Good	Retain	N/A
LNILU1660	Wardrobe	\$ 3192.00	10	13/10/2029			23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1681	Blind	\$ 504.00	10	13/10/2029		9.72%	Good	Retain	N/A
LNILU1682	Carpet	\$ 2800.00	8	13/03/2024		5.00%	Fair	Retain	N/A
LNILU1683	Ceiling Fan	\$ 593.00	10	13/10/2029		3.58%	Good	Retain	1.5 Bowl with mi:
LNILU1684	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	Signs of previous water damages - since last repaire

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1685	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU1686	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1643	Blind	\$ 504.00	10	13/10/2029		3.97%	Good	Retain	N/A
LNILU1644	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	100 x 100
LNILU1645	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU1646	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Laminate
LNILU1647	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		1.79%	Good	Retain	Two vertical blinds installed in living area.
LNILU1648	Vinyl	\$ 3360.00	10	13/10/2029		7.90%	Good	Retain	100 x 100
LNILU1649	Oven	\$ 1422.00	12	13/07/2030		3.72%	Good	Retain	N/A
LNILU1650	Rangehood	\$ 604.00	12	13/07/2030		0.37%	Good	Retain	N/A
LNILU1651	Sink & Fittings	\$ 2016.00	15	13/10/2031		26.01%	Good	Retain	Solar hot water system installed the roof.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1661	Interior Painting	\$ 2464.00	10	13/10/2029		0.27%	Good	Retain	Aluminium Fram
LNILU1662	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A

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LNILU1663	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.71%	Good	Retain	N/A
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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1677	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU1678	Carpet	\$ 2800.00	8	13/01/2029		0.80%	Good	Retain	N/A
LNILU1679	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Coloured pvc. St
LNILU1680	Interior Painting	\$ 2464.00	10	13/10/2029		1.17%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1671	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU1672	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	With light
LNILU1673	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.55%	Good	Retain	N/A
LNILU1674	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.32%	Good	Retain	Outdoor unit mc MUZ-GE60VAD Serial No.: 50055
LNILU1675	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1687	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	1. Vertical
LNILU1688	Doors	\$ 2240.00	30	13/10/2037		9.60%	Good	Retain	300 x 200
LNILU1689	Downpipes	\$ 1758.00	20	13/10/2033		118.18%	Good	Retain	N/A
LNILU1690	Electrical Switchboard	\$ 1982.00	20	13/10/2033		113.29%	Good	Retain	Shared between 23/24
LNILU1691	Exterior Painting	\$ 6160.00	10	13/10/2023		5.80%	Fair	Retain	N/A
LNILU1693	Flyscreens	\$ 2240.00	10	13/10/2029		57.00%	Good	Retain	N/A
LNILU1695	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	N/A
LNILU1697	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Skylight present bathroom.
LNILU1698	Porch	\$ 2979.00	30	13/10/2037		12.93%	Good	Retain	N/A
LNILU1699	Water Tank	\$ 1680.00	25	13/10/2035		21.04%	Good	Retain	N/A
LNILU1700	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	Aluminium frame/pivot

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LNILU1701	Balustrade	\$ 5600.00	20	13/10/2033		0.23%	Good	Retain	N/A
LNILU1702	Balcony Flooring	\$ 3808.00	20	13/10/2033		0.21%	Good	Retain	2 h/fan/light
LNILU4183	Awnings	\$ 1064.00	10	13/10/2029		29.84%	Good	Retain	Single roller blind installed on kitchen window.

Unit 24

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1729	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	New shutters in living room
LNILU1730	Shower Screen	\$ 2576.00	20	13/10/2033		0.20%	Good	Retain	Aluminium frame/pivot
LNILU1732	Tapware	\$ 1316.00	15	13/10/2031		113.09%	Good	Retain	N/A
LNILU1733	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.18%	Good	Retain	N/A
LNILU1734	Tiles - Floor	\$ 5880.00	20	13/10/2021		12.07%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1716	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	200 x 200
LNILU1717	Carpet	\$ 2800.00	8	13/03/2024		6.96%	Fair	Retain	Led type
LNILU1718	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	1 Roller blind
LNILU1719	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU1720	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1721	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU1722	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	1. Vertical
LNILU1723	Interior Painting	\$ 2464.00	10	13/10/2017		8.60%	Poor	Replace	Aluminium Fram
LNILU1724	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Aluminium Fram

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1745	Blind	\$ 504.00	10	13/10/2029		2.08%	Good	Retain	N/A
LNILU1746	Carpet	\$ 2800.00	8	13/03/2024		4.13%	Fair	Retain	Laminate

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LNILU1747	Ceiling Fan	\$ 593.00	10	13/10/2029			35.75%	Good	Retain	N/A
LNILU1748	Interior Painting	\$ 2464.00	10	13/10/2029			7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU1749	Carpet	\$ 2800.00	8	13/01/2029			0.07%	Good	Retain	N/A
LNILU1750	Interior Painting	\$ 2464.00	10	13/10/2029			3.35%	Good	Retain	Basin has been removed for better access and holes present next to the Cistern; Holes requires patching and painting

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU1707	Blind	\$ 504.00	10	13/10/2029			19.84%	Good	Retain	N/A
LNILU1708	Benchtops	\$ 2363.00	20	13/10/2021			8.94%	Fair	Retain	N/A
LNILU1709	Cooktop	\$ 1366.00	12	13/05/2023			29.77%	Fair	Retain	N/A
LNILU1710	Interior Painting	\$ 2464.00	10	13/10/2023			1.23%	Fair	Retain	N/A
LNILU1711	Kitchen Cabinets	\$ 3852.00	20	13/10/2021			1.34%	Fair	Retain	Mixer upgraded 1/4 turn
LNILU1712	Vinyl	\$ 3360.00	10	13/10/2029			21.73%	Good	Retain	Installed on all windows
LNILU1713	Oven	\$ 1422.00	12	13/07/2030			148.85%	Good	Retain	N/A
LNILU1714	Rangehood	\$ 604.00	12	13/05/2023			12.29%	Fair	Retain	1 Sheer curtain
LNILU1715	Sink & Fittings	\$ 2016.00	15	13/10/2031			94.58%	Good	Retain	Powder coated alum.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU1725	Interior Painting	\$ 2464.00	10	13/10/2023			3.47%	Fair	Replace	N/A
LNILU1726	Tiles - Wall	\$ 3763.00	20	13/10/2033			5.50%	Good	Retain	Painted
LNILU1727	Tiles - Floor	\$ 5880.00	20	13/10/2021			6.21%	Fair	Retain	Sub-board

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1740	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		159.11%	Good	Retain	Requires cleaning and regrouting; Bathroom tile floor has been re-gROUTED.
LNILU1741	Blind	\$ 504.00	10	13/10/2029		2.08%	Good	Retain	300 x 200
LNILU1742	Carpet	\$ 2800.00	8	13/03/2024		0.80%	Fair	Retain	Replace asset LNILU3328
LNILU1743	Ceiling Fan	\$ 593.00	10	13/10/2029		0.89%	Good	Retain	N/A
LNILU1744	Interior Painting	\$ 2464.00	10	13/10/2023		14.81%	Fair	Retain	Tiled

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1735	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	200 x 300
LNILU1736	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU1737	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.09%	Good	Retain	Single roller blind installed on Dining
LNILU1738	Tiles - Floor	\$ 5880.00	20	13/10/2021		4.25%	Fair	Retain	100 x 100; To be regROUTED.
LNILU1739	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1751	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	1 Fabric curtain
LNILU1752	Doors	\$ 2240.00	30	13/10/2037		45.58%	Good	Retain	Powder coated alum.
LNILU1753	Downpipes	\$ 1758.00	20	13/10/2033		130.02%	Good	Retain	Mounted on skylight
LNILU1754	Electrical Switchboard	\$ 1982.00	20	13/10/2033		26.21%	Good	Retain	Paint is peeling from front electric switchboard.
LNILU1755	Exterior Painting	\$ 6160.00	10	13/10/2029		1.22%	Good	Retain	N/A
LNILU1757	Flyscreens	\$ 2240.00	10	13/10/2029		49.50%	Good	Retain	N/A

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LNILU1759	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	N/A
LNILU1760	Lattice Screening	\$ 2576.00	20	13/10/2033			1.12%	Good	Retain	N/A
LNILU1761	Path	\$ 3763.00	30	13/10/2019			0.66%	Fair	Retain	Concrete
LNILU1762	Porch	\$ 2979.00	30	13/10/2019			59.36%	Fair	Retain	N/A
LNILU1763	Water Tank	\$ 1680.00	25	13/10/2035			1.66%	Good	Retain	N/A
LNILU1764	Windows	\$ 3360.00	30	13/10/2037			2.77%	Good	Retain	N/A
LNILU1765	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	Solar hot water system installed the roof.
LNILU1766	Balcony Flooring	\$ 3808.00	20	13/10/2033			8.46%	Good	Retain	Porch post has visible rust
LNILU4184	Awnings	\$ 1064.00	10	13/10/2023			4.70%	Fair	Retain	200 x 300

Unit 25-26

Unit 25

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1768	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1769	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Replace	N/A
LNILU1770	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU1771	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	100 x 100

Unit 26

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1832	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Powder coated alum.
LNILU1833	Lighting	\$ 1926.00	15	13/10/2031		6.55%	Good	Retain	Clothesline instal on wall.
LNILU1834	Sarking	\$ 4099.00	25	13/10/2035		72.16%	Good	Retain	200 x 200

Unit 25

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1794	Interior Painting	\$ 2464.00	10	13/10/2023		0.24%	Fair	Retain	N/A

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LNILU1795	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	New wiring
LNILU1796	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Steel
LNILU1797	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	1.5 Bowl with mi
LNILU1798	Tiles - Wall	\$ 3763.00	20	13/10/2021		14.95%	Fair	Retain	N/A
LNILU1799	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	1. Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1781	Blind	\$ 504.00	10	13/10/2029		19.64%	Good	Retain	Vertical blinds fit
LNILU1782	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU1783	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU1784	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	1.75 Bowl with n
LNILU1785	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	1 Roller blind

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1786	Blind	\$ 504.00	10	13/10/2029		8.33%	Good	Retain	Laminate
LNILU1787	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	N/A
LNILU1788	Interior Painting	\$ 2464.00	10	13/10/2029		7.10%	Good	Retain	N/A
LNILU1789	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	Aluminium Fram

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1810	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Transition area fr hall to bathroom poses as a trip hazard. Transitio area from hallwa toilet poses as a hazard
LNILU1811	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	200 x 200
LNILU1813	Interior Painting	\$ 2464.00	10	13/10/2023		7.31%	Fair	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1814	Carpet	\$ 2800.00	8	13/01/2029		1.38%	Good	Retain	N/A
LNILU1815	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Repair	N/A

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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1772	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	Dryer is resident owned.
LNILU1773	Benchtops	\$ 2363.00	20	13/10/2033		3.80%	Good	Retain	Cracked tiles near sink and fittings
LNILU1775	Interior Painting	\$ 2464.00	10	13/10/2023		6.17%	Fair	Repair	N/A
LNILU1776	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU1777	Vinyl	\$ 3360.00	10	13/10/2029		21.73%	Good	Retain	N/A
LNILU1778	Oven	\$ 1422.00	12	13/07/2030		66.98%	Good	Retain	N/A
LNILU1779	Rangehood	\$ 604.00	12	13/05/2023		14.90%	Fair	Retain	N/A
LNILU1780	Sink & Fittings	\$ 2016.00	15	13/10/2022		7.09%	Fair	Retain	Sink spout very hard to move

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1790	Interior Painting	\$ 2464.00	10	13/10/2017		3.65%	Poor	Retain	N/A
LNILU1791	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU1792	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.16%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1805	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU1806	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Aluminium frame/pivot
LNILU1807	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Colorbond Cover
LNILU1809	Interior Painting	\$ 2464.00	10	13/10/2017		14.81%	Poor	Repair	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1800	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Soffit has marks; requires re-paint
LNILU1801	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU1802	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.04%	Good	Retain	N/A
LNILU1803	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A

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LNILU1804	Tapware	\$ 1316.00	15	13/10/2031			10.59%	Good	Retain	N/A
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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1816	Clothesline	\$ 728.00	10	13/10/2017		24.73%	Good	Retain	Laminate
LNILU1817	Doors	\$ 2240.00	30	13/10/2019		16.79%	Fair	Retain	N/A
LNILU1818	Downpipes	\$ 1758.00	20	13/10/2033		122.87%	Good	Retain	N/A
LNILU1819	Electrical Switchboard	\$ 1982.00	20	13/10/2021		97.66%	Fair	Retain	Ceiling fan does have lights.
LNILU1820	Exterior Painting	\$ 6160.00	10	13/10/2023		2.14%	Fair	Repair	N/A
LNILU1822	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Skylight installed toilet room.
LNILU1824	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Washing machin resident owned.
LNILU1825	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	Washing machin resident owned.
LNILU1826	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Concrete
LNILU1827	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	1. Vertical
LNILU1828	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU1829	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	300 x 100
LNILU1830	Balustrade	\$ 5600.00	20	13/10/2033		0.99%	Good	Retain	Colorbond Cover
LNILU1831	Balcony Flooring	\$ 3808.00	20	13/10/2033		238.86%	Good	Retain	N/A
LNILU4185	Awnings	\$ 1064.00	10	13/10/2023		38.61%	Fair	Retain	Tiled Roof

Unit 26

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1858	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	2. Vertical
LNILU1859	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	Frame/pivot
LNILU1861	Skylight	\$ 1512.00	10	13/10/2029		12.04%	Good	Retain	
LNILU1862	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Repair work on ceiling is in progress.

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1845	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1. Vertical
LNILU1846	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	
LNILU1847	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Replace asset LNILU1758
LNILU1848	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	
LNILU1849	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	2. Vertical

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1850	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1. Vertical
LNILU1851	Carpet	\$ 2800.00	8	13/01/2029		0.15%	Good	Retain	
LNILU1852	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Colourbond
LNILU1853	Interior Painting	\$ 2464.00	10	13/10/2029		8.17%	Good	Retain	
LNILU1854	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1875	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	1. Vertical
LNILU1876	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	
LNILU1877	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	
LNILU1878	Interior Painting	\$ 2464.00	10	13/10/2029		1.83%	Good	Retain	

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1879	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	
LNILU1880	Interior Painting	\$ 2464.00	10	13/10/2029		0.81%	Good	Retain	

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1836	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	Laminate
LNILU1838	Cooktop	\$ 1366.00	12	13/07/2030		2.23%	Good	Retain	1 Roller blind
LNILU1839	Interior Painting	\$ 2464.00	10	13/10/2029		0.46%	Good	Retain	300 x 600
LNILU1841	Vinyl Flooring	\$ 4009.00	10	13/10/2029		22.08%	Good	Retain	



LNILU1842	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	
LNILU1843	Rangehood	\$ 604.00	12	13/07/2030		1.12%	Good	Retain	2 Heaters/f/light New globe fitted
LNILU1844	Sink & Fittings	\$ 2016.00	15	13/10/2031		2.36%	Good	Retain	Shared between 47/48

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1855	Interior Painting	\$ 2464.00	10	13/10/2029		1.00%	Good	Retain	

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1870	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	Outdoor unit mc ESE18HRB Serial No.: E012319
LNILU1871	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Painted
LNILU1872	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Shared 23/24
LNILU1873	Ceiling Fan	\$ 593.00	10	13/10/2029		12.51%	Good	Retain	Tiled
LNILU1874	Interior Painting	\$ 2464.00	10	13/10/2023		4.29%	Fair	Retain	1. Vertical

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1865	Skylight	\$ 1512.00	10	13/10/2029		16.85%	Good	Retain	Ceramic, 4 plate
LNILU1869	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Powder coated alum.

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1882	Doors	\$ 2240.00	30	13/10/2037		17.99%	Good	Retain	
LNILU1883	Downpipes	\$ 1758.00	20	13/10/2033		121.39%	Good	Retain	Aluminium frame/pivot
LNILU1884	Electrical Switchboard	\$ 1982.00	20	13/10/2033		50.77%	Good	Retain	Concrete
LNILU1885	Exterior Painting	\$ 6160.00	10	13/10/2023		6.10%	Fair	Retain	
LNILU1887	Flyscreens	\$ 2240.00	10	13/10/2029		18.00%	Good	Retain	Bathroom fitted skylight has beer shut.

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LNILU1889	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		152.08%	Good	Retain	
LNILU1890	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	Cracked cornice
LNILU1891	Path	\$ 3763.00	30	13/10/2019		2.41%	Fair	Repair	Concrete
LNILU1892	Porch	\$ 2979.00	30	13/10/2037		0.00%	Good	Retain	200 x 200
LNILU1893	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	100 x 100
LNILU1894	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	200 x 200
LNILU1895	Balcony Balustrade	\$ 3360.00	20	13/10/2033		5.06%	Good	Retain	Repair cracked pathway leading entrance
LNILU1896	Balcony Flooring	\$ 3808.00	20	13/10/2033		3.81%	Good	Retain	Tiled
LNILU4186	Awnings	\$ 1064.00	10	13/10/2023		48.64%	Fair	Replace	Tiled Roof

Unit 27-28

Unit 27

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1898	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1899	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	N/A
LNILU1900	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	Solar hot water system installed the roof.

Unit 28

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1961	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU1962	Lighting	\$ 1926.00	15	13/10/2022		11.31%	Fair	Retain	N/A
LNILU1963	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	N/A
LNILU1964	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	1. Vertical

Unit 27

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1924	Interior Painting	\$ 2464.00	10	13/10/2029		3.08%	Good	Retain	Electric solid, 4 p

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LNILU1926	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	1 Roller blind
LNILU1927	Tapware	\$ 1316.00	15	13/10/2031		0.00%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1911	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	Shared between 33/34
LNILU1912	Carpet	\$ 2800.00	8	13/01/2029		2.09%	Good	Retain	N/A
LNILU1913	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	Flaking paint on gutter, to be addressed at fut time in conjuncti with other painti tasks; to be monitored; Repainting of guttering completed.
LNILU1914	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU1915	Wardrobe	\$ 3192.00	10	13/10/2023		19.13%	Fair	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1916	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Front toilet room
LNILU1917	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	200 x 200
LNILU1918	Interior Painting	\$ 2464.00	10	13/10/2017		8.60%	Poor	Repair	Pathway cracked
LNILU1919	Wardrobe	\$ 3192.00	10	13/10/2029		6.38%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1940	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU1942	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU1943	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1944	Carpet	\$ 2800.00	8	13/01/2029		9.63%	Good	Retain	N/A

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LNILU1945	Interior Painting	\$ 2464.00	10	13/10/2023		0.10%	Fair	Retain	Clothesline require maintenance due to rust.
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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1902	Blind	\$ 504.00	10	13/10/2029		6.94%	Good	Retain	Solar hot water system installed on the roof.
LNILU1904	Cooktop	\$ 1366.00	12	13/07/2030		8.19%	Good	Retain	Two vertical blinds installed in living area.
LNILU1905	Interior Painting	\$ 2464.00	10	13/10/2029		1.23%	Good	Retain	600 x 300
LNILU1907	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	Tiled
LNILU1909	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	Bathroom wall tiles repaired; slight color variation, resident unconcerned.
LNILU1910	Sink & Fittings	\$ 2016.00	15	13/10/2031		33.10%	Good	Retain	Ceramic, 4 plates

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1920	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	Powder coated aluminum.

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1935	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		159.11%	Good	Retain	N/A
LNILU1936	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	N/A
LNILU1937	Carpet	\$ 2800.00	8	13/01/2029		0.27%	Good	Retain	N/A
LNILU1938	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	N/A
LNILU1939	Interior Painting	\$ 2464.00	10	13/10/2029		14.81%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1930	Skylight	\$ 1512.00	10	13/10/2029		39.72%	Good	Retain	Roller blind

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LNILU1934	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Toilet door requi repainting; launc door knob is diff to turn and latch stuck.
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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1946	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU1947	Doors	\$ 2240.00	30	13/10/2019		45.58%	Fair	Repair	Ceiling fan does have lights.
LNILU1948	Downpipes	\$ 1758.00	20	13/10/2033		122.87%	Good	Retain	N/A
LNILU1949	Electrical Switchboard	\$ 1982.00	20	13/10/2033		108.82%	Good	Retain	Shared between 27/28
LNILU1950	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Washing machin resident owned.
LNILU1952	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU1954	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		14.89%	Good	Retain	N/A
LNILU1955	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Painted
LNILU1956	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU1957	Water Tank	\$ 1680.00	25	13/10/2035		21.04%	Good	Retain	N/A
LNILU1958	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU1959	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	Sliding door with mirror
LNILU1960	Balcony Flooring	\$ 3808.00	20	13/10/2033		2.54%	Good	Retain	N/A
LNILU4187	Awnings	\$ 1064.00	10	13/10/2023		57.40%	Fair	Retain	Led type

Unit 28

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1988	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	1. Vertical
LNILU1989	Interior Painting	\$ 2464.00	10	13/10/2029		1.54%	Good	Retain	Blinds present : vertical and rolle types.
LNILU1991	Skylight	\$ 1512.00	10	13/10/2029		3.61%	Good	Retain	N/A

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LNILU1992	Tapware	\$ 1316.00	15	13/10/2031			119.05%	Good	Retain	N/A
LNILU1993	Tiles - Wall	\$ 3763.00	20	13/10/2021			14.95%	Fair	Retain	Single roller blind installed on Dining
LNILU1994	Tiles - Floor	\$ 5880.00	20	13/10/2021			5.74%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1974	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Blinds present : vertical and roller types.
LNILU1975	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU1976	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	1. Vertical
LNILU1977	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	Touch-up paint needed for bathroom wall.
LNILU1978	Interior Painting	\$ 2464.00	10	13/10/2023		10.31%	Fair	Retain	100 x 100
LNILU1979	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1980	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Concrete
LNILU1981	Carpet	\$ 2800.00	8	13/01/2029		4.79%	Good	Retain	N/A
LNILU1982	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	Coloured pvc
LNILU1983	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2006	Blind	\$ 504.00	10	13/10/2029		22.92%	Good	Retain	Aluminium Fram
LNILU2007	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	Fan with integrated lights present.
LNILU2008	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2009	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	1. Vertical
LNILU2010	Interior Painting	\$ 2464.00	10	13/10/2029		6.03%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2011	Carpet	\$ 2800.00	8	13/01/2029		2.28%	Good	Retain	N/A

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LNILU2012	Interior Painting	\$ 2464.00	10	13/10/2029			4.06%	Good	Retain	N/A
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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1965	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	N/A
LNILU1966	Benchtops	\$ 2363.00	20	13/10/2033		2.68%	Good	Retain	N/A
LNILU1967	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU1968	Interior Painting	\$ 2464.00	10	13/10/2029		1.85%	Good	Retain	Roller blind
LNILU1969	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Repair trip hazard
LNILU1970	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU1971	Oven	\$ 1422.00	12	13/07/2030		70.70%	Good	Retain	Tiled Roof
LNILU1972	Rangehood	\$ 604.00	12	13/07/2030		12.29%	Good	Retain	1 Sheer curtain & Fabric curtain; Curtains owned by resident.
LNILU1973	Sink & Fittings	\$ 2016.00	15	13/10/2031		89.85%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1985	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	1. Vertical
LNILU1986	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU1987	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Vinyl flooring near front door in living area shows staining

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2001	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2002	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU2003	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Powder coated alum.
LNILU2004	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	Aluminium Fram
LNILU2005	Interior Painting	\$ 2464.00	10	13/10/2029		14.81%	Good	Retain	Tiled Roof

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU1995	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	300 x 200
LNILU1996	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU1997	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.08%	Good	Retain	N/A
LNILU1998	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.04%	Good	Retain	Vertical
LNILU1999	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	1. Vertical

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2013	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	N/A
LNILU2014	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	Outdoor unit mc AOT24LCC Serial No.: E000380
LNILU2015	Downpipes	\$ 1758.00	20	13/10/2021		28.36%	Fair	Repair	N/A
LNILU2016	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 27/28
LNILU2017	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	2. Vertical
LNILU2019	Flyscreens	\$ 2240.00	10	13/10/2023		60.00%	Fair	Replace	N/A
LNILU2021	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		25.86%	Good	Retain	N/A
LNILU2022	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	2 Heaters/f/light
LNILU2023	Path	\$ 3763.00	30	13/10/2037		1.99%	Good	Repair	Path cracks adjac U28 water tank
LNILU2024	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU2025	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU2026	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	200 x 200
LNILU2027	Balustrade	\$ 5600.00	20	13/10/2033		0.83%	Good	Retain	N/A
LNILU2028	Balcony Flooring	\$ 3808.00	20	13/10/2033		227.49%	Good	Retain	200 x 200
LNILU4188	Awnings	\$ 1064.00	10	13/10/2023		56.39%	Fair	Retain	N/A

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Unit 29

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2030	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU2032	Sarking	\$ 4099.00	25	13/10/2035		59.61%	Good	Retain	N/A

Unit 30

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2096	Insulation	\$ 3584.00	20	13/10/2033		20.15%	Good	Retain	Tiled Roof
LNILU2098	Sarking	\$ 4099.00	25	13/10/2035		24.55%	Good	Retain	N/A

Unit 29**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2057	Exhaust Fan	\$ 257.00	10	13/10/2029		29.53%	Good	Retain	Bathroom needs cleaning.
LNILU2058	Interior Painting	\$ 2464.00	10	13/10/2029		0.24%	Good	Retain	N/A
LNILU2060	Skylight	\$ 1512.00	10	13/10/2029		3.61%	Good	Retain	Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2043	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	100 x 100
LNILU2044	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	N/A
LNILU2045	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Shared between 39/40
LNILU2046	Ceiling Fan	\$ 593.00	10	13/10/2029		13.41%	Good	Retain	Shared between 31/32
LNILU2047	Interior Painting	\$ 2464.00	10	13/10/2029		4.38%	Good	Retain	Single roller blind installed on bedroom 2 window
LNILU2048	Wardrobe	\$ 3192.00	10	13/10/2029		0.58%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2049	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	N/A
LNILU2050	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	N/A

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LNILU2051	Carpet	\$ 2800.00	8	13/01/2029		2.03%	Good	Retain	N/A
LNILU2052	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	4h/f/light
LNILU2053	Wardrobe	\$ 3192.00	10	13/10/2029		7.53%	Good	Retain	250 x 200

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2074	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2075	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Powder coated alum.
LNILU2076	Ceiling Fan	\$ 593.00	10	13/10/2029		10.73%	Good	Retain	Aluminium Fram
LNILU2077	Interior Painting	\$ 2464.00	10	13/10/2029		2.19%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2078	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU2079	Interior Painting	\$ 2464.00	10	13/10/2029		1.93%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2034	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	Aluminium Fram Dining window requires new roll window is too he to open and clos Bedroom and kitchen windows require seals to prevent water ingress.
LNILU2036	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	Marks on the ceiling; Repaintir advised.
LNILU2037	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	N/A
LNILU2039	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU2040	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU2041	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	N/A

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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2054	Interior Painting	\$ 2464.00	10	13/10/2023		3.65%	Fair	Repair	1. Vertical

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2069	Air Conditioner - Split System	\$ 2016.00	10	13/10/2033		503.84%	Excellent	Retain	Mostly led by ow
LNILU2070	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Installed on all windows; Kitcher awning is mould to be monitored
LNILU2071	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Installed on all windows
LNILU2072	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	200 x 200
LNILU2073	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	300 x 300

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2064	Skylight	\$ 1512.00	10	13/10/2029		14.44%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2080	Clothesline	\$ 728.00	10	13/10/2029		4.95%	Good	Retain	N/A
LNILU2081	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Timber fascia
LNILU2082	Downpipes	\$ 1758.00	20	13/10/2033		130.02%	Good	Retain	N/A
LNILU2083	Electrical Switchboard	\$ 1982.00	20	13/10/2033		37.95%	Good	Retain	Shared between units 29/30
LNILU2084	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Aluminium frame/pivot
LNILU2086	Flyscreens	\$ 2240.00	10	13/10/2023		60.00%	Fair	Retain	N/A
LNILU2088	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU2089	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU2090	Path	\$ 3763.00	30	13/10/2037		2.29%	Good	Retain	1.75 Sink
LNILU2091	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A

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LNILU2092	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	200 x 200, moulc needs cleaning
LNILU2093	Windows	\$ 3360.00	30	13/10/2037		8.31%	Good	Retain	N/A
LNILU2094	Balustrade	\$ 5600.00	20	13/10/2021		3.04%	Fair	Replace	With light
LNILU2095	Balcony Flooring	\$ 3808.00	20	13/10/2033		3.59%	Good	Retain	N/A

Unit 30

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2144	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	N/A
LNILU2145	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Replace	Remove ductwork and close all vents possible.
LNILU2146	Downpipes	\$ 1758.00	20	13/10/2033		69.42%	Good	Retain	N/A
LNILU2147	Electrical Switchboard	\$ 1982.00	20	13/10/2033		84.84%	Good	Retain	Empty and flush water tank and check seal; Water tank has been fixed
LNILU2148	Exterior Painting	\$ 6160.00	10	13/10/2023		2.14%	Fair	Replace	Double door built wardrobe
LNILU2149	Fascias	\$ 5140.00	20	13/10/2033		15.31%	Good	Retain	Tiled Roof
LNILU2150	Flyscreens	\$ 2240.00	10	13/10/2017		60.00%	Poor	Repair	Properly secure dining room screen
LNILU2151	Guttering	\$ 2844.00	20	13/10/2033		133.97%	Good	Retain	N/A
LNILU2152	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		10.97%	Good	Retain	Repair blinds around unit
LNILU2154	Path	\$ 3763.00	30	13/10/2037		0.90%	Good	Retain	2 Sheer curtain; Curtains owned by resident.
LNILU2155	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	100 x 100
LNILU2156	Water Tank	\$ 1680.00	25	13/10/2035		18.27%	Good	Retain	N/A
LNILU2157	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	250 x 200
LNILU2158	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	N/A
LNILU2159	Balcony Flooring	\$ 3808.00	20	13/10/2033		2.96%	Good	Retain	N/A

Unit 31-32

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Unit 31

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2161	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Mixer upgraded 1/4 turn
LNILU2162	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	50 x 50
LNILU2163	Sarking	\$ 4099.00	25	13/10/2035		54.88%	Good	Retain	Solar hot water system installed the roof.
LNILU2164	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 32

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2228	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Outdoor unit mc DXC18ZMA-S Se No.: 480101940E
LNILU2229	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Replace	Light switch not working properly
LNILU2230	Sarking	\$ 4099.00	25	13/10/2035		32.70%	Good	Retain	Painted
LNILU2231	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Ceramic, 4 plate

Unit 31**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2188	Exhaust Fan	\$ 257.00	10	13/10/2029		13.42%	Good	Retain	N/A
LNILU2189	Interior Painting	\$ 2464.00	10	13/10/2029		2.68%	Good	Retain	Ceramic, 4 plate
LNILU2190	Shower Screen	\$ 2576.00	20	13/10/2021		8.15%	Fair	Retain	Laminate
LNILU2191	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Tiled
LNILU2192	Tapware	\$ 1316.00	15	13/10/2031		53.57%	Good	Retain	Solar hot water system installed the roof.
LNILU2193	Tiles - Wall	\$ 3763.00	20	13/10/2021		15.73%	Fair	Retain	N/A
LNILU2194	Tiles - Floor	\$ 5880.00	20	13/10/2009		12.07%	Good	Retain	1 Vertical blind

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2175	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A

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LNILU2176	Ceiling Fan	\$ 593.00	10	13/10/2029			35.75%	Good	Retain	Shared between 58/59
LNILU2178	Interior Painting	\$ 2464.00	10	13/10/2029			10.31%	Good	Retain	N/A
LNILU2179	Wardrobe	\$ 3192.00	10	13/10/2029			23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU2181	Carpet	\$ 2800.00	8	13/01/2029			5.80%	Good	Retain	N/A
LNILU2183	Interior Painting	\$ 2464.00	10	13/10/2029			8.60%	Good	Retain	N/A
LNILU2184	Wardrobe	\$ 3192.00	10	13/10/2029			23.18%	Good	Retain	300 x 300

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU2207	Carpet	\$ 2800.00	8	13/01/2029			0.00%	Good	Retain	N/A
LNILU2208	Ceiling Fan	\$ 593.00	10	13/10/2029			12.51%	Good	Retain	Colorbond Cover
LNILU2210	Interior Painting	\$ 2464.00	10	13/10/2029			7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU2211	Carpet	\$ 2800.00	8	13/01/2029			2.28%	Good	Retain	Shared between 1/2
LNILU2212	Interior Painting	\$ 2464.00	10	13/10/2023			3.35%	Fair	Retain	1 Vertical blind

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments	
LNILU2166	Benchtops	\$ 2363.00	20	13/10/2033			7.37%	Good	Retain	N/A
LNILU2167	Cooktop	\$ 1366.00	12	13/07/2030			12.65%	Good	Retain	Laminate
LNILU2168	Interior Painting	\$ 2464.00	10	13/10/2029			0.46%	Good	Retain	N/A
LNILU2169	Kitchen Cabinets	\$ 3852.00	20	13/10/2033			8.93%	Good	Retain	100 x 100
LNILU2170	Vinyl	\$ 3360.00	10	13/10/2029			9.22%	Good	Retain	Single roller blind installed on kitch window.
LNILU2171	Oven	\$ 1422.00	12	13/07/2030			37.21%	Good	Retain	Framed/pivot do
LNILU2172	Rangehood	\$ 604.00	12	13/05/2035			14.90%	Excellent	Retain	N/A
LNILU2173	Sink & Fittings	\$ 2016.00	15	13/10/2031			89.85%	Good	Retain	N/A

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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2185	Interior Painting	\$ 2464.00	10	13/10/2023		3.65%	Fair	Repair	Electric solid, 4 p
LNILU2186	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU2187	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2200	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU2202	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU2203	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2205	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	Aluminium Fram Cleaning is requi to ensure proper usability.

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2195	Skylight	\$ 1512.00	10	13/10/2029		39.72%	Good	Retain	N/A
LNILU2196	Toilet & Cistern	\$ 2027.00	20	13/10/2033		14.92%	Good	Retain	N/A
LNILU2197	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.09%	Good	Retain	Concrete
LNILU2198	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU2199	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2213	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	N/A
LNILU2214	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	N/A
LNILU2215	Downpipes	\$ 1758.00	20	13/10/2033		143.83%	Good	Retain	N/A
LNILU2216	Electrical Switchboard	\$ 1982.00	20	13/10/2033		24.56%	Good	Retain	Laminate
LNILU2217	Exterior Painting	\$ 6160.00	10	13/10/2029		0.46%	Good	Retain	Steel
LNILU2219	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A

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LNILU2221	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		2.35%	Good	Retain	Sub-board
LNILU2222	Path	\$ 3763.00	30	13/10/2037		1.08%	Good	Retain	N/A
LNILU2223	Porch	\$ 2979.00	30	13/10/2037		1.62%	Good	Retain	Outdoor unit mc WRC-071AS Seri No.: 8747290800
LNILU2224	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU2225	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Skylight installed toilet room.
LNILU2226	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU2227	Balcony Flooring	\$ 3808.00	20	13/10/2009		8.46%	Poor	Replace	N/A

Unit 32

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2256	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU2257	Interior Painting	\$ 2464.00	10	13/10/2023		1.06%	Fair	Retain	N/A
LNILU2258	Shower Screen	\$ 2576.00	20	13/10/2021		6.73%	Fair	Retain	Laminate
LNILU2259	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	1. Vertical
LNILU2260	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU2261	Tiles - Wall	\$ 3763.00	20	13/10/2021		14.95%	Fair	Retain	N/A
LNILU2262	Tiles - Floor	\$ 5880.00	20	13/10/2033		3.62%	Good	Retain	Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2241	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Smoke alarm installed in hallw
LNILU2242	Carpet	\$ 2800.00	8	13/01/2029		2.26%	Good	Retain	Single roller blind installed on kitch window.
LNILU2243	Ceiling Fan	\$ 593.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU2244	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU2245	Interior Painting	\$ 2464.00	10	13/10/2029		8.50%	Good	Retain	100 x 100
LNILU2246	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2247	Blind	\$ 504.00	10	13/10/2029		1.79%	Good	Retain	N/A
LNILU2248	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Vertical
LNILU2249	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2250	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	1 Fabric curtain; Curtains owned l resident.
LNILU2251	Interior Painting	\$ 2464.00	10	13/10/2023		8.60%	Fair	Replace	N/A
LNILU2252	Wardrobe	\$ 3192.00	10	13/10/2029		11.01%	Good	Retain	Shared between 3/4

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2273	Blind	\$ 504.00	10	13/10/2029		0.69%	Good	Retain	N/A
LNILU2274	Carpet	\$ 2800.00	8	13/03/2024		1.75%	Fair	Retain	Smoke alarm recorded - 1 in hallway, 1 in Bedroom 1.
LNILU2275	Ceiling Fan	\$ 593.00	10	13/10/2023		29.49%	Fair	Retain	N/A
LNILU2276	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU2277	Interior Painting	\$ 2464.00	10	13/10/2029		2.37%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2278	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU2279	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	Skylight installed toilet room.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2232	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	1 Roller blind
LNILU2233	Benchtops	\$ 2363.00	20	13/10/2033		0.22%	Good	Retain	N/A
LNILU2234	Cooktop	\$ 1366.00	12	13/03/2016		8.93%	Poor	Replace	200 x 200
LNILU2235	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	N/A
LNILU2236	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		16.97%	Good	Retain	22mm granite. Laminate

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LNILU2237	Vinyl	\$ 3360.00	10	13/10/2029		21.73%	Good	Retain	300 x 600
LNILU2238	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU2239	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	N/A
LNILU2240	Sink & Fittings	\$ 2016.00	15	13/10/2031		78.03%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2253	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	Maintenance to secure front door weather strip
LNILU2254	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.50%	Good	Retain	N/A
LNILU2255	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2268	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Repainting suggested.
LNILU2269	Blind	\$ 504.00	10	13/10/2029		22.92%	Good	Retain	N/A
LNILU2270	Carpet	\$ 2800.00	8	13/01/2029		8.84%	Good	Retain	Skylight present bathroom.
LNILU2271	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	1.25 Bowl with n
LNILU2272	Interior Painting	\$ 2464.00	10	13/10/2029		8.18%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2263	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	Cracks are visible cornices.
LNILU2264	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU2265	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Blind adjuster broken
LNILU2266	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	Re-paint B1 ceiling
LNILU2267	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Flaking paint, to be addressed at future time in conjunction with other painting tasks; to be monitored

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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2280	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	Solar hot water system installed the roof.
LNILU2281	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	N/A
LNILU2282	Downpipes	\$ 1758.00	20	13/10/2033		110.36%	Good	Retain	Wardrobe in Bedroom 2 exhibit minor peeling.
LNILU2283	Electrical Switchboard	\$ 1982.00	20	13/10/2033		31.26%	Good	Retain	2. Vertical
LNILU2284	Exterior Painting	\$ 6160.00	10	13/10/2029		2.59%	Good	Retain	Requires cleaning
LNILU2286	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Bathroom needs cleaning.
LNILU2288	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		2.35%	Good	Retain	N/A
LNILU2289	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Path cracks front and side U32
LNILU2290	Porch	\$ 2979.00	30	13/10/2037		53.36%	Good	Retain	Washing machine resident owned.
LNILU2291	Water Tank	\$ 1680.00	25	13/10/2035		4.43%	Good	Retain	Empty and flush water tank and check seal
LNILU2292	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU2293	Balustrade	\$ 5600.00	20	13/10/2033		7.49%	Good	Retain	1. Vertical
LNILU2294	Balcony Flooring	\$ 3808.00	20	13/10/2033		0.63%	Good	Retain	N/A

Unit 33-34

Unit 33

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2296	Insulation	\$ 3584.00	20	13/10/2033		15.50%	Good	Retain	Electric solid, 4 p
LNILU2297	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU2298	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU2299	Smoke Alarms	\$ 263.00	20	13/10/2033		6.25%	Good	Retain	N/A

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Unit 34

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2359	Insulation	\$ 3584.00	20	13/10/2033		20.87%	Good	Retain	Ceramic, 4 plate
LNILU2360	Lighting	\$ 1926.00	15	13/10/2037		1.79%	Excellent	Retain	Steel
LNILU2361	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU2362	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Smoke alarm installed in hallw

Unit 33**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2322	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	Replace asset LNILU1364
LNILU2323	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU2324	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	Ceramic, 4 plate
LNILU2325	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU2326	Tapware	\$ 1316.00	15	13/10/2031		23.81%	Good	Retain	200 x 200
LNILU2327	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.15%	Good	Retain	Ceramic, 4 plate
LNILU2328	Tiles - Floor	\$ 5880.00	20	13/10/2033		9.96%	Good	Retain	Replace asset LNILU3456

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2310	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU2311	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2312	Curtains	\$ 1792.00	6	13/03/2028		29.76%	Good	Retain	Kitchen cabinet recorded as need cleaning.
LNILU2313	Interior Painting	\$ 2464.00	10	13/10/2029		3.61%	Good	Retain	N/A
LNILU2314	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	1. Vertical
LNILU4836	Blind	\$ 504.00	10	13/10/2033		0.00%	Excellent	Retain	Single roller blind installed on bedroom 2 wind

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2315	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	2. Vertical
LNILU2316	Curtains	\$ 1792.00	6	13/03/2028		14.14%	Good	Retain	New clothesline
LNILU2317	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A
LNILU2318	Wardrobe	\$ 3192.00	10	13/10/2023		23.18%	Fair	Retain	N/A
LNILU4837	Blind	\$ 504.00	10	13/10/2033		0.00%	Excellent	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2339	Carpet	\$ 2800.00	8	13/01/2029		2.38%	Good	Retain	Path crack oppo: kitchen window
LNILU2340	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2341	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	300 x 200
LNILU4838	Blind	\$ 504.00	10	13/10/2033		0.00%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2342	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU2343	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2300	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	1. Vertical
LNILU2301	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU2302	Cooktop	\$ 1366.00	12	13/07/2030		0.00%	Good	Retain	N/A
LNILU2303	Curtains	\$ 1792.00	6	13/03/2028		0.00%	Good	Retain	N/A
LNILU2304	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Laminate
LNILU2305	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU2306	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU2307	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	Vertical
LNILU2308	Ranghood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	600 x 300
LNILU2309	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2319	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A
LNILU2320	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU2321	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2334	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU2335	Carpet	\$ 2800.00	8	13/01/2029		2.14%	Good	Retain	Tiled
LNILU2336	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2337	Curtains	\$ 1792.00	6	13/03/2028		28.27%	Good	Retain	N/A
LNILU2338	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	200 x 200

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2329	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Noisy when in operation.
LNILU2330	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	Skylight present bathroom.
LNILU2331	Tiles - Wall	\$ 3763.00	20	13/10/2033		0.86%	Good	Retain	Mobile receptor various parts of village is weak
LNILU2332	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	Requires cleaning and regrouting
LNILU2333	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Sliding door with mirror

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2344	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	N/A
LNILU2345	Doors	\$ 2240.00	30	13/10/2037		14.39%	Good	Retain	N/A
LNILU2346	Downpipes	\$ 1758.00	20	13/10/2021		72.79%	Fair	Retain	Minor chips observed on wall surface.

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LNILU2347	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	200 x 200
LNILU2348	Exterior Painting	\$ 6160.00	10	13/10/2029		5.80%	Good	Retain	N/A
LNILU2350	Flyscreens	\$ 2240.00	10	13/10/2023		57.00%	Fair	Repair	Upgrade to 1/4 t
LNILU2352	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU2353	Path	\$ 3763.00	30	13/10/2037		1.08%	Good	Retain	2 Sheer curtain; Curtains owned l resident.
LNILU2354	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU2355	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU2356	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Powder coated alum.
LNILU2357	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A

Unit 34

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2385	Interior Painting	\$ 2464.00	10	13/10/2033		0.97%	Excellent	Retain	Solar hot water system installed the roof.
LNILU2386	Shower Screen	\$ 2576.00	20	13/10/2041		0.61%	Excellent	Retain	N/A
LNILU2388	Tapware	\$ 1316.00	15	13/10/2037		119.05%	Excellent	Retain	N/A
LNILU2389	Tiles - Wall	\$ 3763.00	20	13/10/2041		5.11%	Excellent	Retain	N/A
LNILU2390	Tiles - Floor	\$ 5880.00	20	13/10/2041		0.91%	Excellent	Retain	RegROUT

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2373	Carpet	\$ 2800.00	8	13/03/2032		2.44%	Excellent	Retain	N/A
LNILU2374	Ceiling Fan	\$ 593.00	10	13/10/2033		35.75%	Excellent	Retain	N/A
LNILU2375	Interior Painting	\$ 2464.00	10	13/10/2033		10.31%	Excellent	Retain	1 Sheer curtain & Fabric curtain; Curtains owned l resident.
LNILU2376	Wardrobe	\$ 3192.00	10	13/10/2033		6.95%	Excellent	Retain	1 Vertical blind

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2377	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	1 Sheer curtain; Curtains owned by resident.
LNILU2378	Carpet	\$ 2800.00	8	13/03/2032		5.80%	Excellent	Retain	Vertical
LNILU2379	Interior Painting	\$ 2464.00	10	13/10/2033		1.72%	Excellent	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2404	Interior Painting	\$ 2464.00	10	13/10/2033		0.55%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2406	Interior Painting	\$ 2464.00	10	13/10/2033		1.83%	Excellent	Retain	Washing machine resident owned.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2363	Blind	\$ 504.00	10	13/10/2033		16.37%	Excellent	Retain	200 x 200
LNILU2364	Benchtops	\$ 2363.00	20	13/10/2041		0.67%	Excellent	Retain	Tiled Roof
LNILU2365	Cooktop	\$ 1366.00	12	13/05/2035		9.68%	Excellent	Retain	N/A
LNILU2366	Interior Painting	\$ 2464.00	10	13/10/2033		6.17%	Excellent	Retain	Requires cleaning and regrouting. Has been cleaned and regrouted
LNILU2367	Kitchen Cabinets	\$ 3852.00	20	13/10/2041		14.74%	Excellent	Retain	Some led lighting
LNILU2368	Vinyl	\$ 3360.00	10	13/10/2033		26.34%	Excellent	Retain	N/A
LNILU2369	Oven	\$ 1422.00	12	13/05/2035		29.77%	Excellent	Retain	N/A
LNILU2370	Rangehood	\$ 604.00	12	13/05/2035		14.90%	Excellent	Retain	Electric solid, 4 p
LNILU2371	Sink & Fittings	\$ 2016.00	15	13/10/2037		94.58%	Excellent	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2381	Interior Painting	\$ 2464.00	10	13/10/2033		3.01%	Excellent	Retain	N/A
LNILU2382	Tiles - Wall	\$ 3763.00	20	13/10/2041		4.78%	Excellent	Retain	Shared between 29/30

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LNILU2383	Tiles - Floor	\$ 5880.00	20	13/10/2041		6.21%	Excellent	Retain	N/A
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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2396	Air Conditioner - Split System	\$ 2016.00	10	13/10/2033		159.11%	Excellent	Retain	N/A
LNILU2397	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	Refit blind into mounting
LNILU2399	Ceiling Fan	\$ 593.00	10	13/10/2033		35.75%	Excellent	Retain	N/A
LNILU2400	Interior Painting	\$ 2464.00	10	13/10/2033		15.58%	Excellent	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2391	Skylight	\$ 1512.00	10	13/10/2029		39.72%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2408	Doors	\$ 2240.00	30	13/10/2049		3.60%	Excellent	Retain	RegROUT
LNILU2409	Downpipes	\$ 1758.00	20	13/10/2033		26.99%	Good	Retain	Skylight installed toilet room.
LNILU2410	Electrical Switchboard	\$ 1982.00	20	13/10/2033		73.68%	Good	Retain	Shared between units 33/34
LNILU2411	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A
LNILU2413	Flyscreens	\$ 2240.00	10	13/10/2033		60.00%	Excellent	Retain	N/A
LNILU2415	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU2416	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	1 Sheer curtain; Curtains owned I resident.
LNILU2417	Porch	\$ 2979.00	30	13/10/2037		29.10%	Good	Retain	N/A
LNILU2418	Water Tank	\$ 1680.00	25	13/10/2035		44.20%	Good	Retain	N/A
LNILU2419	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	22mm granite
LNILU2420	Balustrade	\$ 5600.00	20	13/10/2033		1.44%	Good	Retain	Tiled
LNILU2421	Balcony Flooring	\$ 3808.00	20	13/10/2033		6.98%	Good	Retain	N/A

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Unit 35

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2423	Insulation	\$ 3584.00	20	13/10/2033		13.67%	Good	Retain	Laminate
LNILU2424	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	N/A
LNILU2425	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Concrete

Unit 36

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2487	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Painted
LNILU2488	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	Oven door handle loose; Action completed: oven repaired
LNILU2489	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	Tiled; Tiles coming loose and chipping
LNILU2490	Smoke Alarms	\$ 263.00	20	13/10/2033		1.34%	Good	Retain	Tiled

Unit 35**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2448	Exhaust Fan	\$ 257.00	10	13/10/2029		34.01%	Good	Retain	N/A
LNILU2449	Interior Painting	\$ 2464.00	10	13/10/2029		1.22%	Good	Retain	Dryer is resident owned.
LNILU2451	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU2452	Tapware	\$ 1316.00	15	13/10/2031		98.21%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2436	Blind	\$ 504.00	10	13/10/2029		19.64%	Good	Retain	Laminate
LNILU2437	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Small paint chip visible on the ceiling.
LNILU2438	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2439	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU2440	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2441	Blind	\$ 504.00	10	13/10/2029		10.71%	Good	Retain	N/A
LNILU2442	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	N/A
LNILU2443	Interior Painting	\$ 2464.00	10	13/10/2029		3.01%	Good	Retain	1. Sheer curtain
LNILU2444	Wardrobe	\$ 3192.00	10	13/10/2029		8.11%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2465	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2466	Carpet	\$ 2800.00	8	13/01/2029		4.13%	Good	Retain	N/A
LNILU2467	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	N/A
LNILU2468	Interior Painting	\$ 2464.00	10	13/10/2029		6.03%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2469	Carpet	\$ 2800.00	8	13/01/2029		0.83%	Good	Retain	N/A
LNILU2470	Interior Painting	\$ 2464.00	10	13/10/2023		3.35%	Fair	Retain	Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2427	Blind	\$ 504.00	10	13/10/2029		16.37%	Good	Retain	N/A
LNILU2429	Cooktop	\$ 1366.00	12	13/07/2030		24.56%	Good	Retain	N/A
LNILU2430	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Sink spout very s hard to move; Si and fittings requ upgrading.
LNILU2432	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU2433	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	Vertical
LNILU2434	Rangehood	\$ 604.00	12	13/07/2030		1.12%	Good	Retain	N/A
LNILU2435	Sink & Fittings	\$ 2016.00	15	13/10/2031		78.03%	Good	Retain	Aluminium Fram

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2445	Interior Painting	\$ 2464.00	10	13/10/2023		0.27%	Fair	Retain	N/A

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2461	Blind	\$ 504.00	10	13/10/2029		0.00%	Good	Retain	N/A
LNILU2462	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	4 Plate
LNILU2463	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2464	Interior Painting	\$ 2464.00	10	13/10/2029		1.17%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2455	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A
LNILU2459	Tapware	\$ 1316.00	15	13/10/2031		7.24%	Good	Retain	Outdoor unit mc AOTR24LCC Seri No.: E004334; Outdoor Unit - Model : CU- RZ71AKR ; Serial : F057001470.

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2472	Doors	\$ 2240.00	30	13/10/2019		21.59%	Fair	Repair	Tiled
LNILU2473	Downpipes	\$ 1758.00	20	13/10/2021		130.85%	Fair	Replace	N/A
LNILU2474	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 35 and 36
LNILU2475	Exterior Painting	\$ 6160.00	10	13/10/2029		0.46%	Good	Retain	Tiled
LNILU2477	Flyscreens	\$ 2240.00	10	13/10/2029		12.00%	Good	Retain	Painted
LNILU2479	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Washing machin resident owned.
LNILU2480	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	2. Vertical
LNILU2481	Path	\$ 3763.00	30	13/10/2037		0.48%	Good	Retain	N/A
LNILU2482	Porch	\$ 2979.00	30	13/10/2037		4.85%	Good	Retain	Outdoor unit mc CU-Z18RKR Seria No.: 6550412591
LNILU2483	Water Tank	\$ 1680.00	25	13/10/2035		2.21%	Good	Retain	N/A
LNILU2484	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A

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LNILU2485	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	N/A
LNILU2486	Balcony Flooring	\$ 3808.00	20	13/10/2021			8.46%	Fair	Retain	N/A

Unit 36

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2513	Exhaust Fan	\$ 257.00	10	13/10/2029		29.53%	Good	Retain	Laminate
LNILU2514	Interior Painting	\$ 2464.00	10	13/10/2029		0.24%	Good	Retain	N/A
LNILU2515	Shower Screen	\$ 2576.00	20	13/10/2021		8.15%	Fair	Repair	Mould in screen door
LNILU2516	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Tiled Roof
LNILU2517	Tapware	\$ 1316.00	15	13/10/2031		8.93%	Good	Retain	N/A
LNILU2518	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.18%	Good	Retain	To be repainted.
LNILU2519	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2500	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	N/A
LNILU2501	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU2503	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU2504	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Skylight present bathroom.

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2505	Blind	\$ 504.00	10	13/10/2029		5.95%	Good	Retain	N/A
LNILU2506	Carpet	\$ 2800.00	8	13/01/2029		2.03%	Good	Retain	N/A
LNILU2507	Ceiling Fan	\$ 593.00	10	13/10/2029		7.15%	Good	Retain	N/A
LNILU2508	Interior Painting	\$ 2464.00	10	13/10/2023		8.60%	Fair	Repair	N/A
LNILU2509	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Lighting requires upgrading.

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2530	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	200 x 200



LNILU2531	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Solar hot water system installed the roof.
LNILU2532	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	Concrete
LNILU2533	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	200 x 200

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2534	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU2535	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2491	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	Cracks observed door from kitchen to laundry.
LNILU2492	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	1.5 Bowl with mi:
LNILU2493	Cooktop	\$ 1366.00	12	13/07/2030		8.93%	Good	Retain	N/A
LNILU2494	Interior Painting	\$ 2464.00	10	13/10/2029		10.44%	Good	Retain	N/A
LNILU2495	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Requires new speed controller
LNILU2496	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	1 Sheer curtain; Curtains owned by resident.
LNILU2497	Oven	\$ 1422.00	12	13/03/2016		148.85%	Poor	Replace	N/A
LNILU2498	Rangehood	\$ 604.00	12	13/07/2030		1.12%	Good	Retain	N/A
LNILU2499	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2510	Interior Painting	\$ 2464.00	10	13/10/2029		1.19%	Good	Retain	N/A
LNILU2511	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.03%	Good	Retain	Steel
LNILU2512	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Retain	Outdoor unit model RXS50FBVMA Serial No.: E012296

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2525	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU2526	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Tiled
LNILU2527	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	600 x 300
LNILU2528	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	N/A
LNILU2529	Interior Painting	\$ 2464.00	10	13/10/2023		38.51%	Fair	Repair	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2520	Skylight	\$ 1512.00	10	13/10/2029		18.06%	Good	Retain	Ceramic, 4 plate
LNILU2521	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU2522	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Replace asset LNILU2609
LNILU2523	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.49%	Good	Retain	N/A
LNILU2524	Tapware	\$ 1316.00	15	13/10/2031		1.67%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2536	Clothesline	\$ 728.00	10	13/10/2023		9.27%	Fair	Repair	Two ceiling fans installed.
LNILU2537	Doors	\$ 2240.00	30	13/10/2019		39.58%	Fair	Repair	N/A
LNILU2538	Downpipes	\$ 1758.00	20	13/10/2033		123.75%	Good	Retain	Aluminium Fram
LNILU2539	Electrical Switchboard	\$ 1982.00	20	13/10/2033		31.26%	Good	Retain	Shared between 35/36
LNILU2540	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Solar hot water system installed the roof.
LNILU2542	Flyscreens	\$ 2240.00	10	13/10/2029		4.50%	Good	Retain	Lighting requires upgrading.
LNILU2544	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		2.35%	Good	Retain	N/A
LNILU2545	Lattice Screening	\$ 2576.00	20	13/10/2033		12.36%	Good	Retain	N/A
LNILU2546	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Tiled

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LNILU2547	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	New light install too small for original fitting - replace as was
LNILU2548	Water Tank	\$ 1680.00	25	13/10/2020		22.14%	Fair	Repair	Concrete
LNILU2549	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU2550	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	N/A
LNILU2551	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	2. Vertical
LNILU4197	Awnings	\$ 1064.00	10	13/10/2029		4.70%	Good	Retain	N/A

Unit 37-38

Unit 37

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2553	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1. Sheer curtain
LNILU2554	Lighting	\$ 1926.00	15	13/10/2022		1.79%	Fair	Replace	N/A
LNILU2555	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Aluminium Fram
LNILU2556	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	N/A

Unit 37

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2579	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU2580	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	100 x 100
LNILU2581	Shower Screen	\$ 2576.00	20	13/10/2033		0.61%	Good	Retain	Noisy door - app silicon spray
LNILU2582	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	200 x 200
LNILU2583	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU2584	Tiles - Wall	\$ 3763.00	20	13/10/2033		14.95%	Good	Retain	1. Vertical
LNILU2585	Tiles - Floor	\$ 5880.00	20	13/10/2033		9.96%	Good	Retain	Requires cleaning and regrouting. Tiles have been regouted

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2566	Blind	\$ 504.00	10	13/10/2029		8.33%	Good	Retain	Laminate
LNILU2567	Carpet	\$ 2800.00	8	13/03/2024		6.96%	Fair	Repair	N/A
LNILU2568	Ceiling Fan	\$ 593.00	10	13/10/2029		2.68%	Good	Retain	400 x200
LNILU2569	Interior Painting	\$ 2464.00	10	13/10/2029		0.77%	Good	Retain	N/A
LNILU2570	Wardrobe	\$ 3192.00	10	13/10/2029		11.01%	Good	Retain	Powder coated alum.

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2571	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1. Vertical
LNILU2572	Carpet	\$ 2800.00	8	13/01/2029		2.18%	Good	Retain	N/A
LNILU2573	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Laminate
LNILU2574	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	Skylight installed toilet room.
LNILU2575	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2596	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2597	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	200 x 200
LNILU2598	Ceiling Fan	\$ 593.00	10	13/10/2029		16.98%	Good	Retain	Laminate
LNILU2599	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	Hole observed o back balcony awning.

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2600	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU2601	Interior Painting	\$ 2464.00	10	13/10/2029		3.86%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2557	Blind	\$ 504.00	10	13/10/2029		4.96%	Good	Retain	Repair blinds around unit
LNILU2558	Benchtops	\$ 2363.00	20	13/10/2033		4.25%	Good	Retain	100 x 100

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LNILU2559	Cooktop	\$ 1366.00	12	13/07/2030		2.23%	Good	Retain	N/A
LNILU2560	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Laminate
LNILU2561	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU2562	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU2563	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	Skylight installed toilet room.
LNILU2564	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	N/A
LNILU2565	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Painted

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2576	Interior Painting	\$ 2464.00	10	13/10/2029		1.64%	Good	Retain	N/A
LNILU2577	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU2578	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.95%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2591	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		39.78%	Good	Retain	N/A
LNILU2592	Blind	\$ 504.00	10	13/10/2023		27.78%	Fair	Replace	N/A
LNILU2593	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU2594	Ceiling Fan	\$ 593.00	10	13/10/2033		35.75%	Excellent	Retain	N/A
LNILU2595	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2586	Skylight	\$ 1512.00	10	13/10/2029		15.65%	Good	Retain	N/A
LNILU2587	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU2588	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU2589	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.49%	Good	Retain	N/A
LNILU2590	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2603	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	1.5 Bowl with mi:

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LNILU2604	Downpipes	\$ 1758.00	20	13/10/2033			123.75%	Good	Retain	1. Vertical
LNILU2605	Electrical Switchboard	\$ 1982.00	20	13/10/2033			89.30%	Good	Retain	Shared between 37/38
LNILU2606	Exterior Painting	\$ 6160.00	10	13/10/2029			6.10%	Good	Retain	N/A
LNILU2608	Flyscreens	\$ 2240.00	10	13/10/2029			4.50%	Good	Retain	N/A
LNILU2610	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	1 Vertical blind
LNILU2611	Lattice Screening	\$ 2576.00	20	13/10/2033			14.98%	Good	Retain	Tiled
LNILU2612	Path	\$ 3763.00	30	13/10/2019			2.41%	Fair	Repair	Path crack opposite U37 water tank
LNILU2613	Porch	\$ 2979.00	30	13/10/2037			32.34%	Good	Retain	N/A
LNILU2614	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	N/A
LNILU2615	Windows	\$ 3360.00	30	13/10/2037			27.70%	Good	Retain	N/A
LNILU2616	Balustrade	\$ 5600.00	20	13/10/2033			2.50%	Good	Retain	Powder coated alum.
LNILU2617	Balcony Flooring	\$ 3808.00	20	13/10/2033			6.98%	Good	Retain	N/A
LNILU4198	Awnings	\$ 1064.00	10	13/10/2029			4.70%	Good	Retain	Bedroom awning has rusted fittings Still has rusted fittings

Unit 38

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2645	Interior Painting	\$ 2464.00	10	13/10/2033		3.25%	Excellent	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2634	Interior Painting	\$ 2464.00	10	13/10/2029		0.77%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2639	Interior Painting	\$ 2464.00	10	13/10/2033		8.60%	Excellent	Retain	Pivot door

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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2664	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2666	Interior Painting	\$ 2464.00	10	13/10/2033		4.06%	Excellent	Retain	1. Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2625	Interior Painting	\$ 2464.00	10	13/10/2033		2.16%	Excellent	Retain	100 x 100

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2660	Interior Painting	\$ 2464.00	10	13/10/2029		5.84%	Good	Retain	Sub-board

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2667	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	1. Vertical
LNILU2668	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Retain	N/A
LNILU2669	Downpipes	\$ 1758.00	20	13/10/2033		123.75%	Good	Retain	N/A
LNILU2670	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	N/A
LNILU2671	Exterior Painting	\$ 6160.00	10	13/10/2029		1.22%	Good	Retain	2 Sheer curtain
LNILU2673	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU2675	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU2676	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Repair	Path trip hazard adjacent U38 AC unit
LNILU2677	Porch	\$ 2979.00	30	13/10/2037		61.44%	Good	Retain	Water marking to monitored
LNILU2678	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU2679	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	Vertical blinds fit
LNILU2680	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	N/A

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LNILU2681	Balcony Flooring	\$ 3808.00	20	13/10/2033		2.96%	Good	Retain	N/A
LNILU4199	Awnings	\$ 1064.00	10	13/10/2029		4.70%	Good	Retain	N/A

Unit 39-40

Unit 39

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2683	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Bathroom door h to operate - new rollers - B1 and E doors also require attention
LNILU2684	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Replace	Aluminium Fram
LNILU2685	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU2686	Smoke Alarms	\$ 263.00	20	13/10/2033		8.49%	Good	Retain	N/A

Unit 40

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2748	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU2749	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	Powder coated alum.
LNILU2750	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	300 x 200
LNILU2751	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 39

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2709	Exhaust Fan	\$ 257.00	10	13/10/2029		29.53%	Good	Retain	N/A
LNILU2710	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU2711	Shower Screen	\$ 2576.00	20	13/10/2033		1.63%	Good	Retain	200 x 200
LNILU2712	Skylight	\$ 1512.00	10	13/10/2033		12.04%	Excellent	Retain	N/A
LNILU2713	Tapware	\$ 1316.00	15	13/10/2031		8.93%	Good	Retain	N/A
LNILU2714	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.33%	Good	Retain	1. Vertical
LNILU2715	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	Requires cleaning and regrouting

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2696	Blind	\$ 504.00	10	13/10/2029		8.33%	Good	Retain	N/A
LNILU2697	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Renew missing c tap top - waste p rusty
LNILU2698	Ceiling Fan	\$ 593.00	10	13/10/2029		7.15%	Good	Retain	N/A
LNILU2699	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	Installed on all windows
LNILU2700	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	1.5 Bowl with mi:

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2701	Blind	\$ 504.00	10	13/10/2029		0.60%	Good	Retain	Blinds present : vertical and rolle types.
LNILU2702	Carpet	\$ 2800.00	8	13/01/2029		4.79%	Good	Retain	N/A
LNILU2704	Interior Painting	\$ 2464.00	10	13/10/2017		8.60%	Poor	Repair	Marks on the cei

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2726	Blind	\$ 504.00	10	13/10/2029		11.81%	Good	Retain	Replace mixer ar waste plug and r grout basin
LNILU2727	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	N/A
LNILU2728	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Tiled; Cracked til to be monitored
LNILU2729	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2730	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	1. Vertical
LNILU2731	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2687	Blind	\$ 504.00	10	13/10/2029		1.49%	Good	Retain	N/A

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LNILU2688	Benchtops	\$ 2363.00	20	13/10/2033		0.67%	Good	Retain	Outdoor unit mc RY50GAV1A Seri No.: 901003; Outdoor Unit - Model : CU-RZ71AKR ; Serial : F057006204.
LNILU2689	Cooktop	\$ 1366.00	12	13/07/2030		13.40%	Good	Retain	N/A
LNILU2690	Interior Painting	\$ 2464.00	10	13/10/2029		5.86%	Good	Retain	Installed on all windows
LNILU2691	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU2692	Vinyl	\$ 3360.00	10	13/10/2029		21.73%	Good	Retain	N/A
LNILU2693	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU2694	Rangehood	\$ 604.00	12	13/05/2035		14.16%	Excellent	Retain	Aluminium frame/pivot
LNILU2695	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2706	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	Ceiling fan does have lights.
LNILU2707	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU2708	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2721	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		251.92%	Good	Retain	N/A
LNILU2722	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	600 x 300
LNILU2723	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Skylight installed toilet room.
LNILU2724	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2725	Interior Painting	\$ 2464.00	10	13/10/2029		14.81%	Good	Retain	Ceramic, 4 plate

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2716	Skylight	\$ 1512.00	10	13/10/2033		48.15%	Excellent	Retain	N/A

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LNILU2717	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU2718	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.51%	Good	Retain	2 heater/fan/ligh
LNILU2719	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU2720	Tapware	\$ 1316.00	15	13/10/2031		18.39%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2732	Clothesline	\$ 728.00	10	13/10/2023		8.65%	Fair	Retain	Powder coated alum.
LNILU2733	Doors	\$ 2240.00	30	13/10/2019		22.79%	Fair	Repair	N/A
LNILU2734	Downpipes	\$ 1758.00	20	13/10/2021		103.21%	Fair	Retain	N/A
LNILU2735	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 39/40
LNILU2736	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Colorbond Cover
LNILU2738	Flyscreens	\$ 2240.00	10	13/10/2029		21.00%	Good	Retain	Roller blind
LNILU2740	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Smoke alarm installed in hallw
LNILU2741	Lattice Screening	\$ 2576.00	20	13/10/2033		6.74%	Good	Retain	N/A
LNILU2742	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	1. Vertical
LNILU2743	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Vertical
LNILU2745	Windows	\$ 3360.00	30	13/10/2037		5.54%	Good	Retain	N/A
LNILU2746	Balustrade	\$ 5600.00	20	13/10/2033		0.23%	Good	Retain	Aluminium Fram
LNILU2747	Balcony Flooring	\$ 3808.00	20	13/10/2009		0.00%	Poor	Repair	600 x 300
LNILU4200	Awnings	\$ 1064.00	10	13/10/2029		4.70%	Good	Retain	N/A

Unit 40

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2775	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	1.5 Bowl with mi:
LNILU2776	Interior Painting	\$ 2464.00	10	13/10/2029		1.46%	Good	Retain	N/A
LNILU2777	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	Tiled
LNILU2778	Skylight	\$ 1512.00	10	13/10/2029		3.61%	Good	Retain	N/A

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LNILU2779	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Coloured pvc
LNILU2780	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	100 x 100
LNILU2781	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	Shared between 41/42

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2761	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Aluminium frame/pivot
LNILU2762	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU2763	Carpet	\$ 2800.00	8	13/01/2029		0.52%	Good	Retain	N/A
LNILU2764	Ceiling Fan	\$ 593.00	10	13/10/2017		33.96%	Poor	Replace	N/A
LNILU2765	Interior Painting	\$ 2464.00	10	13/10/2023		10.31%	Fair	Repair	200 x 200
LNILU2766	Wardrobe	\$ 3192.00	10	13/10/2029		10.43%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2767	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	1 Sheer curtain & Fabric curtain
LNILU2768	Carpet	\$ 2800.00	8	13/01/2029		2.76%	Good	Retain	N/A
LNILU2769	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	N/A
LNILU2770	Interior Painting	\$ 2464.00	10	13/10/2023		8.60%	Fair	Repair	Shared between 5/6
LNILU2771	Wardrobe	\$ 3192.00	10	13/10/2029		19.13%	Good	Retain	200 x 200; 300 x

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2792	Blind	\$ 504.00	10	13/10/2029		2.08%	Good	Retain	300 x 200
LNILU2793	Carpet	\$ 2800.00	8	13/01/2029		0.38%	Good	Retain	Aluminium frame/pivot
LNILU2794	Ceiling Fan	\$ 593.00	10	13/10/2029		2.68%	Good	Retain	Lifting vinyl pose a trip hazard
LNILU2795	Interior Painting	\$ 2464.00	10	13/10/2023		7.31%	Fair	Retain	Outdoor unit Mc WRC-050AS Seri No.: ZY0902010C Replace asset LNILU3633

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Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2796	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	N/A
LNILU2797	Interior Painting	\$ 2464.00	10	13/10/2015		1.32%	Very Poor	Repair	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2752	Blind	\$ 504.00	10	13/10/2029		5.46%	Good	Retain	Powder coated alum.
LNILU2753	Benchtops	\$ 2363.00	20	13/10/2033		7.37%	Good	Retain	N/A
LNILU2754	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	2. Vertical
LNILU2755	Interior Painting	\$ 2464.00	10	13/10/2023		6.17%	Fair	Retain	Update lighting to LED
LNILU2756	Kitchen Cabinets	\$ 3852.00	20	13/10/2021		1.34%	Fair	Repair	N/A
LNILU2757	Vinyl	\$ 3360.00	10	13/10/2023		26.34%	Fair	Retain	N/A
LNILU2758	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU2759	Rangehood	\$ 604.00	12	13/07/2030		7.08%	Good	Retain	N/A
LNILU2760	Sink & Fittings	\$ 2016.00	15	13/10/2031		96.23%	Good	Retain	Relocated to recreation hall; requires cleaning

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2772	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	B1 window lockin device broken and removed - to be replaced - cannot lock window Repaired
LNILU2773	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.78%	Good	Retain	1 Sheer curtain; Curtains owned by resident.
LNILU2774	Tiles - Floor	\$ 5880.00	20	13/10/2021		5.12%	Fair	Retain	N/A

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2787	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU2788	Blind	\$ 504.00	10	13/10/2029		22.92%	Good	Retain	Club Laurieton H
LNILU2789	Carpet	\$ 2800.00	8	13/01/2029		2.95%	Good	Retain	N/A
LNILU2790	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	1. Vertical
LNILU2791	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2782	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Bedroom awning has rusted fittingsStill has rusted fittings
LNILU2783	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	Solar hot water system installed the roof.
LNILU2784	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.55%	Good	Retain	Sheer curtain; Curtains owned I resident.
LNILU2785	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.04%	Good	Retain	N/A
LNILU2786	Tapware	\$ 1316.00	15	13/10/2031		21.18%	Good	Retain	Tiled Roof

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2798	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	Dryer is resident owned.
LNILU2799	Doors	\$ 2240.00	30	13/10/2019		39.58%	Fair	Replace	Laurie bucton ha Ceramic, 4 plate
LNILU2800	Downpipes	\$ 1758.00	20	13/10/2033		132.88%	Good	Retain	Outdoor unit mc FTXM20QVMA Serial No.: E0066
LNILU2801	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 39/40
LNILU2802	Exterior Painting	\$ 6160.00	10	13/10/2023		1.98%	Fair	Retain	1.5 Bowl with mi:
LNILU2804	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A

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LNILU2806	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU2807	Lattice Screening	\$ 2576.00	20	13/10/2033		5.62%	Good	Retain	N/A
LNILU2808	Path	\$ 3763.00	30	13/10/2037		1.99%	Good	Retain	Outdoor unit mc MU-18NV Serial 0000419T
LNILU2809	Porch	\$ 2979.00	30	13/10/2037		61.44%	Good	Retain	N/A
LNILU2811	Windows	\$ 3360.00	30	13/10/2037		2.08%	Good	Retain	Skylight present bathroom.
LNILU2812	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	1. Vertical
LNILU2813	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Washing machin resident owned.

Unit 41-42

Unit 41

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2815	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Colorbond Cover
LNILU2816	Lighting	\$ 1926.00	15	13/10/2031		4.76%	Good	Retain	N/A
LNILU2817	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	Smoke alarm installed in hallw
LNILU2818	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	N/A

Unit 42

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2879	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU2880	Lighting	\$ 1926.00	15	13/10/2022		7.74%	Fair	Retain	Replace asset LNILU2414
LNILU2881	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	Concrete

Unit 41

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2840	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU2841	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	Smoke alarm installed in hallw

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LNILU2843	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU2844	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU2845	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	N/A
LNILU2846	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	Fan speed is fault change controllerHas be repaired

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2829	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Tiled Roof
LNILU2831	Interior Painting	\$ 2464.00	10	13/10/2029		4.90%	Good	Retain	200 x 200
LNILU2832	Wardrobe	\$ 3192.00	10	13/10/2029		19.13%	Good	Retain	150 x 200

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2834	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	Ceramic, 4 plate
LNILU2835	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A
LNILU2836	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Flaking paint, to addressed at futu time in conjuncti with other painti tasks; to be monitored

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2857	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2858	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	N/A
LNILU2860	Interior Painting	\$ 2464.00	10	13/10/2029		6.03%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2861	Carpet	\$ 2800.00	8	13/01/2029		2.28%	Good	Retain	N/A
LNILU2862	Interior Painting	\$ 2464.00	10	13/10/2029		0.30%	Good	Retain	N/A

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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2819	Blind	\$ 504.00	10	13/10/2029		18.85%	Good	Retain	Replace asset LNILU2087
LNILU2820	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	300 x 600
LNILU2821	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU2822	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Skylight installed toilet room.
LNILU2823	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU2824	Vinyl	\$ 3360.00	10	13/10/2029		1.98%	Good	Retain	N/A
LNILU2825	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU2826	Rangehood	\$ 604.00	12	13/07/2030		12.29%	Good	Retain	N/A
LNILU2827	Sink & Fittings	\$ 2016.00	15	13/10/2031		7.09%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2837	Interior Painting	\$ 2464.00	10	13/10/2029		1.64%	Good	Retain	Outdoor unit mc MUZ-AP25VG Se No.: 9012122T; Outdoor Unit - Model : MUZ-GL60VGD ; Seria : 8009127 ; Barcc W01021.
LNILU2838	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Powder coated alum.
LNILU2839	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.02%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2854	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU2856	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	Skylight installed toilet room.

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2847	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	1.5 Bowl with mi:

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LNILU2848	Toilet & Cistern	\$ 2027.00	20	13/10/2033		61.18%	Good	Retain	Guttering shows signs of paint peeling.
LNILU2849	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.55%	Good	Retain	Colorbond Cover
LNILU2850	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.32%	Good	Retain	Vertical
LNILU2851	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	2 Heaters/f/light

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2863	Clothesline	\$ 728.00	10	13/10/2017		120.25%	Poor	Replace	Has been restruc still rusty
LNILU2864	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Installed on all windows
LNILU2865	Downpipes	\$ 1758.00	20	13/10/2021		72.14%	Fair	Repair	N/A
LNILU2866	Electrical Switchboard	\$ 1982.00	20	13/10/2033		31.26%	Good	Retain	Shared between 41/42
LNILU2867	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Shared between 27/28
LNILU2868	Fascias	\$ 5140.00	20	13/10/2033		9.52%	Good	Retain	Ceramic, 4 plate
LNILU2869	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU2870	Guttering	\$ 2844.00	20	13/10/2033		133.97%	Good	Retain	Outdoor unit mc AOTG12LVCC Se No.: E026851
LNILU2871	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Led type
LNILU2872	Lattice Screening	\$ 2576.00	20	13/10/2033		1.12%	Good	Retain	200 x 300
LNILU2873	Path	\$ 3763.00	30	13/10/2037		1.99%	Good	Retain	200 x 200
LNILU2874	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Painted
LNILU2875	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Concrete
LNILU2876	Windows	\$ 3360.00	30	13/10/2019		27.70%	Fair	Repair	N/A
LNILU2877	Balustrade	\$ 5600.00	20	13/10/2033		0.61%	Good	Retain	N/A
LNILU2878	Balcony Flooring	\$ 3808.00	20	13/10/2033		3.59%	Good	Retain	N/A
LNILU4203	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	Vertical

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Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2905	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU2906	Interior Painting	\$ 2464.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU2908	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A
LNILU2909	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2892	Blind	\$ 504.00	10	13/10/2029		10.71%	Good	Retain	Aluminium Fram
LNILU2893	Carpet	\$ 2800.00	8	13/01/2029		0.52%	Good	Retain	Solar hot water system installed the roof.
LNILU2894	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2895	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU2896	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2897	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU2898	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Skylight present bathroom.
LNILU2900	Interior Painting	\$ 2464.00	10	13/10/2029		38.96%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2922	Blind	\$ 504.00	10	13/10/2029		22.92%	Good	Retain	N/A
LNILU2923	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	N/A
LNILU2924	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	N/A
LNILU2925	Interior Painting	\$ 2464.00	10	13/10/2023		6.94%	Fair	Retain	Outdoor unit mc MUZ-GL71VGD Serial No.: 60141

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2926	Carpet	\$ 2800.00	8	13/01/2029		0.21%	Good	Retain	Underbench type new

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LNILU2927	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Retain	N/A
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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2883	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	300 x 600
LNILU2885	Cooktop	\$ 1366.00	12	13/07/2030		12.65%	Good	Retain	N/A
LNILU2886	Interior Painting	\$ 2464.00	10	13/10/2029		5.09%	Good	Retain	N/A
LNILU2888	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	100 x 100
LNILU2889	Oven	\$ 1422.00	12	13/07/2030		122.80%	Good	Retain	N/A
LNILU2890	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	N/A
LNILU2891	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Repaint eaves, to be addressed at future time in conjunction with other painting tasks; to be monitored

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2902	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2917	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		437.54%	Good	Retain	Advise repainting the roller door.
LNILU2918	Blind	\$ 504.00	10	13/10/2029		12.50%	Good	Retain	N/A
LNILU2919	Carpet	\$ 2800.00	8	13/01/2029		10.18%	Good	Retain	N/A
LNILU2920	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU2921	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2912	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU2916	Tapware	\$ 1316.00	15	13/10/2022		22.29%	Fair	Replace	1. Vertical

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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2928	Clothesline	\$ 728.00	10	13/10/2023		23.49%	Fair	Replace	200 x 200; Variou floor tiles cracked to be monitored
LNILU2929	Doors	\$ 2240.00	30	13/10/2019		3.60%	Fair	Repair	N/A
LNILU2930	Downpipes	\$ 1758.00	20	13/10/2033		102.29%	Good	Retain	Installed on all windows
LNILU2931	Electrical Switchboard	\$ 1982.00	20	13/10/2033		37.95%	Good	Retain	Washing machin resident owned.
LNILU2932	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	600 x 300
LNILU2934	Flyscreens	\$ 2240.00	10	13/10/2029		90.13%	Good	Retain	N/A
LNILU2936	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		25.86%	Good	Retain	N/A
LNILU2937	Lattice Screening	\$ 2576.00	20	13/10/2033		14.24%	Good	Retain	N/A
LNILU2938	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Path crack oppo: entry U42
LNILU2939	Porch	\$ 2979.00	30	13/10/2037		16.17%	Good	Retain	N/A
LNILU2941	Windows	\$ 3360.00	30	13/10/2037		12.46%	Good	Retain	100 x 100
LNILU2942	Balustrade	\$ 5600.00	20	13/10/2033		0.23%	Good	Retain	N/A
LNILU2943	Balcony Flooring	\$ 3808.00	20	13/10/2033		0.63%	Good	Retain	Shared between units 45/46

Unit 43-44**Unit 43**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2945	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Solar hot water system installed the roof.
LNILU2946	Lighting	\$ 1926.00	15	13/10/2022		19.65%	Fair	Replace	N/A
LNILU2947	Sarking	\$ 4099.00	25	13/10/2035		47.66%	Good	Retain	N/A
LNILU2948	Smoke Alarms	\$ 263.00	20	13/10/2033		1.34%	Good	Retain	N/A

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Unit 44

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3010	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Some areas have been painted
LNILU3011	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU3012	Sarking	\$ 4099.00	25	13/10/2020		57.77%	Fair	Retain	Steel
LNILU3013	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	N/A

Unit 43**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2971	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU2972	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU2973	Shower Screen	\$ 2576.00	20	13/10/2033		0.61%	Good	Retain	Skylight installed toilet room.
LNILU2974	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Tiled
LNILU2975	Tapware	\$ 1316.00	15	13/10/2031		98.21%	Good	Retain	Upgrade to 1/4 t
LNILU2976	Tiles - Wall	\$ 3763.00	20	13/10/2033		12.98%	Good	Retain	N/A
LNILU2977	Tiles - Floor	\$ 5880.00	20	13/10/2021		11.47%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2958	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU2959	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU2960	Ceiling Fan	\$ 593.00	10	13/10/2029		16.98%	Good	Retain	N/A
LNILU2961	Interior Painting	\$ 2464.00	10	13/10/2023		9.79%	Fair	Repair	Due for re-paint
LNILU2962	Wardrobe	\$ 3192.00	10	13/10/2029		10.43%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2963	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Laminate
LNILU2964	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	1 Sheer curtain; Curtains owned I resident.
LNILU2966	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A

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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2988	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2989	Carpet	\$ 2800.00	8	13/01/2029		4.75%	Good	Retain	Single roller blind installed on bedroom 2 window
LNILU2990	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	Tiled
LNILU2991	Interior Painting	\$ 2464.00	10	13/10/2023		7.31%	Fair	Retain	Single roller blind installed on Dining

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2992	Carpet	\$ 2800.00	8	13/01/2029		2.28%	Good	Retain	Tiled Roof
LNILU2993	Interior Painting	\$ 2464.00	10	13/10/2023		1.42%	Fair	Repair	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2949	Blind	\$ 504.00	10	13/10/2029		16.37%	Good	Retain	1. Vertical
LNILU2950	Benchtops	\$ 2363.00	20	13/10/2021		8.94%	Fair	Retain	Replace asset LNILU1563
LNILU2951	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	2. Vertical
LNILU2952	Interior Painting	\$ 2464.00	10	13/10/2023		0.46%	Fair	Retain	N/A
LNILU2953	Kitchen Cabinets	\$ 3852.00	20	13/10/2021		1.34%	Fair	Retain	Outdoor Unit - Model : WRC-05 ; Serial No : ZY0902010064.
LNILU2954	Vinyl	\$ 3360.00	10	13/10/2023		12.51%	Fair	Retain	Minor scratches
LNILU2955	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	Powder coated alum.
LNILU2956	Rangehood	\$ 604.00	12	13/07/2030		1.12%	Good	Retain	N/A
LNILU2957	Sink & Fittings	\$ 2016.00	15	13/10/2031		7.09%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2968	Interior Painting	\$ 2464.00	10	13/10/2023		3.65%	Fair	Retain	N/A
LNILU2969	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.17%	Good	Retain	N/A
LNILU2970	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Retain	Sub-board

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2983	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU2984	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU2985	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU2986	Ceiling Fan	\$ 593.00	10	13/10/2029		9.83%	Good	Retain	N/A
LNILU2987	Interior Painting	\$ 2464.00	10	13/10/2023		14.81%	Fair	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2978	Skylight	\$ 1512.00	10	13/10/2029		21.67%	Good	Retain	N/A
LNILU2979	Toilet & Cistern	\$ 2027.00	20	13/10/2033		56.71%	Good	Retain	Kitchen window flyscreen recorded with holes.
LNILU2980	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.09%	Good	Retain	Concrete
LNILU2981	Tiles - Floor	\$ 5880.00	20	13/10/2021		1.38%	Fair	Retain	Requires cleaning and regrouting
LNILU2982	Tapware	\$ 1316.00	15	13/10/2022		22.29%	Fair	Retain	Aluminium Frame
LNILU4882	Interior Painting	\$ 2464.00	10	13/10/2023		0.00%	Fair	Repair	Holes in the toilet wall; requires patch and paint

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU2994	Clothesline	\$ 728.00	10	13/10/2023		23.49%	Fair	Retain	100 x 100
LNILU2995	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Repair	Living room door jamming
LNILU2996	Downpipes	\$ 1758.00	20	13/10/2033		116.89%	Good	Retain	Skylight present bathroom.
LNILU2997	Electrical Switchboard	\$ 1982.00	20	13/10/2033		37.95%	Good	Retain	Outdoor unit model MUZ-GL60VGD Serial No.: 8009127T; Resident's split system air conditioner present

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LNILU2998	Exterior Painting	\$ 6160.00	10	13/10/2029		0.46%	Good	Retain	N/A
LNILU3000	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU3002	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	N/A
LNILU3004	Path	\$ 3763.00	30	13/10/2037		0.60%	Good	Retain	N/A
LNILU3005	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU3007	Windows	\$ 3360.00	30	13/10/2037		10.39%	Good	Retain	N/A
LNILU3008	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU3009	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.03%	Good	Retain	Smoke alarm installed in hallw
LNILU4205	Awnings	\$ 1064.00	10	13/10/2029		9.40%	Good	Retain	Repair split awni

Unit 44

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3035	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	N/A
LNILU3037	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	1. Vertical
LNILU3038	Skylight	\$ 1512.00	10	13/10/2029		21.67%	Good	Retain	Tiled
LNILU3039	Tapware	\$ 1316.00	15	13/10/2031		113.09%	Good	Retain	N/A
LNILU3040	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Action required: straighten bent downpipes near front switchboard
LNILU3041	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.91%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3023	Blind	\$ 504.00	10	13/10/2029		0.60%	Good	Retain	N/A
LNILU3024	Carpet	\$ 2800.00	8	13/01/2029		6.62%	Good	Retain	400 x 200
LNILU3025	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	1 Vertical blind
LNILU3027	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3028	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	Aluminium Fram

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	LNILU3029	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	N/A
Dining										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3052	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
	LNILU3054	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	Shared between 53/54
Hallway										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3056	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
Kitchen										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3014	Blind	\$ 504.00	10	13/10/2023		19.84%	Fair	Retain	N/A
	LNILU3015	Benchtops	\$ 2363.00	20	13/10/2033		2.90%	Good	Retain	Painted
	LNILU3016	Cooktop	\$ 1366.00	12	13/07/2030		24.56%	Good	Retain	Underbench type
	LNILU3018	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	200 x 200
	LNILU3020	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	1. Vertical
	LNILU3021	Rangehood	\$ 604.00	12	13/07/2030		2.98%	Good	Retain	N/A
	LNILU3022	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A
Laundry										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3033	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Ceramic, 4 plate
	LNILU3034	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A
Living										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3048	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Aluminium Fram
	LNILU3049	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
	LNILU3050	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	N/A
Unit Exterior										
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	LNILU3058	Clothesline	\$ 728.00	10	13/10/2029		4.95%	Good	Retain	N/A
	LNILU3059	Doors	\$ 2240.00	30	13/10/2037		22.79%	Good	Retain	N/A

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LNILU3060	Downpipes	\$ 1758.00	20	13/10/2021			136.94%	Fair	Repair	N/A
LNILU3061	Electrical Switchboard	\$ 1982.00	20	13/10/2033			6.70%	Good	Retain	Colorbond Cover
LNILU3062	Exterior Painting	\$ 6160.00	10	13/10/2023			0.46%	Fair	Replace	Painted
LNILU3064	Flyscreens	\$ 2240.00	10	13/10/2023			60.00%	Fair	Retain	N/A
LNILU3066	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	Ceramic, 4 plate
LNILU3067	Lattice Screening	\$ 2576.00	20	13/10/2033			14.98%	Good	Retain	Lattice post is ru
LNILU3068	Path	\$ 3763.00	30	13/10/2037			2.41%	Good	Retain	Tiled
LNILU3069	Porch	\$ 2979.00	30	13/10/2037			64.68%	Good	Retain	N/A
LNILU3070	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	Aluminium Fram
LNILU3071	Windows	\$ 3360.00	30	13/10/2037			27.70%	Good	Retain	Outdoor unit Mc DXC18ZSA-W Se No.: 189402337C Outdoor unit mc N/A Serial No.: N
LNILU3072	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	1 Roller blind
LNILU3073	Balcony Flooring	\$ 3808.00	20	13/10/2021			8.46%	Fair	Retain	Repair split awni
LNILU4206	Awnings	\$ 1064.00	10	13/10/2017			50.14%	Good	Retain	Powder coated alum.

Unit 45-46

Unit 45

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3075	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3076	Lighting	\$ 1926.00	15	13/10/2022		19.65%	Fair	Replace	N/A
LNILU3077	Sarking	\$ 4099.00	25	13/10/2035		4.33%	Good	Retain	Skylight installed toilet room.

Unit 46

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3139	Insulation	\$ 3584.00	20	13/10/2033		11.61%	Good	Retain	Painted
LNILU3140	Lighting	\$ 1926.00	15	13/10/2031		6.55%	Good	Retain	N/A

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LNILU3141	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Pathway cracks between U11 &
LNILU3142	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 45

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3100	Exhaust Fan	\$ 257.00	10	13/10/2015		2.68%	Very Poor	Replace	1. Vertical
LNILU3101	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU3103	Skylight	\$ 1512.00	10	13/10/2029		13.24%	Good	Retain	N/A
LNILU3104	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3088	Blind	\$ 504.00	10	13/10/2023		7.74%	Fair	Retain	N/A
LNILU3089	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU3090	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU3091	Interior Painting	\$ 2464.00	10	13/10/2029		0.77%	Good	Retain	Solar hot water system installed the roof.
LNILU3092	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3093	Blind	\$ 504.00	10	13/10/2017		23.81%	Poor	Replace	1 Vertical blind
LNILU3094	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Skylight present bathroom.
LNILU3095	Interior Painting	\$ 2464.00	10	13/10/2023		2.37%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3117	Blind	\$ 504.00	10	13/10/2029		22.92%	Good	Retain	1
LNILU3118	Carpet	\$ 2800.00	8	13/01/2029		4.13%	Good	Retain	Coloured pvc
LNILU3119	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	N/A
LNILU3120	Interior Painting	\$ 2464.00	10	13/10/2029		6.94%	Good	Retain	Skylight present bathroom.

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Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3121	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU3122	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Retain	Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3079	Blind	\$ 504.00	10	13/10/2029		18.85%	Good	Retain	N/A
LNILU3081	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU3082	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	1 Vertical blind
LNILU3084	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU3085	Oven	\$ 1422.00	12	13/07/2030		63.26%	Good	Retain	N/A
LNILU3086	Rangehood	\$ 604.00	12	13/05/2023		14.90%	Fair	Retain	With light
LNILU3087	Sink & Fittings	\$ 2016.00	15	13/10/2031		78.03%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3097	Interior Painting	\$ 2464.00	10	13/10/2029		0.27%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3112	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3113	Blind	\$ 504.00	10	13/10/2029		10.42%	Good	Retain	Three taps in fen toilet noted.
LNILU3114	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU3115	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	Replace asset LNILU1429
LNILU3116	Interior Painting	\$ 2464.00	10	13/10/2023		5.45%	Good	Retain	Wall type

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3107	Skylight	\$ 1512.00	10	13/10/2023		15.65%	Fair	Retain	N/A
LNILU3111	Tapware	\$ 1316.00	15	13/10/2031		18.39%	Good	Retain	N/A

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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3123	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	1. Vertical
LNILU3124	Doors	\$ 2240.00	30	13/10/2019		23.42%	Good	Retain	N/A
LNILU3125	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	N/A
LNILU3126	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Stains on the wa be addressed at future time in conjunction with other painting ta to be monitored
LNILU3127	Exterior Painting	\$ 6160.00	10	13/10/2029		5.04%	Good	Retain	Glossy white van and basin
LNILU3129	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU3131	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU3132	Lattice Screening	\$ 2576.00	20	13/10/2033		1.12%	Good	Retain	N/A
LNILU3133	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU3134	Porch	\$ 2979.00	30	13/10/2019		11.56%	Fair	Retain	Sheer Curtains
LNILU3135	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Ceramic, 4 plate
LNILU3136	Windows	\$ 3360.00	30	13/10/2037		11.77%	Good	Retain	N/A
LNILU3137	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	1 vertical blind
LNILU3138	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Small chips are visible on the laundry door to kitchen.
LNILU4207	Awnings	\$ 1064.00	10	13/10/2017		37.59%	Good	Retain	Faded and worn

Unit 46**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3164	Exhaust Fan	\$ 257.00	10	13/10/2029		2.68%	Good	Retain	1 vertical blind
LNILU3165	Interior Painting	\$ 2464.00	10	13/10/2029		1.38%	Good	Retain	200 x 200

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3155	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	200 x 250

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3157	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	Dryer is resident owned.
LNILU3159	Interior Painting	\$ 2464.00	10	13/10/2029		7.10%	Good	Retain	Pathway has trip hazard

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3184	Interior Painting	\$ 2464.00	10	13/10/2029		2.19%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3186	Interior Painting	\$ 2464.00	10	13/10/2033		3.35%	Excellent	Retain	Powder coated alum.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3146	Interior Painting	\$ 2464.00	10	13/10/2029		5.09%	Good	Retain	Minor scratches bedroom wall; tc monitored
LNILU3148	Vinyl	\$ 3360.00	10	13/10/2033		25.02%	Excellent	Retain	N/A
LNILU3151	Sink & Fittings	\$ 2016.00	15	13/10/2031		7.09%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3161	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3176	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3177	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU3179	Ceiling Fan	\$ 593.00	10	13/10/2029		0.89%	Good	Retain	N/A
LNILU3180	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	200 x 400

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3171	Skylight	\$ 1512.00	10	13/10/2029		3.61%	Good	Retain	N/A
LNILU3172	Toilet & Cistern	\$ 2027.00	20	13/10/2033		4.48%	Good	Retain	N/A
LNILU3173	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.51%	Good	Retain	N/A
LNILU3174	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.32%	Good	Retain	Outdoor unit mc MUZ-GL60VGD Serial No.: 60016

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3187	Clothesline	\$ 728.00	10	13/10/2029		9.27%	Good	Retain	300 x 200
LNILU3189	Downpipes	\$ 1758.00	20	13/10/2033		137.73%	Good	Retain	N/A
LNILU3190	Electrical Switchboard	\$ 1982.00	20	13/10/2033		6.70%	Good	Retain	Shared between 45/46
LNILU3191	Exterior Painting	\$ 6160.00	10	13/10/2029		2.75%	Good	Retain	N/A
LNILU3193	Flyscreens	\$ 2240.00	10	13/10/2029		65.36%	Good	Retain	N/A
LNILU3195	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		25.86%	Good	Retain	N/A
LNILU3196	Lattice Screening	\$ 2576.00	20	13/10/2033		12.36%	Good	Retain	N/A
LNILU3197	Path	\$ 3763.00	30	13/10/2037		2.29%	Good	Retain	Pathway has cracksCracks in pathway have be rectified.
LNILU3198	Porch	\$ 2979.00	30	13/10/2037		70.23%	Good	Retain	N/A
LNILU3200	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU3201	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU3202	Balcony Flooring	\$ 3808.00	20	13/10/2021		242.53%	Fair	Repair	Various cracked
LNILU4208	Awnings	\$ 1064.00	10	13/10/2029		57.40%	Good	Retain	N/A

Unit 47

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3204	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3205	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	Light switch in dining room is for fan please change name plate
LNILU3206	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Ceramic, 4 plate
LNILU3207	Smoke Alarms	\$ 263.00	20	13/10/2033		14.75%	Good	Retain	N/A

Unit 48

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3273	Insulation	\$ 3584.00	20	13/10/2033		3.72%	Good	Retain	N/A
LNILU3274	Lighting	\$ 1926.00	15	13/10/2031		7.14%	Good	Retain	N/A
LNILU3275	Sarking	\$ 4099.00	25	13/10/2035		4.33%	Good	Retain	Vertical
LNILU3276	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	AC split system model and serial number not visible

Unit 47**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3235	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	Aluminium Fram
LNILU3237	Shower Screen	\$ 2576.00	20	13/10/2041		3.87%	Excellent	Retain	N/A
LNILU3238	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3239	Tapware	\$ 1316.00	15	13/10/2037		32.74%	Excellent	Retain	N/A
LNILU3241	Tiles - Floor	\$ 5880.00	20	13/10/2041		0.91%	Excellent	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3217	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Minor chips observed on wall surface.
LNILU3219	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU3220	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Built in type
LNILU3222	Wardrobe	\$ 3192.00	10	13/10/2029		19.13%	Good	Retain	Concrete

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3224	Carpet	\$ 2800.00	8	13/01/2029		4.79%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3253	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Concrete
LNILU3254	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3256	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	1. Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3208	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	N/A
LNILU3209	Benchtops	\$ 2363.00	20	13/10/2021		2.90%	Fair	Retain	N/A
LNILU3210	Cooktop	\$ 1366.00	12	13/07/2030		28.28%	Good	Retain	Smoke alarm installed in hallw
LNILU3212	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3214	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	200 x 400
LNILU3215	Rangehood	\$ 604.00	12	13/07/2030		12.29%	Good	Retain	N/A
LNILU3216	Sink & Fittings	\$ 2016.00	15	13/10/2031		2.36%	Good	Retain	Concrete

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3228	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.50%	Good	Retain	N/A
LNILU3229	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3247	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3249	Carpet	\$ 2800.00	8	13/01/2029		0.80%	Good	Retain	N/A
LNILU3250	Ceiling Fan	\$ 593.00	10	13/10/2033		2.68%	Excellent	Retain	Ceiling affected l water mark.

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3230	Skylight	\$ 1512.00	10	13/10/2029		39.72%	Good	Retain	N/A
LNILU3231	Toilet & Cistern	\$ 2027.00	20	13/10/2033		19.40%	Good	Retain	N/A
LNILU3232	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	N/A
LNILU3234	Tapware	\$ 1316.00	15	13/10/2031		1.67%	Good	Retain	N/A
LNILU3245	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	2. Vertical

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3258	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	Crack on wall tile
LNILU3259	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	N/A
LNILU3260	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	N/A
LNILU3261	Electrical Switchboard	\$ 1982.00	20	13/10/2033		29.02%	Good	Retain	Shared between 47/48
LNILU3262	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A
LNILU3264	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Tiled
LNILU3266	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		49.43%	Good	Retain	N/A
LNILU3267	Path	\$ 3763.00	30	13/10/2019		2.41%	Fair	Repair	Double bowl with mixer
LNILU3268	Porch	\$ 2979.00	30	13/10/2037		21.02%	Good	Retain	N/A
LNILU3269	Water Tank	\$ 1680.00	25	13/10/2020		22.14%	Fair	Retain	Bathroom door frame is water damaged and rotting; Bathroom door has been fi
LNILU3270	Windows	\$ 3360.00	30	13/10/2037		9.00%	Good	Retain	N/A
LNILU3271	Balustrade	\$ 5600.00	20	13/10/2033		0.08%	Good	Retain	N/A
LNILU3272	Balcony Flooring	\$ 3808.00	20	13/10/2021		2.75%	Fair	Retain	N/A
LNILU4209	Awnings	\$ 1064.00	10	13/10/2029		57.40%	Good	Retain	N/A

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Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3298	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	1
LNILU3299	Interior Painting	\$ 2464.00	10	13/10/2029		1.54%	Good	Retain	200 x 200; Re-gr work needed for bathroom wall til behind sink.
LNILU3300	Shower Screen	\$ 2576.00	20	13/10/2033		0.61%	Good	Retain	N/A
LNILU3301	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3302	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU3303	Tiles - Wall	\$ 3763.00	20	13/10/2033		12.98%	Good	Retain	Small gap observ on balcony ceilin
LNILU3304	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.91%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3286	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	200 x 200
LNILU3287	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU3288	Ceiling Fan	\$ 593.00	10	13/10/2029		8.94%	Good	Retain	N/A
LNILU3289	Interior Painting	\$ 2464.00	10	13/10/2029		4.90%	Good	Retain	Blinds installed in community hall recreation area - double, 2 single.
LNILU3290	Wardrobe	\$ 3192.00	10	13/10/2029		22.02%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3291	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Tiled Roof
LNILU3292	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Laminate
LNILU3293	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3315	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	N/A
LNILU3316	Carpet	\$ 2800.00	8	13/01/2029		0.38%	Good	Retain	N/A
LNILU3317	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	N/A

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LNILU3318	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A
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Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3319	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU3320	Interior Painting	\$ 2464.00	10	13/10/2029		1.83%	Good	Retain	Skylight needs cleaning

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3277	Blind	\$ 504.00	10	13/10/2029		1.49%	Good	Retain	N/A
LNILU3278	Benchtops	\$ 2363.00	20	13/10/2033		0.67%	Good	Retain	N/A
LNILU3279	Cooktop	\$ 1366.00	12	13/07/2030		9.68%	Good	Retain	1 Vertical blind
LNILU3280	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	N/A
LNILU3281	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		1.34%	Good	Retain	1. Vertical
LNILU3282	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU3283	Oven	\$ 1422.00	12	13/07/2030		52.10%	Good	Retain	N/A
LNILU3284	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	300 x 300
LNILU3285	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3295	Interior Painting	\$ 2464.00	10	13/10/2023		3.65%	Fair	Repair	Powder coated alum.
LNILU3296	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU3297	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Clean mould from tiles and Regrout Clean mould from tiles and Regrout

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3311	Blind	\$ 504.00	10	13/10/2029		2.08%	Good	Retain	N/A
LNILU3312	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Roller type
LNILU3313	Ceiling Fan	\$ 593.00	10	13/10/2029		0.89%	Good	Retain	Replace asset LNILU3393

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LNILU3314	Interior Painting	\$ 2464.00	10	13/10/2023			1.17%	Fair	Retain	Painted
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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3305	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3306	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	Tiled
LNILU3307	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Dryer is resident owned.
LNILU3308	Tiles - Floor	\$ 5880.00	20	13/10/2033		3.51%	Good	Retain	N/A
LNILU3309	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3321	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	Electric coil, 4 pla
LNILU3322	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Outdoor unit mc S18AWN-U58 Se No.: 809KAZK00'
LNILU3323	Downpipes	\$ 1758.00	20	13/10/2033		105.68%	Good	Retain	1. Vertical
LNILU3324	Electrical Switchboard	\$ 1982.00	20	13/10/2033		73.68%	Good	Retain	Shared between 47/48
LNILU3325	Exterior Painting	\$ 6160.00	10	13/10/2029		0.15%	Good	Retain	N/A
LNILU3327	Flyscreens	\$ 2240.00	10	13/10/2029		12.00%	Good	Retain	N/A
LNILU3329	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU3330	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU3331	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU3332	Water Tank	\$ 1680.00	25	13/10/2035		1.66%	Good	Retain	N/A
LNILU3333	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU3334	Balustrade	\$ 5600.00	20	13/10/2033		0.61%	Good	Retain	2 Heater/f/light
LNILU3335	Balcony Flooring	\$ 3808.00	20	13/10/2041		0.63%	Excellent	Retain	1 Sheer curtain
LNILU4210	Awnings	\$ 1064.00	10	13/10/2029		38.61%	Good	Retain	N/A

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Unit 49

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3337	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3339	Sarking	\$ 4099.00	25	13/10/2035		18.78%	Good	Retain	N/A

Unit 50

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3401	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3402	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	N/A
LNILU3403	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU3404	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 49**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3363	Exhaust Fan	\$ 257.00	10	13/10/2033		35.80%	Excellent	Retain	Shared between 9/10
LNILU3364	Interior Painting	\$ 2464.00	10	13/10/2033		3.25%	Excellent	Retain	N/A
LNILU3366	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Vertical

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3350	Blind	\$ 504.00	10	13/10/2033		23.81%	Excellent	Retain	1. Sheer curtain; Curtains owned I resident.
LNILU3351	Carpet	\$ 2800.00	8	13/03/2032		6.96%	Excellent	Retain	N/A
LNILU3352	Ceiling Fan	\$ 593.00	10	13/10/2033		2.68%	Excellent	Retain	N/A
LNILU3353	Interior Painting	\$ 2464.00	10	13/10/2033		8.50%	Excellent	Retain	Washing machin resident owned.
LNILU3354	Wardrobe	\$ 3192.00	10	13/10/2033		23.18%	Excellent	Retain	Mixer upgraded 1/4 turn

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3355	Blind	\$ 504.00	10	13/10/2033		19.64%	Excellent	Retain	N/A
LNILU3356	Carpet	\$ 2800.00	8	13/03/2032		4.79%	Excellent	Retain	200 x 200
LNILU3357	Ceiling Fan	\$ 593.00	10	13/10/2033		29.49%	Excellent	Retain	N/A

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LNILU3358	Interior Painting	\$ 2464.00	10	13/10/2033		8.60%	Excellent	Retain	N/A
LNILU3359	Wardrobe	\$ 3192.00	10	13/10/2033		19.13%	Excellent	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3380	Blind	\$ 504.00	10	13/10/2033		13.19%	Excellent	Retain	Shared between 5/6
LNILU3383	Interior Painting	\$ 2464.00	10	13/10/2033		7.31%	Excellent	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3385	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	Tiled; Blacony tile floor has minor crack.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3341	Blind	\$ 504.00	10	13/10/2033		3.97%	Excellent	Retain	N/A
LNILU3344	Interior Painting	\$ 2464.00	10	13/10/2033		5.09%	Excellent	Retain	200 x 250

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3360	Interior Painting	\$ 2464.00	10	13/10/2029		1.28%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3376	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU3378	Ceiling Fan	\$ 593.00	10	13/10/2033		11.62%	Excellent	Retain	N/A
LNILU3379	Interior Painting	\$ 2464.00	10	13/10/2033		15.58%	Excellent	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3370	Skylight	\$ 1512.00	10	12/11/2031		48.15%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3386	Clothesline	\$ 728.00	10	13/10/2029		10.51%	Good	Retain	Shared between 18/19; Electrical switchboard cover requires repainting

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LNILU3387	Doors	\$ 2240.00	30	13/10/2037		39.58%	Good	Retain	Solar hot water system installed the roof.
LNILU3388	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	Painted
LNILU3389	Electrical Switchboard	\$ 1982.00	20	13/10/2021		89.30%	Fair	Retain	N/A
LNILU3390	Exterior Painting	\$ 6160.00	10	13/10/2029		2.59%	Good	Retain	Tiled
LNILU3392	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Skylight installed toilet room.
LNILU3394	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		2.35%	Good	Retain	Double bowl with mixer
LNILU3395	Path	\$ 3763.00	30	13/10/2019		7.72%	Fair	Repair	Shared clothesline between Units 1:14 recorded as rusty.
LNILU3396	Porch	\$ 2979.00	30	13/10/2037		21.02%	Good	Retain	N/A
LNILU3397	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU3398	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU3399	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	N/A
LNILU3400	Balcony Flooring	\$ 3808.00	20	13/10/2033		6.98%	Good	Retain	Aluminium Fram
LNILU4211	Awnings	\$ 1064.00	10	13/10/2017		10.41%	Poor	Replace	1. Sheer curtain; Curtains owned by resident.

Unit 50

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3426	Exhaust Fan	\$ 257.00	10	13/10/2029		8.95%	Good	Retain	Concrete
LNILU3429	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	N/A
LNILU3430	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Unknown installation date, assessment date used for installation date
LNILU3432	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	N/A

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Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3414	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU3415	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Painted
LNILU3416	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Repaint eaves, to be addressed at future time in conjunction with other painting tasks; to be monitored
LNILU3417	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU3418	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3419	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Upgrade (20/07/2023); Electrical switchboard cover requires repainting
LNILU3420	Carpet	\$ 2800.00	8	13/01/2029		5.51%	Good	Retain	N/A
LNILU3421	Interior Painting	\$ 2464.00	10	13/10/2029		2.80%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3443	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU3444	Carpet	\$ 2800.00	8	13/03/2024		5.00%	Fair	Retain	Aluminium Fram
LNILU3445	Ceiling Fan	\$ 593.00	10	13/10/2023		7.15%	Fair	Replace	N/A
LNILU3446	Interior Painting	\$ 2464.00	10	13/10/2029		6.03%	Good	Retain	Installed on all windows

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3447	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3406	Benchtops	\$ 2363.00	20	13/10/2033		4.25%	Good	Retain	300 x 600

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LNILU3408	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	100 x 100
LNILU3410	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	N/A
LNILU3412	Rangehood	\$ 604.00	12	13/05/2035		14.90%	Excellent	Retain	Upgrade to 1/4 t
LNILU3413	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	200 x 200

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3423	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A
LNILU3424	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU3425	Tiles - Floor	\$ 5880.00	20	13/10/2033		5.12%	Good	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3438	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		185.63%	Good	Retain	N/A
LNILU3439	Blind	\$ 504.00	10	13/10/2029		11.81%	Good	Retain	N/A
LNILU3440	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	N/A
LNILU3441	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3434	Toilet & Cistern	\$ 2027.00	20	13/10/2033		59.69%	Good	Retain	N/A
LNILU3435	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.31%	Good	Retain	Vertical
LNILU3436	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3449	Clothesline	\$ 728.00	10	13/10/2029		20.40%	Good	Retain	300 x 300
LNILU3450	Doors	\$ 2240.00	30	13/10/2037		39.58%	Good	Retain	Single roller blind installed on laun window.
LNILU3451	Downpipes	\$ 1758.00	20	13/10/2033		154.29%	Good	Retain	N/A
LNILU3452	Electrical Switchboard	\$ 1982.00	20	13/10/2033		6.70%	Good	Retain	Dryer is resident owned.
LNILU3453	Exterior Painting	\$ 6160.00	10	13/10/2029		5.80%	Good	Retain	Laminate
LNILU3455	Flyscreens	\$ 2240.00	10	13/10/2029		49.50%	Good	Retain	N/A

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LNILU3457	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	N/A
LNILU3458	Lattice Screening	\$ 2576.00	20	13/10/2033			14.98%	Good	Retain	Built-in
LNILU3459	Path	\$ 3763.00	30	13/10/1995			2.41%	Very Poor	Repair	Solar hot water system installed the roof.
LNILU3460	Porch	\$ 2979.00	30	13/10/2037			64.68%	Good	Retain	N/A
LNILU3461	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	2 Sheer curtain
LNILU3462	Windows	\$ 3360.00	30	13/10/2037			22.85%	Good	Retain	Sub-board
LNILU3463	Balustrade	\$ 5600.00	20	13/10/2033			1.44%	Good	Retain	N/A
LNILU3464	Balcony Flooring	\$ 3808.00	20	13/10/2033			8.46%	Good	Retain	N/A
LNILU4213	Awnings	\$ 1064.00	10	13/10/2023			57.40%	Fair	Repair	Balcony awning l already been pla for orderBalcony awnings replace and Kitchen to b replaced

Unit 51-52

Unit 51

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3466	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Tiled
LNILU3467	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU3468	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	200 x 300
LNILU3469	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 52

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3530	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3531	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Retain	One missing . Installed on all windows; Awning old but still functional.

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LNILU3532	Sarking	\$ 4099.00	25	13/10/2035		18.78%	Good	Retain	Advise replacement/cor on & hard to get cleaned as per resident
LNILU3533	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Exterior has beer repainted.

Unit 51

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3491	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	1 Vertical blind; Unknown installation date, assessment date used for installat date
LNILU3492	Interior Painting	\$ 2464.00	10	13/10/2023		3.08%	Fair	Retain	N/A
LNILU3493	Shower Screen	\$ 2576.00	20	13/10/2033		0.20%	Good	Retain	Vertical
LNILU3494	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3495	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU3496	Tiles - Wall	\$ 3763.00	20	13/10/2033		12.98%	Good	Retain	N/A
LNILU3497	Tiles - Floor	\$ 5880.00	20	13/10/2033		3.02%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3479	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU3480	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU3481	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	N/A
LNILU3482	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU3483	Wardrobe	\$ 3192.00	10	13/10/2029		19.13%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3484	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Tiled
LNILU3485	Carpet	\$ 2800.00	8	13/01/2029		0.15%	Good	Retain	N/A
LNILU3486	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	Painted

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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3508	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Powder coated alum.
LNILU3509	Carpet	\$ 2800.00	8	13/01/2029		4.13%	Good	Retain	Installed on all windows
LNILU3510	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU3511	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3512	Carpet	\$ 2800.00	8	13/01/2029		2.28%	Good	Retain	N/A
LNILU3513	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Retain	Installed on all windows

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3470	Blind	\$ 504.00	10	13/10/2023		1.49%	Fair	Replace	Cracks observed path leading to garage 16.
LNILU3471	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU3472	Cooktop	\$ 1366.00	12	13/07/2030		0.74%	Good	Retain	N/A
LNILU3473	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	N/A
LNILU3474	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		14.74%	Good	Retain	N/A
LNILU3475	Vinyl	\$ 3360.00	10	13/10/2029		1.98%	Good	Retain	N/A
LNILU3476	Oven	\$ 1422.00	12	13/07/2030		122.80%	Good	Retain	1 Sheer curtain
LNILU3477	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	N/A
LNILU3478	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Gutters require painting; Repaint of guttering completed.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3488	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	1.5 Sink
LNILU3489	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Tiled

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LNILU3490	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Dining area top switch requires replacement.
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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3503	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		39.78%	Good	Retain	Washing machin resident owned.
LNILU3504	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU3505	Carpet	\$ 2800.00	8	13/01/2029		8.84%	Good	Retain	Vertical
LNILU3506	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	N/A
LNILU3507	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3498	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3499	Toilet & Cistern	\$ 2027.00	20	13/10/2033		26.86%	Good	Retain	1 Sheer curtain; Curtains owned l resident.
LNILU3500	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.04%	Good	Retain	Tiled
LNILU3501	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	Shared with unit
LNILU3502	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	300 x 200

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3514	Clothesline	\$ 728.00	10	13/10/2029		8.65%	Good	Retain	Tiled
LNILU3515	Doors	\$ 2240.00	30	13/10/2019		1.20%	Fair	Repair	N/A
LNILU3516	Downpipes	\$ 1758.00	20	13/10/2033		129.40%	Good	Retain	Steel
LNILU3517	Electrical Switchboard	\$ 1982.00	20	13/10/2033		2.23%	Good	Retain	N/A
LNILU3518	Exterior Painting	\$ 6160.00	10	13/10/2029		5.04%	Good	Retain	Colorbond Cover
LNILU3520	Flyscreens	\$ 2240.00	10	13/10/2029		49.50%	Good	Retain	100 x 100
LNILU3522	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A

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LNILU3523	Lattice Screening	\$ 2576.00	20	13/10/2033		12.78%	Good	Retain	Living room doo fitted with vertic blinds.
LNILU3524	Path	\$ 3763.00	30	13/10/2037		1.14%	Good	Retain	N/A
LNILU3525	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	Another crack observed on kitc wall.
LNILU3527	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Replace asset LNILU4039
LNILU3528	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	Aluminium Fram
LNILU3529	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Painted
LNILU4214	Awnings	\$ 1064.00	10	13/10/2033		9.40%	Excellent	Retain	Smoke alarm installed in hallw

Unit 52

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3555	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU3556	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	200 x 200
LNILU3557	Shower Screen	\$ 2576.00	20	13/10/2033		8.15%	Good	Retain	N/A
LNILU3558	Skylight	\$ 1512.00	10	13/10/2023		1.20%	Fair	Repair	1.5 Bowl with mi
LNILU3559	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A
LNILU3560	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	N/A
LNILU3561	Tiles - Floor	\$ 5880.00	20	13/10/2021		5.13%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3543	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Vertical
LNILU3544	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	N/A
LNILU3545	Ceiling Fan	\$ 593.00	10	13/10/2029		11.62%	Good	Retain	Powder coated alum.
LNILU3546	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	N/A
LNILU3547	Wardrobe	\$ 3192.00	10	13/10/2029		9.85%	Good	Retain	N/A

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Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3548	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Balcony flooring 4 full length crack on tiles.
LNILU3549	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	Concrete
LNILU3550	Interior Painting	\$ 2464.00	10	13/10/2023		1.72%	Fair	Repair	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3572	Blind	\$ 504.00	10	13/10/2029		2.78%	Good	Retain	Single roller blind installed on laun window.
LNILU3573	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Laminate
LNILU3574	Ceiling Fan	\$ 593.00	10	13/10/2023		35.75%	Fair	Retain	N/A
LNILU3575	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	Tiled

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3576	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU3577	Interior Painting	\$ 2464.00	10	13/10/2023		4.06%	Fair	Repair	1 Fabric curtain

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3534	Blind	\$ 504.00	10	13/10/2029		6.45%	Good	Retain	N/A
LNILU3535	Benchtops	\$ 2363.00	20	13/10/2033		8.49%	Good	Retain	N/A
LNILU3536	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	300 x 100
LNILU3537	Interior Painting	\$ 2464.00	10	13/10/2023		0.46%	Fair	Repair	1.5 Bowl with mi:
LNILU3538	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Outdoor unit mc MUZ-AP25VG Se No.: 0005234T
LNILU3539	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	200 x 300
LNILU3540	Oven	\$ 1422.00	12	13/05/2035		307.25%	Excellent	Retain	N/A
LNILU3541	Rangehood	\$ 604.00	12	13/05/2023		6.71%	Fair	Retain	N/A
LNILU3542	Sink & Fittings	\$ 2016.00	15	13/10/2031		33.10%	Good	Retain	N/A

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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3552	Interior Painting	\$ 2464.00	10	13/10/2029		0.27%	Good	Retain	N/A
LNILU3553	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	N/A
LNILU3554	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Retain	Tiled

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3567	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		503.84%	Good	Retain	N/A
LNILU3568	Blind	\$ 504.00	10	13/10/2029		2.78%	Good	Retain	N/A
LNILU3569	Carpet	\$ 2800.00	8	13/01/2029		8.84%	Good	Retain	Shared between 49/50
LNILU3570	Ceiling Fan	\$ 593.00	10	13/10/2033		128.50%	Excellent	Retain	Powder coated alum.
LNILU3571	Interior Painting	\$ 2464.00	10	13/10/2023		15.58%	Fair	Repair	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3562	Skylight	\$ 1512.00	10	13/10/2029		1.20%	Good	Retain	N/A
LNILU3563	Toilet & Cistern	\$ 2027.00	20	13/10/2033		83.37%	Good	Retain	Single roller blind installed on bedroom 1 window
LNILU3564	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.83%	Good	Retain	Concrete; Concrete cracking, to be monitored
LNILU3565	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A
LNILU3566	Tapware	\$ 1316.00	15	13/10/2022		6.13%	Fair	Retain	Powder coated alum.

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3578	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	600 x 300
LNILU3579	Doors	\$ 2240.00	30	13/10/2001		47.98%	Poor	Repair	Outdoor unit mc ESE18HRB Serial No.: E012319
LNILU3580	Downpipes	\$ 1758.00	20	13/10/2033		132.47%	Good	Retain	N/A

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LNILU3581	Electrical Switchboard	\$ 1982.00	20	13/10/2033			73.68%	Good	Retain	Shared between 51/52
LNILU3582	Exterior Painting	\$ 6160.00	10	13/10/2029			5.04%	Good	Retain	Sliding door
LNILU3584	Flyscreens	\$ 2240.00	10	13/10/2023			60.00%	Fair	Retain	Concrete
LNILU3586	Hot Water System - Solar	\$ 3360.00	15	13/10/2031			31.35%	Good	Retain	100 x 100
LNILU3587	Lattice Screening	\$ 2576.00	20	13/10/2033			14.24%	Good	Retain	Laminate
LNILU3588	Path	\$ 3763.00	30	13/10/2037			2.41%	Good	Retain	N/A
LNILU3589	Porch	\$ 2979.00	30	13/10/2037			61.44%	Good	Retain	N/A
LNILU3590	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	N/A
LNILU3591	Windows	\$ 3360.00	30	13/10/2037			0.69%	Good	Retain	Tiled
LNILU3592	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	N/A
LNILU3593	Balcony Flooring	\$ 3808.00	20	13/10/2033			2.54%	Good	Retain	N/A
LNILU4215	Awnings	\$ 1064.00	10	13/10/2017			38.61%	Good	Retain	Kitchen awning shredded

Unit 53-54

Unit 53

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3595	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Cracks on the ce
LNILU3596	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	Ceramic, 4 plate
LNILU3597	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Colorbond Cover
LNILU3598	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 54

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3660	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1 Sheer curtain
LNILU3661	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	Vertical
LNILU3662	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	Minor scratch marks are visible; to be monitored

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LNILU3663	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Solar hot water system installed the roof.
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Unit 53

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3621	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	200 x 200
LNILU3622	Interior Painting	\$ 2464.00	10	13/10/2029		1.54%	Good	Retain	1. Vertical
LNILU3623	Shower Screen	\$ 2576.00	20	13/10/2021		3.67%	Fair	Repair	Remove mould and rust
LNILU3625	Tapware	\$ 1316.00	15	13/10/2022		98.21%	Fair	Retain	Tiled
LNILU3626	Tiles - Wall	\$ 3763.00	20	13/10/2021		7.87%	Fair	Retain	Requires cleaning and regrouting and regrout
LNILU3627	Tiles - Floor	\$ 5880.00	20	13/10/2021		14.34%	Fair	Retain	Clean and regrou

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3609	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Shared between 43/44
LNILU3610	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU3611	Interior Painting	\$ 2464.00	10	13/10/2029		3.35%	Good	Retain	N/A
LNILU3612	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Water marks observed on ceiling in living area and Bedroom 1.
LNILU4230	Shutters	\$ 1523.00	10	13/10/2029		0.00%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3613	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU3614	Carpet	\$ 2800.00	8	13/01/2029		2.76%	Good	Retain	N/A
LNILU3615	Ceiling Fan	\$ 593.00	10	13/10/2029		16.98%	Good	Retain	Pathway has cracksCracks in pathway have been rectified.
LNILU3616	Interior Painting	\$ 2464.00	10	13/10/2029		0.22%	Good	Retain	N/A

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Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3638	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	1. Vertical
LNILU3639	Carpet	\$ 2800.00	8	13/01/2029		0.13%	Good	Retain	Tiled Roof
LNILU3640	Ceiling Fan	\$ 593.00	10	13/10/2029		11.62%	Good	Retain	N/A
LNILU3641	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	Installed on all windows

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3642	Carpet	\$ 2800.00	8	13/01/2029		0.90%	Good	Retain	N/A
LNILU3643	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	1. Vertical

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3599	Blind	\$ 504.00	10	13/10/2029		1.49%	Good	Retain	1. Vertical
LNILU3600	Benchtops	\$ 2363.00	20	13/10/2033		7.37%	Good	Retain	N/A
LNILU3601	Cooktop	\$ 1366.00	12	13/07/2030		2.23%	Good	Retain	N/A
LNILU3602	Interior Painting	\$ 2464.00	10	13/10/2023		6.17%	Fair	Retain	N/A
LNILU3603	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Solar hot water system installed the roof.
LNILU3604	Vinyl	\$ 3360.00	10	13/10/2023		26.34%	Fair	Retain	Fan blades show deterioration of paint.
LNILU3605	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU3606	Rangehood	\$ 604.00	12	13/07/2030		7.08%	Good	Retain	N/A
LNILU3607	Sink & Fittings	\$ 2016.00	15	13/10/2031		40.19%	Good	Retain	Renew sink mixerBasin repla

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3618	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	100 x 100
LNILU3619	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.78%	Good	Retain	N/A
LNILU3620	Tiles - Floor	\$ 5880.00	20	13/10/2021		5.12%	Fair	Retain	N/A

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3634	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU3635	Carpet	\$ 2800.00	8	13/01/2029		10.71%	Good	Retain	Powder coated alum.
LNILU3636	Ceiling Fan	\$ 593.00	10	13/10/2023		33.96%	Fair	Retain	N/A
LNILU3637	Interior Painting	\$ 2464.00	10	13/10/2029		1.17%	Good	Retain	Tiled

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3629	Toilet & Cistern	\$ 2027.00	20	13/10/2033		5.97%	Good	Retain	Tiled Roof
LNILU3630	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.94%	Good	Retain	N/A
LNILU3631	Tiles - Floor	\$ 5880.00	20	13/10/2021		4.25%	Fair	Retain	Lighting requires upgrading.
LNILU3632	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	1 Roller blind

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3644	Clothesline	\$ 728.00	10	13/10/2029		7.42%	Good	Retain	600 x 300
LNILU3645	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	N/A
LNILU3646	Downpipes	\$ 1758.00	20	13/10/2021		138.72%	Fair	Repair	200 x 250
LNILU3647	Electrical Switchboard	\$ 1982.00	20	13/10/2021		6.70%	Fair	Retain	Solar hot water system installed the roof.
LNILU3648	Exterior Painting	\$ 6160.00	10	13/10/2023		0.00%	Fair	Retain	N/A
LNILU3650	Flyscreens	\$ 2240.00	10	13/10/2017		60.00%	Poor	Replace	N/A
LNILU3654	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Solar hot water system installed the roof.
LNILU3655	Porch	\$ 2979.00	30	13/10/2019		61.44%	Fair	Retain	N/A
LNILU3657	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Shared between 41/42
LNILU4216	Awnings	\$ 1064.00	10	13/10/2029		57.40%	Good	Retain	N/A

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3692	Skylight	\$ 1512.00	10	13/10/2033		3.61%	Excellent	Retain	Single roller blind installed on Dinit

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3708	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU3709	Doors	\$ 2240.00	30	13/10/2037		39.58%	Good	Retain	Door frame requ repainting.
LNILU3710	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	N/A
LNILU3711	Electrical Switchboard	\$ 1982.00	20	13/10/2033		6.70%	Good	Retain	Shared between 53/54
LNILU3712	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	Has been restruc still rusty
LNILU3714	Flyscreens	\$ 2240.00	10	13/10/2023		49.50%	Fair	Replace	N/A
LNILU3716	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Bolts on clothesl show corrosion.
LNILU3717	Lattice Screening	\$ 2576.00	20	13/10/2033		14.24%	Good	Retain	N/A
LNILU3718	Path	\$ 3763.00	30	13/10/2037		1.99%	Good	Retain	N/A
LNILU3719	Porch	\$ 2979.00	30	13/10/2037		1.62%	Good	Retain	N/A
LNILU3721	Windows	\$ 3360.00	30	13/10/2001		8.31%	Poor	Replace	Smoke alarm installed in hallw
LNILU3722	Balustrade	\$ 5600.00	20	13/10/2033		2.50%	Good	Retain	1. Vertical
LNILU3723	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Steel
LNILU4217	Awnings	\$ 1064.00	10	13/10/2029		38.61%	Good	Retain	Storage bay adjacent to gara 28 in disrepair - cracking to path adjacent to Unit 27Have been resurfaced

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Unit 55

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3725	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU3727	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A

Unit 55**Unit Exterior**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3773	Clothesline	\$ 728.00	10	13/10/2023		20.40%	Fair	Replace	N/A
LNILU3774	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Skylight present bathroom.
LNILU3775	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	N/A
LNILU3776	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	Shared between 53/54
LNILU3777	Exterior Painting	\$ 6160.00	10	13/10/2029		2.14%	Good	Retain	Unit has been refurbished.
LNILU3779	Flyscreens	\$ 2240.00	10	13/10/2023		60.00%	Fair	Replace	Sliding door with mirror
LNILU3781	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		14.89%	Good	Retain	1 Sheer curtain
LNILU3782	Lattice Screening	\$ 2576.00	20	13/10/2033		14.98%	Good	Retain	N/A
LNILU3783	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	N/A
LNILU3784	Porch	\$ 2979.00	30	13/10/2019		30.72%	Fair	Repair	1. Vertical
LNILU3785	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	Frame/pivot
LNILU3786	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	250 x 200
LNILU3787	Balustrade	\$ 5600.00	20	13/10/2033		1.44%	Good	Retain	Lighting requires upgrading.
LNILU3788	Balcony Flooring	\$ 3808.00	20	13/10/2033		2.96%	Good	Retain	Vertical blinds fit
LNILU4218	Awnings	\$ 1064.00	10	13/10/2029		37.59%	Good	Retain	N/A

Unit 56-57

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Unit 56

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3790	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Aluminium Fram
LNILU3792	Sarking	\$ 4099.00	25	13/10/2035		54.88%	Good	Retain	N/A

Unit 57

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3854	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	Skylight present bathroom.
LNILU3855	Lighting	\$ 1926.00	15	13/10/2022		23.81%	Fair	Replace	Powder coated alum.
LNILU3856	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU3857	Smoke Alarms	\$ 263.00	20	13/10/2033		16.98%	Good	Retain	Shared between 35/36

Unit 56**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3815	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU3816	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	Painted
LNILU3818	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	1 Sheer curtain

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3803	Blind	\$ 504.00	10	13/10/2029		11.31%	Good	Retain	Flyscreen in bedroom 2 to be repaired
LNILU3804	Carpet	\$ 2800.00	8	13/01/2029		2.44%	Good	Retain	Aluminium frame/pivot
LNILU3805	Ceiling Fan	\$ 593.00	10	13/10/2029		3.58%	Good	Retain	N/A
LNILU3806	Interior Painting	\$ 2464.00	10	13/10/2029		0.77%	Good	Retain	Smoke alarm installed in hallw
LNILU3807	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3808	Blind	\$ 504.00	10	13/10/2029		22.62%	Good	Retain	N/A

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LNILU3809	Carpet	\$ 2800.00	8	13/01/2029		4.79%	Good	Retain	Painted
LNILU3810	Interior Painting	\$ 2464.00	10	13/10/2029		8.17%	Good	Retain	N/A

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Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3832	Blind	\$ 504.00	10	13/10/2029		13.19%	Good	Retain	Living Room light globe is blownNo lighting installed
LNILU3833	Carpet	\$ 2800.00	8	13/03/2024		4.75%	Fair	Retain	Laminate
LNILU3834	Ceiling Fan	\$ 593.00	10	13/10/2029		33.96%	Good	Retain	Solar hot water system installed the roof.
LNILU3835	Interior Painting	\$ 2464.00	10	13/10/2023		2.19%	Fair	Repair	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3836	Carpet	\$ 2800.00	8	13/01/2029		2.63%	Good	Retain	N/A
LNILU3837	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3794	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	N/A
LNILU3797	Interior Painting	\$ 2464.00	10	13/10/2029		2.78%	Good	Retain	Colorbond Cover
LNILU3799	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	Sheer curtain

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3812	Interior Painting	\$ 2464.00	10	13/10/2023		1.10%	Fair	Retain	N/A

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3827	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3828	Blind	\$ 504.00	10	13/10/2029		12.50%	Good	Retain	N/A
LNILU3829	Carpet	\$ 2800.00	8	13/01/2029		10.18%	Good	Retain	N/A
LNILU3830	Ceiling Fan	\$ 593.00	10	13/10/2029		42.98%	Good	Retain	Requires new speed controller
LNILU3831	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	Vertical

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Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3822	Skylight	\$ 1512.00	10	13/10/2029		21.67%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3838	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	N/A
LNILU3839	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	Shared between 39/40
LNILU3840	Downpipes	\$ 1758.00	20	13/10/2033		135.65%	Good	Retain	N/A
LNILU3841	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	1. Sheer curtain
LNILU3842	Exterior Painting	\$ 6160.00	10	13/10/2029		1.68%	Good	Retain	Soffit has marks; requires re-paint
LNILU3844	Flyscreens	\$ 2240.00	10	13/10/2023		57.00%	Fair	Retain	100 x 100
LNILU3846	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU3847	Lattice Screening	\$ 2576.00	20	13/10/2033		6.78%	Good	Retain	200 x 200
LNILU3848	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	Tiled
LNILU3849	Porch	\$ 2979.00	30	13/10/2001		19.40%	Poor	Repair	Outdoor unit mc SRC50ZSA-W Se No.: 980322947E
LNILU3851	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	N/A
LNILU3852	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU3853	Balcony Flooring	\$ 3808.00	20	13/10/2033		4.02%	Good	Retain	N/A
LNILU4219	Awnings	\$ 1064.00	10	13/10/2029		19.81%	Good	Retain	N/A

Unit 57**Bathroom**

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3879	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	Steel
LNILU3881	Shower Screen	\$ 2576.00	20	13/10/2033		0.00%	Good	Retain	1.5 Bowl with mi:
LNILU3882	Skylight	\$ 1512.00	10	13/10/2029		45.74%	Good	Retain	Ceramic, 4 plate
LNILU3883	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	N/A

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LNILU3884	Tiles - Wall	\$ 3763.00	20	13/10/2033		7.08%	Good	Retain	Toilet room fitted with skylight.
LNILU3885	Tiles - Floor	\$ 5880.00	20	13/10/2033		3.62%	Good	Retain	Powder coated alum.

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3867	Blind	\$ 504.00	10	13/10/2029		7.14%	Good	Retain	N/A
LNILU3869	Ceiling Fan	\$ 593.00	10	13/10/2029		29.49%	Good	Retain	1. Vertical
LNILU3871	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Smoke alarm installed in hallw

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3872	Blind	\$ 504.00	10	13/10/2029		10.71%	Good	Retain	N/A
LNILU3875	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3896	Blind	\$ 504.00	10	13/10/2029		26.39%	Good	Retain	N/A
LNILU3898	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Steel

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3858	Blind	\$ 504.00	10	13/10/2029		8.93%	Good	Retain	N/A
LNILU3859	Benchtops	\$ 2363.00	20	13/10/2033		8.94%	Good	Retain	N/A
LNILU3860	Cooktop	\$ 1366.00	12	13/07/2030		0.74%	Good	Retain	100 x 100
LNILU3862	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Vertical
LNILU3864	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	N/A
LNILU3865	Rangehood	\$ 604.00	12	13/07/2030		14.90%	Good	Retain	Sub-board
LNILU3866	Sink & Fittings	\$ 2016.00	15	13/10/2022		89.85%	Fair	Replace	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3877	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Powder coated alum.
LNILU3878	Tiles - Floor	\$ 5880.00	20	13/10/2033		5.90%	Good	Retain	N/A

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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3891	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3892	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU3894	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	Skylight installed toilet room.

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3886	Skylight	\$ 1512.00	10	13/10/2029		1.20%	Good	Retain	Replace asset LNILU2220
LNILU3887	Toilet & Cistern	\$ 2027.00	20	13/10/2021		59.69%	Fair	Retain	Tiled
LNILU3888	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.09%	Good	Retain	Vertical blinds fit
LNILU3889	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.04%	Good	Retain	1 Vertical blind
LNILU3890	Tapware	\$ 1316.00	15	13/10/2031		21.18%	Good	Retain	1. Vertical

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3902	Clothesline	\$ 728.00	10	13/10/2023		24.73%	Fair	Retain	N/A
LNILU3903	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	Pathway cracked poses as a trip hazard
LNILU3904	Downpipes	\$ 1758.00	20	13/10/2033		76.61%	Good	Retain	1. Vertical
LNILU3905	Electrical Switchboard	\$ 1982.00	20	13/10/2021		26.79%	Fair	Retain	Shared between 56/57
LNILU3906	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	1.5 Sink
LNILU3907	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	N/A
LNILU3908	Flyscreens	\$ 2240.00	10	13/10/2023		1.50%	Fair	Repair	Solar hot water system installed the roof.
LNILU3909	Guttering	\$ 2844.00	20	13/10/2021		133.97%	Fair	Repair	N/A
LNILU3910	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	N/A
LNILU3911	Lattice Screening	\$ 2576.00	20	13/10/2033		0.37%	Good	Retain	N/A

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LNILU3912	Path	\$ 3763.00	30	13/10/2019		2.41%	Fair	Repair	Ceiling fan hits ceiling; needs rebalancing or longer hanging p urgently
LNILU3913	Porch	\$ 2979.00	30	13/10/2019		64.68%	Fair	Repair	Washing machin resident owned.
LNILU3914	Water Tank	\$ 1680.00	25	13/10/2035		96.13%	Good	Retain	400 x 200
LNILU3915	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	Renew rollers do to B2
LNILU3916	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	N/A
LNILU3917	Balcony Flooring	\$ 3808.00	20	13/10/2033		0.63%	Good	Retain	N/A
LNILU4220	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	1 Sheer curtain

Unit 58-59

Unit 58

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3919	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1. Vertical
LNILU3920	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU3921	Sarking	\$ 4099.00	25	13/10/2035		54.88%	Good	Retain	Hallway; Ducted vents need remo because the duct AC system is no longer present.
LNILU3922	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 59

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3983	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1. Vertical
LNILU3984	Lighting	\$ 1926.00	15	13/10/2031		23.81%	Good	Retain	N/A
LNILU3985	Sarking	\$ 4099.00	25	13/10/2035		57.77%	Good	Retain	N/A
LNILU3986	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	N/A

Unit 58

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Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3944	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU3945	Interior Painting	\$ 2464.00	10	13/10/2029		0.08%	Good	Retain	N/A
LNILU3946	Shower Screen	\$ 2576.00	20	13/10/2033		2.65%	Good	Retain	N/A
LNILU3947	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	Path cracks adjac U28 water tank
LNILU3948	Tapware	\$ 1316.00	15	13/10/2031		119.05%	Good	Retain	Patch and re pai door header in bathroom, to be addressed at fut time in conjuncti with other painti tasks; to be monitored
LNILU3949	Tiles - Wall	\$ 3763.00	20	13/10/2033		7.47%	Good	Retain	N/A
LNILU3950	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.91%	Good	Retain	Tiled

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3933	Carpet	\$ 2800.00	8	13/01/2029		3.66%	Good	Retain	1 Roller blind
LNILU3934	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU3935	Interior Painting	\$ 2464.00	10	13/10/2029		10.31%	Good	Retain	1 Sheer curtain

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3938	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	200 x 200
LNILU3939	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3963	Ceiling Fan	\$ 593.00	10	13/10/2033		12.51%	Excellent	Retain	N/A
LNILU3964	Interior Painting	\$ 2464.00	10	13/10/2029		3.29%	Good	Retain	200 x 200

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3966	Interior Painting	\$ 2464.00	10	13/10/2029		3.35%	Good	Retain	N/A

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Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3923	Blind	\$ 504.00	10	13/10/2029		19.84%	Good	Retain	N/A
LNILU3924	Benchtops	\$ 2363.00	20	13/10/2033		2.68%	Good	Retain	Powder coated alum.
LNILU3925	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	N/A
LNILU3926	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	Awnings rotting rusting
LNILU3927	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	N/A
LNILU3931	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3941	Interior Painting	\$ 2464.00	10	13/10/2029		3.01%	Good	Retain	N/A
LNILU3942	Tiles - Wall	\$ 3763.00	20	13/10/2033		2.03%	Good	Retain	Regrouting will have to take place soon
LNILU3943	Tiles - Floor	\$ 5880.00	20	13/10/2033		5.90%	Good	Retain	Solar hot water system installed on the roof.

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3956	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU3959	Ceiling Fan	\$ 593.00	10	13/10/2033		35.75%	Excellent	Retain	N/A
LNILU3960	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3951	Skylight	\$ 1512.00	10	13/10/2029		48.15%	Good	Retain	N/A
LNILU3952	Toilet & Cistern	\$ 2027.00	20	13/10/2033		17.91%	Good	Retain	Colorbond Cover
LNILU3953	Tiles - Wall	\$ 3763.00	20	13/10/2033		1.18%	Good	Retain	Vertical
LNILU3954	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	N/A

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Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3967	Clothesline	\$ 728.00	10	13/10/2029		24.73%	Good	Retain	Single roller blind installed on laun window.
LNILU3968	Doors	\$ 2240.00	30	13/10/2019		47.98%	Fair	Repair	Single sink
LNILU3969	Downpipes	\$ 1758.00	20	13/10/2033		78.39%	Good	Retain	1 Vertical blind
LNILU3970	Electrical Switchboard	\$ 1982.00	20	13/10/2033		89.30%	Good	Retain	2
LNILU3971	Exterior Painting	\$ 6160.00	10	13/10/2029		6.10%	Good	Retain	N/A
LNILU3972	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	200 x 300
LNILU3973	Flyscreens	\$ 2240.00	10	13/10/2029		21.00%	Good	Retain	N/A
LNILU3974	Guttering	\$ 2844.00	20	13/10/2033		133.97%	Good	Retain	N/A
LNILU3975	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		29.78%	Good	Retain	Replace asset LNILU2351
LNILU3976	Lattice Screening	\$ 2576.00	20	13/10/2033		14.24%	Good	Retain	Replace mouldy vertical blinds
LNILU3977	Path	\$ 3763.00	30	13/10/2037		12.82%	Good	Retain	2. Vertical
LNILU3978	Porch	\$ 2979.00	30	13/10/2037		61.44%	Good	Retain	N/A
LNILU3979	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain	N/A
LNILU3980	Windows	\$ 3360.00	30	13/10/2037		11.77%	Good	Retain	N/A
LNILU3981	Balustrade	\$ 5600.00	20	13/10/2033		2.88%	Good	Retain	N/A
LNILU3982	Balcony Flooring	\$ 3808.00	20	13/10/2033		8.46%	Good	Retain	Sliding door with mirror
LNILU4221	Awnings	\$ 1064.00	10	13/10/2029		0.00%	Good	Retain	N/A

Unit 59

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4009	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	120 x 120
LNILU4010	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	N/A
LNILU4011	Shower Screen	\$ 2576.00	20	13/10/2033		7.74%	Good	Retain	Pivot door

LNILU4012	Skylight	\$ 1512.00	10	13/10/2029		22.87%	Good	Retain	Outdoor unit mc AOT24UN6KL Se No.: T010116
LNILU4013	Tapware	\$ 1316.00	15	13/10/2031		113.09%	Good	Retain	Painted
LNILU4014	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Tiled
LNILU4015	Tiles - Floor	\$ 5880.00	20	13/10/2033		12.07%	Good	Retain	100 x 100

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3996	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		225.40%	Good	Retain	N/A
LNILU3998	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Washing machin resident owned.
LNILU3999	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	200 x 300

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4003	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	N/A
LNILU4004	Interior Painting	\$ 2464.00	10	13/10/2029		3.66%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4028	Ceiling Fan	\$ 593.00	10	13/10/2033		29.49%	Excellent	Retain	N/A
LNILU4029	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4031	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	Powder coated alum.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU3988	Benchtops	\$ 2363.00	20	13/10/2033		8.49%	Good	Retain	Laminate
LNILU3989	Cooktop	\$ 1366.00	12	13/07/2030		11.16%	Good	Retain	N/A
LNILU3990	Interior Painting	\$ 2464.00	10	13/10/2029		6.17%	Good	Retain	N/A
LNILU3991	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		17.86%	Good	Retain	Blinds present : vertical and rolle types.

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Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4006	Interior Painting	\$ 2464.00	10	13/10/2029		3.01%	Good	Retain	300 x 300
LNILU4007	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	300 x 200
LNILU4008	Tiles - Floor	\$ 5880.00	20	13/10/2033		6.21%	Good	Retain	Tiled; Cracked tiles to be monitored

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4021	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	N/A
LNILU4024	Ceiling Fan	\$ 593.00	10	13/10/2033		33.96%	Excellent	Retain	Refit flyscreen securely
LNILU4025	Interior Painting	\$ 2464.00	10	13/10/2023		15.58%	Fair	Repair	Vertical

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4016	Skylight	\$ 1512.00	10	13/10/2029		18.06%	Good	Retain	N/A
LNILU4018	Tiles - Wall	\$ 3763.00	20	13/10/2033		3.55%	Good	Retain	N/A
LNILU4019	Tiles - Floor	\$ 5880.00	20	13/10/2033		4.25%	Good	Retain	1. Vertical

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU4032	Clothesline	\$ 728.00	10	13/10/2029		7.42%	Good	Retain	1 Roller blind
LNILU4033	Doors	\$ 2240.00	30	13/10/2037		47.98%	Good	Retain	300 x 300
LNILU4034	Downpipes	\$ 1758.00	20	13/10/2021		135.65%	Fair	Repair	Vertical
LNILU4035	Electrical Switchboard	\$ 1982.00	20	13/10/2033		92.99%	Good	Retain	N/A
LNILU4036	Exterior Painting	\$ 6160.00	10	13/10/2029		0.00%	Good	Retain	Electric solid, 4 p
LNILU4038	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	N/A
LNILU4040	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain	Ceramic, 4 plate
LNILU4041	Lattice Screening	\$ 2576.00	20	13/10/2033		7.12%	Good	Retain	N/A
LNILU4042	Path	\$ 3763.00	30	13/10/2037		2.41%	Good	Retain	1. Vertical
LNILU4043	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	250 x 200

LNILU4044	Water Tank	\$ 1680.00	25	13/10/2035			22.14%	Good	Retain	N/A
LNILU4045	Windows	\$ 3360.00	30	13/10/2037			27.70%	Good	Retain	1. Vertical
LNILU4046	Balustrade	\$ 5600.00	20	13/10/2033			3.04%	Good	Retain	N/A
LNILU4047	Balcony Flooring	\$ 3808.00	20	13/10/2033			8.03%	Good	Retain	Fan blades show deterioration of paint.
LNILU4222	Awnings	\$ 1064.00	10	13/10/2029			9.40%	Good	Retain	N/A

Unit G1

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0027	Exhaust Fan	\$ 257.00	10	13/10/2029		35.80%	Good	Retain	N/A
LNILU0028	Interior Painting	\$ 2464.00	10	13/10/2017		0.81%	Poor	Repair	Concrete
LNILU0029	Shower Screen	\$ 2576.00	20	13/10/2033		2.04%	Good	Retain	N/A
LNILU0031	Tapware	\$ 1316.00	15	13/10/2031		116.07%	Good	Retain	200 x 250
LNILU0032	Tiles - Wall	\$ 3763.00	20	13/10/2033		15.73%	Good	Retain	Vertical
LNILU0033	Tiles - Floor	\$ 5880.00	20	13/10/2033		1.51%	Good	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0015	Blind	\$ 504.00	10	13/10/2029		2.98%	Good	Retain	1 Roller blind
LNILU0016	Carpet	\$ 2800.00	8	13/01/2029		1.22%	Good	Retain	N/A
LNILU0017	Ceiling Fan	\$ 593.00	10	13/10/2029		42.90%	Good	Retain	N/A
LNILU0018	Interior Painting	\$ 2464.00	10	13/10/2029		4.38%	Good	Retain	Tiled
LNILU0019	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0020	Blind	\$ 504.00	10	13/10/2029		9.52%	Good	Retain	Laminate
LNILU0021	Carpet	\$ 2800.00	8	13/01/2029		1.60%	Good	Retain	2. Vertical
LNILU0022	Interior Painting	\$ 2464.00	10	13/10/2029		8.60%	Good	Retain	200 x 300



LNILU0023	Wardrobe	\$ 3192.00	10	13/10/2029		1.16%	Good	Retain	Outdoor unit mc AOT24UNBKL Se No.: T012430; Outdoor Unit - Model : CU-RZ71AKR ; Serial : F057002910.
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Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0044	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A
LNILU0045	Carpet	\$ 2800.00	8	13/01/2029		2.25%	Good	Retain	Painted
LNILU0046	Ceiling Fan	\$ 593.00	10	13/10/2029		35.75%	Good	Retain	N/A
LNILU0047	Interior Painting	\$ 2464.00	10	13/10/2029		7.31%	Good	Retain	N/A

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0048	Carpet	\$ 2800.00	8	13/01/2029		2.77%	Good	Retain	N/A
LNILU0049	Interior Painting	\$ 2464.00	10	13/10/2029		0.20%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0006	Blind	\$ 504.00	10	13/10/2029		8.43%	Good	Retain	N/A
LNILU0007	Benchtops	\$ 2363.00	20	13/10/2033		2.23%	Good	Retain	200 x 300
LNILU0008	Cooktop	\$ 1366.00	12	13/07/2030		29.77%	Good	Retain	Tiled
LNILU0009	Interior Painting	\$ 2464.00	10	13/10/2029		2.62%	Good	Retain	N/A
LNILU0010	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		8.04%	Good	Retain	Upgrade to 1/4 t
LNILU0011	Vinyl	\$ 3360.00	10	13/10/2029		11.19%	Good	Retain	4h/f/light
LNILU0012	Oven	\$ 1422.00	12	13/07/2030		63.26%	Good	Retain	Mixer units
LNILU0013	Rangehood	\$ 604.00	12	13/07/2030		14.53%	Good	Retain	Aluminium frame/pivot
LNILU0014	Sink & Fittings	\$ 2016.00	15	13/10/2031		4.73%	Good	Retain	Powder coated alum.

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0024	Interior Painting	\$ 2464.00	10	13/10/2029		0.46%	Good	Retain	N/A

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LNILU0025	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.79%	Good	Retain	Concrete
LNILU0026	Tiles - Floor	\$ 5880.00	20	13/10/2033		2.64%	Good	Retain	Balcony awning l already been pla for orderBalcony awnings replace and Kitchen to b replaced

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0039	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		517.10%	Good	Retain	N/A
LNILU0040	Blind	\$ 504.00	10	13/10/2029		0.69%	Good	Retain	200 x 200
LNILU0041	Carpet	\$ 2800.00	8	13/01/2029		1.88%	Good	Retain	N/A
LNILU0042	Ceiling Fan	\$ 593.00	10	13/10/2029		4.47%	Good	Retain	300 x 200
LNILU0043	Interior Painting	\$ 2464.00	10	13/10/2029		15.58%	Good	Retain	N/A

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0035	Toilet & Cistern	\$ 2027.00	20	02/01/2038		2.98%	Good	Retain	N/A

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0050	Bargeboards	\$ 3136.00	20	13/10/2033		4.30%	Good	Retain	N/A
LNILU0051	Clothesline	\$ 728.00	10	13/10/2029		1.85%	Good	Retain	N/A
LNILU0052	Doors	\$ 2240.00	30	13/10/2037		20.39%	Good	Retain	100 x 100
LNILU0054	Electrical Switchboard	\$ 1982.00	20	13/10/2033		107.16%	Good	Retain	N/A
LNILU0055	Exterior Painting	\$ 6160.00	10	13/10/2023		2.75%	Fair	Retain	N/A
LNILU0056	Fascias	\$ 5140.00	20	13/10/2033		18.96%	Good	Retain	N/A
LNILU0057	Flyscreens	\$ 2240.00	10	13/10/2029		60.00%	Good	Retain	Minor scratches
LNILU0058	Guttering	\$ 2844.00	20	13/10/2021		50.97%	Fair	Retain	200 x 200
LNILU0059	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		30.57%	Good	Retain	N/A
LNILU0060	Lattice Screening	\$ 2576.00	20	13/10/2021		6.74%	Fair	Repair	Mixer upgraded 1/4 turn

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LNILU0061	Path	\$ 3763.00	30	13/10/2037		0.30%	Good	Retain	Pathway cracked poses as a trip hazard
LNILU0062	Porch	\$ 2979.00	30	13/10/2037		64.68%	Good	Retain	N/A
LNILU0063	Water Tank	\$ 1680.00	25	13/10/2020		21.59%	Fair	Retain	N/A
LNILU0064	Windows	\$ 3360.00	30	13/10/2037		27.70%	Good	Retain	1 Sheer curtain; Curtains owned I resident.
LNILU0065	Balustrade	\$ 5600.00	20	13/10/2033		1.29%	Good	Retain	N/A
LNILU0066	Balcony Flooring	\$ 3808.00	20	13/10/2033		2.75%	Good	Retain	Aluminium frame/pivot
LNILU4229	Awnings	\$ 1064.00	10	13/10/2033		0.00%	Excellent	Retain	N/A

Unit G1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0002	Insulation	\$ 3584.00	20	13/10/2033		8.58%	Good	Retain	Aluminium Fram
LNILU0003	Lighting	\$ 1926.00	15	13/10/2031		10.12%	Good	Retain	N/A
LNILU0004	Sarking	\$ 4099.00	25	13/10/2035		67.37%	Good	Retain	200 x 250
LNILU0005	Smoke Alarms	\$ 263.00	20	13/10/2033		7.15%	Good	Retain	Dual sink

Unit G2-G3

Unit G2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0068	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	1. Vertical
LNILU0069	Lighting	\$ 1926.00	15	13/10/2031		10.12%	Good	Retain	N/A
LNILU0070	Sarking	\$ 4099.00	25	13/10/2035		2.89%	Good	Retain	Ceramic, 4 plate
LNILU0071	Smoke Alarms	\$ 263.00	20	13/10/2033		17.87%	Good	Retain	Colorbond Cover

Unit G3

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0134	Insulation	\$ 3584.00	20	13/10/2033		0.00%	Good	Retain	N/A
LNILU0135	Lighting	\$ 1926.00	15	13/10/2022		1.19%	Fair	Retain	N/A
LNILU0136	Sarking	\$ 4099.00	25	13/10/2035		4.33%	Good	Retain	N/A
LNILU0137	Smoke Alarms	\$ 263.00	20	13/10/2033		7.60%	Good	Retain	N/A

Unit G2

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Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0094	Exhaust Fan	\$ 257.00	10	13/10/2029		6.26%	Good	Retain	Skylight present bathroom.
LNILU0095	Interior Painting	\$ 2464.00	10	13/10/2029		0.16%	Good	Retain	N/A
LNILU0096	Shower Screen	\$ 2576.00	20	13/10/2033		7.95%	Good	Retain	N/A
LNILU0097	Skylight	\$ 1512.00	10	13/10/2029		21.67%	Good	Retain	N/A
LNILU0098	Tapware	\$ 1316.00	15	13/10/2022		119.05%	Fair	Retain	Sliding door with mirror
LNILU0099	Tiles - Wall	\$ 3763.00	20	13/10/2033		0.79%	Good	Retain	N/A
LNILU0100	Tiles - Floor	\$ 5880.00	20	13/10/2021		11.77%	Fair	Retain	N/A

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0081	Air Conditioner - Split System	\$ 2016.00	10	13/10/2015		225.40%	Very Poor	Replace	200 x 250
LNILU0082	Blind	\$ 504.00	10	13/10/2029		7.14%	Good	Retain	1 Roller blind
LNILU0083	Carpet	\$ 2800.00	8	13/01/2029		6.79%	Good	Retain	Shared between units 33/34
LNILU0084	Ceiling Fan	\$ 593.00	10	13/10/2029		34.86%	Good	Retain	Bedroom 2 wardrobe is resident's personal cabinet/wardrobe
LNILU0085	Interior Painting	\$ 2464.00	10	13/10/2023		12.37%	Fair	Retain	Underbench type new
LNILU0086	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	Sheer curtain

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0087	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	N/A
LNILU0088	Carpet	\$ 2800.00	8	13/01/2029		5.80%	Good	Retain	N/A
LNILU0089	Interior Painting	\$ 2464.00	10	13/10/2029		8.39%	Good	Retain	N/A
LNILU0090	Wardrobe	\$ 3192.00	10	13/10/2029		23.18%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0111	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	N/A

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LNILU0112	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Vertical
LNILU0113	Ceiling Fan	\$ 593.00	10	13/10/2017		34.86%	Poor	Repair	1.5 Bowl with mi:
LNILU0114	Interior Painting	\$ 2464.00	10	13/10/2029		7.12%	Good	Retain	Minor wall dama observed on bot sides of hallway.

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0115	Carpet	\$ 2800.00	8	13/01/2029		2.70%	Good	Retain	Single roller blind installed on Dinir
LNILU0116	Interior Painting	\$ 2464.00	10	13/10/2029		4.06%	Good	Retain	N/A

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0072	Blind	\$ 504.00	10	13/10/2029		19.35%	Good	Retain	N/A
LNILU0073	Benchtops	\$ 2363.00	20	13/10/2033		1.12%	Good	Retain	Flaking paint on ceiling, to be addressed at futu time in conjuncti with other painti tasks; to be monitored
LNILU0074	Cooktop	\$ 1366.00	12	13/07/2030		5.21%	Good	Retain	Colourbond
LNILU0075	Interior Painting	\$ 2464.00	10	13/10/2029		2.62%	Good	Retain	22mm granite. Laminate
LNILU0076	Kitchen Cabinets	\$ 3852.00	20	13/10/2021		17.86%	Fair	Repair	Shared between 11/12
LNILU0077	Vinyl	\$ 3360.00	10	13/10/2029		26.34%	Good	Retain	Replace asset LNILU2935
LNILU0078	Oven	\$ 1422.00	12	13/07/2030		148.85%	Good	Retain	Upgrade to 1/4 t
LNILU0079	Rangehood	\$ 604.00	12	13/07/2030		14.53%	Good	Retain	N/A
LNILU0080	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	N/A

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0091	Interior Painting	\$ 2464.00	10	13/10/2029		3.56%	Good	Retain	N/A
LNILU0092	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.65%	Good	Retain	N/A

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LNILU0093	Tiles - Floor	\$ 5880.00	20	13/10/2021		6.21%	Fair	Repair	Bathroom fitted two skylights.
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Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0106	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	Rust/mould appearing inside screen
LNILU0107	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	1 Roller blind
LNILU0108	Carpet	\$ 2800.00	8	13/01/2029		0.54%	Good	Retain	N/A
LNILU0109	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	N/A
LNILU0110	Interior Painting	\$ 2464.00	10	13/10/2029		7.01%	Good	Retain	1 Sheer Curtain; Curtains owned by resident.

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0101	Skylight	\$ 1512.00	10	13/10/2029		1.20%	Good	Retain	300 x 300
LNILU0102	Toilet & Cistern	\$ 2027.00	20	13/10/2021		59.69%	Fair	Repair	Toilet mounting cracking
LNILU0103	Tiles - Wall	\$ 3763.00	20	13/10/2021		1.83%	Fair	Repair	Smoke alarm installed in hallw
LNILU0104	Tiles - Floor	\$ 5880.00	20	13/10/2033		0.53%	Good	Retain	N/A
LNILU0105	Tapware	\$ 1316.00	15	13/10/2031		22.29%	Good	Retain	Due for re-paint

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0117	Bargeboards	\$ 3136.00	20	13/10/2033		4.20%	Good	Retain	N/A
LNILU0119	Doors	\$ 2240.00	30	13/10/2019		46.78%	Fair	Replace	N/A
LNILU0120	Downpipes	\$ 1758.00	20	13/10/2033		51.78%	Good	Retain	1. Vertical
LNILU0121	Electrical Switchboard	\$ 1982.00	20	13/10/2033		11.16%	Good	Retain	N/A
LNILU0122	Exterior Painting	\$ 6160.00	10	13/10/2029		2.75%	Good	Retain	Smoke alarm installed in hallw
LNILU0123	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain	Outdoor unit mc RXS50JVMA Seri. No.: E021720
LNILU0124	Flyscreens	\$ 2240.00	10	13/10/2029		19.50%	Good	Retain	N/A

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LNILU0125	Guttering	\$ 2844.00	20	13/10/2021		56.94%	Fair	Replace	300 x 300
LNILU0126	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		30.57%	Good	Retain	Solar hot water system installed the roof.
LNILU0128	Path	\$ 3763.00	30	13/10/2019		5.12%	Fair	Replace	N/A
LNILU0129	Porch	\$ 2979.00	30	13/10/2019		9.70%	Fair	Replace	N/A
LNILU0130	Water Tank	\$ 1680.00	25	13/10/2035		2.77%	Good	Retain	Double bowl
LNILU0131	Windows	\$ 3360.00	30	13/10/2037		4.85%	Good	Retain	N/A
LNILU0132	Balustrade	\$ 5600.00	20	13/10/2033		3.04%	Good	Retain	Aluminium Fram Kitchen window requires fixing.
LNILU0133	Balcony Flooring	\$ 3808.00	20	13/10/2033		6.43%	Good	Retain	N/A
LNILU4227	Awnings	\$ 1064.00	10	13/10/2023		0.00%	Fair	Retain	N/A

Unit G3

Bathroom

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0159	Exhaust Fan	\$ 257.00	10	13/10/2029		34.90%	Good	Retain	N/A
LNILU0160	Interior Painting	\$ 2464.00	10	13/10/2029		3.25%	Good	Retain	1. Vertical
LNILU0161	Shower Screen	\$ 2576.00	20	13/10/2021		0.20%	Fair	Repair	Excessive Mold a rust on the bottc of shower screen
LNILU0162	Skylight	\$ 1512.00	10	13/10/2023		2.41%	Fair	Retain	N/A
LNILU0163	Tapware	\$ 1316.00	15	13/10/2022		53.57%	Fair	Retain	N/A
LNILU0164	Tiles - Wall	\$ 3763.00	20	13/10/2033		18.88%	Good	Retain	N/A
LNILU0165	Tiles - Floor	\$ 5880.00	20	13/10/2021		0.60%	Fair	Retain	Solar hot water system installed the roof.

Bed 1

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0147	Blind	\$ 504.00	10	13/10/2029		23.21%	Good	Retain	N/A
LNILU0148	Carpet	\$ 2800.00	8	13/01/2029		6.96%	Good	Retain	Powder coated alum.
LNILU0149	Ceiling Fan	\$ 593.00	10	13/10/2023		33.96%	Fair	Replace	N/A

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LNILU0150	Interior Painting	\$ 2464.00	10	13/10/2029			4.64%	Good	Retain	N/A
LNILU0151	Wardrobe	\$ 3192.00	10	13/10/2029			1.74%	Good	Retain	Skylight present bathroom.

Bed 2

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0152	Blind	\$ 504.00	10	13/10/2029		23.81%	Good	Retain	Tiled
LNILU0153	Carpet	\$ 2800.00	8	13/01/2029		1.02%	Good	Retain	1. Vertical
LNILU0154	Interior Painting	\$ 2464.00	10	13/10/2029		3.66%	Good	Retain	N/A

Dining

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0175	Blind	\$ 504.00	10	13/10/2023		3.47%	Fair	Repair	4 Heaters/f/light
LNILU0176	Carpet	\$ 2800.00	8	13/01/2029		5.00%	Good	Retain	Flaking paint, to addressed at futu time in conjuncti with other painti tasks; to be monitored
LNILU0177	Ceiling Fan	\$ 593.00	10	13/10/2029		16.09%	Good	Retain	200 x 200
LNILU0178	Interior Painting	\$ 2464.00	10	13/10/2023		54.00%	Fair	Repair	Double sink installed.

Hallway

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0179	Carpet	\$ 2800.00	8	13/01/2029		0.90%	Good	Retain	N/A
LNILU0180	Interior Painting	\$ 2464.00	10	13/10/2023		0.20%	Fair	Repair	Lighting requires upgrading.

Kitchen

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0138	Blind	\$ 504.00	10	13/10/2029		6.94%	Good	Retain	N/A
LNILU0139	Benchtops	\$ 2363.00	20	13/10/2033		4.02%	Good	Retain	1. Vertical
LNILU0140	Cooktop	\$ 1366.00	12	13/05/2023		12.65%	Fair	Retain	N/A
LNILU0141	Interior Painting	\$ 2464.00	10	13/10/2023		0.77%	Fair	Retain	Mixer upgraded 1/4 turn
LNILU0142	Kitchen Cabinets	\$ 3852.00	20	13/10/2033		7.59%	Good	Retain	N/A

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LNILU0143	Vinyl	\$ 3360.00	10	13/10/2023		1.32%	Fair	Repair	Various stains an cracking visible
LNILU0146	Sink & Fittings	\$ 2016.00	15	13/10/2031		94.58%	Good	Retain	Installed on all windows

Laundry

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0156	Interior Painting	\$ 2464.00	10	13/10/2029		3.65%	Good	Retain	N/A
LNILU0157	Tiles - Wall	\$ 3763.00	20	13/10/2033		5.65%	Good	Retain	Sliding door with mirror
LNILU0158	Tiles - Floor	\$ 5880.00	20	13/10/2021		4.13%	Fair	Retain	Clean and re gro

Living

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0171	Air Conditioner - Split System	\$ 2016.00	10	13/10/2029		530.36%	Good	Retain	200 x 200
LNILU0172	Blind	\$ 504.00	10	13/10/2029		27.78%	Good	Retain	Tiled Roof
LNILU0173	Carpet	\$ 2800.00	8	13/01/2029		1.88%	Good	Retain	1; Female toilet u (2) documented.
LNILU0174	Interior Painting	\$ 2464.00	10	13/10/2023		5.45%	Fair	Retain	1 Roller blind

Toilet room

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0166	Skylight	\$ 1512.00	10	13/10/2029		19.26%	Good	Retain	N/A
LNILU0167	Toilet & Cistern	\$ 2027.00	20	13/10/2033		58.20%	Good	Retain	1 Vertical blind
LNILU0168	Tiles - Wall	\$ 3763.00	20	13/10/2033		4.20%	Good	Retain	N/A
LNILU0169	Tiles - Floor	\$ 5880.00	20	13/10/2021		5.10%	Fair	Retain	100 x 100
LNILU0170	Tapware	\$ 1316.00	15	13/10/2022		21.73%	Fair	Retain	Ceramic, 4 plate

Unit Exterior

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
LNILU0181	Bargeboards	\$ 3136.00	20	13/10/2033		4.30%	Good	Retain	N/A
LNILU0182	Clothesline	\$ 728.00	10	13/10/2029		11.13%	Good	Retain	200 x 200
LNILU0183	Doors	\$ 2240.00	30	13/10/2037		7.20%	Good	Retain	1 Sheer curtain
LNILU0184	Downpipes	\$ 1758.00	20	13/10/2021		26.51%	Fair	Replace	Sliding door with mirror
LNILU0185	Electrical Switchboard	\$ 1982.00	20	13/10/2033		4.47%	Good	Retain	N/A

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LNILU0186	Exterior Painting	\$ 6160.00	10	13/10/2029		5.80%	Good	Retain
LNILU0187	Fascias	\$ 5140.00	20	13/10/2033		10.08%	Good	Retain
LNILU0188	Flyscreens	\$ 2240.00	10	13/10/2023		7.50%	Fair	Repair
LNILU0189	Guttering	\$ 2844.00	20	13/10/2021		40.19%	Fair	Repair
LNILU0190	Hot Water System - Solar	\$ 3360.00	15	13/10/2031		31.35%	Good	Retain
LNILU0191	Lattice Screening	\$ 2576.00	20	13/10/2033		14.61%	Good	Retain
LNILU0192	Path	\$ 3763.00	30	13/10/2037		0.06%	Good	Retain
LNILU0193	Porch	\$ 2979.00	30	13/10/2037		29.10%	Good	Retain
LNILU0194	Water Tank	\$ 1680.00	25	13/10/2035		22.14%	Good	Retain
LNILU0195	Windows	\$ 3360.00	30	13/10/2019		9.00%	Fair	Repair
LNILU0196	Balustrade	\$ 5600.00	20	13/10/2033		0.38%	Good	Retain
LNILU0197	Balcony Flooring	\$ 3808.00	20	13/10/2021		3.59%	Fair	Retain
LNILU4228	Awnings	\$ 1064.00	10	13/10/2023		0.00%	Good	Retain

N/A
N/A
1.5 Bowl with mixer
N/A
Vertical
N/A
Male toilet fitted with tile floor.
N/A
N/A
Skylight installed in toilet room.
N/A
N/A
Washing machine currently in use.