

Capital Replacement Plan - Narrabri - AJ000

Common

Carports

Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
NRILU0945	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0946	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0947	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0948	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0949	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0950	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0951	Carport	\$ 4480.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0952	Carport	\$ 4480.00	30	08/10/2037		0.00%	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
NRILU0953	Distribution Board	\$ 1344.00	20	08/10/2033		200.15%	Good	Retain	N/A
NRILU0955	Fencing	\$ 5600.00	20	08/10/2033		148.44%	Good	Retain	N/A
NRILU0956	Gas Meter	\$ 224.00	15	08/10/2031		0.00%	Good	Retain	N/A
NRILU0958	Letterboxes	\$ 672.00	30	08/10/2037		27.78%	Good	Repair	Unit 6 letter box does not open
NRILU0959	Lighting Bollards	\$ 1120.00	15	08/10/2031		251.07%	Good	Retain	N/A
NRILU0960	Power Supply	\$ 1344.00	40	08/10/2041		0.00%	Good	Retain	N/A
NRILU0961	Roads	\$ 280000.00	25	08/10/2035		66.86%	Good	Retain	N/A
NRILU0963	Signage	\$ 11200.00	7	08/07/2028		1.53%	Good	Retain	N/A
NRILU0964	Telephone/Com ms services	\$ 5600.00	40	08/10/2041		0.00%	Good	Retain	N/A
NRILU0966	Patio	\$ 2004.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU0967	Hydrants	\$ 16800.00	30	08/10/2037		0.00%	Good	Retain	N/A
NRILU1053	FIP System	\$ 56000.00	15	08/07/2030		0.00%	Good	Retain	N/A

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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
NRILU0002	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		18.60%	Good	Retain	
NRILU0003	Insulation	\$ 3584.00	20	08/10/2021		0.00%	Fair	Replace	Same condition
NRILU0004	Lighting	\$ 1926.00	15	08/10/2022		12.29%	Fair	Retain	Outside light not working
NRILU0005	Sarking	\$ 4099.00	25	08/10/2005		43.06%	Poor	Replace	LeakingSarking continues to leak
NRILU0006	Smoke Alarms	\$ 263.00	20	08/10/2033		11.17%	Good	Retain	3 Smoke Alarms Lounge, Bedroom Bathroom
NRILU0007	Electrical Switchboard	\$ 1982.00	20	08/10/2033		42.42%	Good	Retain	Internal

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
NRILU0048	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		46.58%	Good	Retain	
NRILU0049	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0050	Lighting	\$ 1926.00	15	08/10/2031		19.66%	Good	Retain	N/A
NRILU0051	Sarking	\$ 4099.00	25	08/10/2035		37.89%	Good	Retain	N/A
NRILU0052	Smoke Alarms	\$ 263.00	20	08/10/2033		16.98%	Good	Retain	3 Smoke Detectc 2 in Lounge, 1 Bedroom
NRILU0053	Electrical Switchboard	\$ 1982.00	20	08/10/2033		93.80%	Good	Retain	Internal; Located the kitchen, Sub-board

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
NRILU0094	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		18.60%	Good	Retain	
NRILU0095	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	

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NRILU0096	Lighting	\$ 1926.00	15	08/10/2031		11.05%	Good	Retain	
NRILU0097	Sarking	\$ 4099.00	25	08/10/2035		67.17%	Good	Retain	
NRILU0098	Smoke Alarms	\$ 263.00	20	08/10/2033		17.87%	Good	Retain	2 Smoke Detecto Lounge, Bedroom

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
NRILU0140	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		29.76%	Good	Retain	
NRILU0141	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0142	Lighting	\$ 1926.00	15	08/10/2031		1.30%	Good	Retain	
NRILU0143	Sarking	\$ 4099.00	25	08/10/2035		68.89%	Good	Retain	
NRILU0144	Smoke Alarms	\$ 263.00	20	08/10/2033		8.04%	Good	Retain	3 Smoke Detecto 1 Lounge, Bedroom Bathroom
NRILU0145	Electrical Switchboard	\$ 1982.00	20	08/10/2033		41.62%	Good	Retain	

Unit 1

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
NRILU0022	Exhaust Fan	\$ 257.00	10	08/10/2029		8.05%	Good	Retain	3 in 1 style
NRILU0023	Interior Painting	\$ 2464.00	10	08/10/2017		0.13%	Poor	Retain	
NRILU0024	Tapware	\$ 1316.00	15	08/10/2022		119.05%	Fair	Retain	
NRILU0025	Shower Screen	\$ 2576.00	20	08/10/2021		8.15%	Fair	Retain	
NRILU0026	Tiles - Floor	\$ 5880.00	20	08/10/2033		5.13%	Good	Retain	
NRILU0027	Tiles - Wall	\$ 3763.00	20	08/10/2021		8.65%	Fair	Retain	
NRILU0028	Toilet & Cistern	\$ 2027.00	20	08/10/2021		26.86%	Fair	Retain	

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
NRILU0017	Blind	\$ 504.00	10	08/10/2029		14.88%	Good	Retain	x1 Vertical
NRILU0018	Carpet	\$ 2800.00	8	08/03/2024		3.63%	Fair	Retain	Carpet in good condition
NRILU0019	Ceiling Fan	\$ 593.00	10	08/10/2029		16.98%	Good	Retain	

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NRILU0020	Interior Painting	\$ 2464.00	10	08/10/2023		5.68%	Fair	Retain	Marks
NRILU0021	Wardrobe	\$ 3192.00	10	08/10/2029		14.49%	Good	Retain	Built-in Wardrob sliding door with mirror

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
NRILU0034	Carpet	\$ 2800.00	8	08/03/2024		3.83%	Fair	Repair	Requires deep cl
NRILU0035	Interior Painting	\$ 2464.00	10	08/10/2017		10.33%	Poor	Replace	Marks from wate leaking from roofMarks persis

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
NRILU0008	Blind	\$ 504.00	10	08/10/2029		14.88%	Good	Retain	x1 Vertical
NRILU0009	Benchtops	\$ 2363.00	20	08/10/2033		5.59%	Good	Retain	
NRILU0011	Interior Painting	\$ 2464.00	10	08/10/2023		1.57%	Fair	Retain	
NRILU0012	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		17.86%	Good	Retain	
NRILU0013	Oven	\$ 1422.00	12	08/05/2023		148.85%	Fair	Replace	Same condition
NRILU0014	Rangehood	\$ 604.00	12	08/07/2030		9.31%	Good	Retain	
NRILU0015	Sink & Fittings	\$ 2016.00	15	08/10/2022		42.56%	Fair	Retain	Leaking
NRILU0016	Vinyl Flooring	\$ 4009.00	10	08/10/2029		7.86%	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
NRILU0029	Blind	\$ 504.00	10	08/10/2029		22.62%	Good	Retain	x1 Vertical
NRILU0030	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		119.33%	Good	Retain	Outdoor Unit, Model No.:RXS60JVMA, Serial No.:E00929
NRILU0031	Carpet	\$ 2800.00	8	08/03/2024		0.46%	Fair	Repair	Requires deep cl
NRILU0032	Ceiling Fan	\$ 593.00	10	08/10/2029		22.34%	Good	Retain	
NRILU0033	Interior Painting	\$ 2464.00	10	08/10/2017		9.74%	Poor	Replace	Marks from wate leaking from roofWater marks persist

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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	
NRILU0036	Clothesline	\$ 728.00	10	08/10/2029		15.45%	Good	Retain	N/A	
NRILU0037	Doors	\$ 2240.00	30	08/10/1995		9.26%	Very Poor	Retain		
NRILU0038	Downpipes	\$ 1758.00	20	08/10/2033		5.36%	Good	Retain		
NRILU0039	Exterior Painting	\$ 6160.00	10	08/10/2029		0.96%	Good	Retain		
NRILU0040	Fascias	\$ 5140.00	20	08/10/2033		1.76%	Good	Retain		
NRILU0041	Flyscreens	\$ 2240.00	10	08/10/2029		57.00%	Good	Retain		
NRILU0042	Guttering	\$ 2844.00	20	08/10/2033		26.79%	Good	Retain		
NRILU0043	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	Concrete	
NRILU0044	Porch	\$ 2979.00	30	08/10/2037		12.87%	Good	Retain	Concrete	
NRILU0045	Handrails	\$ 1232.00	20	08/10/2033		6.57%	Good	Retain	Metal	
NRILU0046	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain		
NRILU0047	Windows	\$ 3360.00	30	08/10/2001		15.73%	Poor	Replace	Outside bricks broken hole pres in windows fixing AluminiumCondi unchanged	

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	
NRILU0068	Exhaust Fan	\$ 257.00	10	08/10/2029		8.05%	Good	Retain	3 in 1 style	
NRILU0069	Interior Painting	\$ 2464.00	10	08/10/2029		3.25%	Good	Retain	N/A	
NRILU0070	Tapware	\$ 1316.00	15	08/10/2031		74.41%	Good	Retain	N/A	
NRILU0072	Tiles - Floor	\$ 5880.00	20	08/10/2021		11.47%	Fair	Retain	N/A	
NRILU0073	Tiles - Wall	\$ 3763.00	20	08/10/2033		2.75%	Good	Retain	N/A	
NRILU0074	Toilet & Cistern	\$ 2027.00	20	08/10/2033		59.69%	Good	Retain	N/A	
NRILU1026	Sink & Fittings	\$ 2016.00	15	08/10/2031		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	
NRILU0063	Blind	\$ 504.00	10	08/10/2029		13.10%	Good	Retain	x1 Vertical	
NRILU0064	Carpet	\$ 2800.00	8	08/01/2029		4.35%	Good	Retain	N/A	

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NRILU0065	Ceiling Fan	\$ 593.00	10	08/10/2029		34.86%	Good	Retain	When on a slow setting, fan make noise
NRILU0066	Interior Painting	\$ 2464.00	10	08/10/2029		1.59%	Good	Retain	N/A
NRILU0067	Wardrobe	\$ 3192.00	10	08/10/2029		6.38%	Good	Retain	Built-in Wardrob sliding door with mirror

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
NRILU0080	Carpet	\$ 2800.00	8	08/01/2029		3.83%	Good	Retain	N/A
NRILU0081	Interior Painting	\$ 2464.00	10	08/10/2029		8.16%	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
NRILU0054	Blind	\$ 504.00	10	08/10/2029		13.10%	Good	Retain	x1 Vertical
NRILU0055	Benchtops	\$ 2363.00	20	08/10/2033		2.90%	Good	Retain	N/A
NRILU0057	Interior Painting	\$ 2464.00	10	08/10/2029		6.98%	Good	Retain	N/A
NRILU0058	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		9.82%	Good	Retain	N/A
NRILU0059	Stove	\$ 1680.00	12	08/07/2030		22.05%	Good	Retain	N/A
NRILU0060	Rangehood	\$ 604.00	12	08/07/2030		9.31%	Good	Retain	N/A
NRILU0061	Sink & Fittings	\$ 2016.00	15	08/10/2031		52.02%	Good	Retain	N/A
NRILU0062	Vinyl	\$ 3360.00	10	08/10/2029		20.83%	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
NRILU0075	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		291.70%	Good	Retain	Outdoor Unit, Model No.:RXS50LVMA, Serial No.:E0037!
NRILU0076	Blind	\$ 504.00	10	08/10/2029		26.19%	Good	Retain	x2 Vertical
NRILU0077	Carpet	\$ 2800.00	8	08/01/2029		0.46%	Good	Retain	N/A
NRILU0078	Ceiling Fan	\$ 593.00	10	08/10/2029		19.66%	Good	Retain	N/A
NRILU0079	Interior Painting	\$ 2464.00	10	08/10/2029		9.74%	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
NRILU0082	Clothesline	\$ 728.00	10	08/10/2029		5.56%	Good	Retain	N/A
NRILU0083	Doors	\$ 2240.00	30	08/10/2037		12.63%	Good	Retain	N/A
NRILU0084	Downpipes	\$ 1758.00	20	08/10/2033		8.04%	Good	Retain	N/A
NRILU0085	Exterior Painting	\$ 6160.00	10	08/10/2029		0.43%	Good	Retain	N/A
NRILU0086	Fascias	\$ 5140.00	20	08/10/2033		2.02%	Good	Retain	N/A
NRILU0087	Flyscreens	\$ 2240.00	10	08/10/2029		60.00%	Good	Retain	N/A
NRILU0088	Guttering	\$ 2844.00	20	08/10/2033		133.97%	Good	Retain	N/A
NRILU0089	Path	\$ 3763.00	30	08/10/2037		1.93%	Good	Retain	Concrete
NRILU0090	Porch	\$ 2979.00	30	08/10/2037		0.51%	Good	Retain	Concrete
NRILU0092	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0093	Windows	\$ 3360.00	30	08/10/2037		3.92%	Good	Retain	Aluminium

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
NRILU0113	Exhaust Fan	\$ 257.00	10	08/10/2029		26.85%	Good	Retain	3 in 1 style
NRILU0114	Interior Painting	\$ 2464.00	10	08/10/2029		0.26%	Good	Retain	
NRILU0115	Tapware	\$ 1316.00	15	08/10/2031		74.41%	Good	Retain	
NRILU0117	Tiles - Floor	\$ 5880.00	20	08/10/2033		3.02%	Good	Retain	
NRILU0118	Tiles - Wall	\$ 3763.00	20	08/10/2033		15.73%	Good	Retain	
NRILU0119	Toilet & Cistern	\$ 2027.00	20	08/10/2033		23.88%	Good	Retain	Toilet roll holder missing

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
NRILU0108	Blind	\$ 504.00	10	08/10/2029		22.62%	Good	Retain	1x Vertical
NRILU0109	Carpet	\$ 2800.00	8	08/01/2029		2.32%	Good	Retain	
NRILU0110	Ceiling Fan	\$ 593.00	10	08/10/2029		6.26%	Good	Retain	
NRILU0111	Interior Painting	\$ 2464.00	10	08/10/2029		5.68%	Good	Retain	

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NRILU0112	Wardrobe	\$ 3192.00	10	08/10/2029		1.74%	Good	Retain	Built-in Wardrob sliding door with mirror
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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
NRILU0125	Carpet	\$ 2800.00	8	08/01/2029		3.83%	Good	Retain	
NRILU0126	Interior Painting	\$ 2464.00	10	08/10/2029		0.27%	Good	Retain	Crack at one spo

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
NRILU0099	Blind	\$ 504.00	10	08/10/2029		13.10%	Good	Retain	x1 Vertical
NRILU0100	Benchtops	\$ 2363.00	20	08/10/2033		4.92%	Good	Retain	
NRILU0102	Interior Painting	\$ 2464.00	10	08/10/2029		0.35%	Good	Retain	
NRILU0103	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		9.82%	Good	Retain	
NRILU0104	Oven	\$ 1422.00	12	08/07/2030		141.41%	Good	Retain	
NRILU0105	Rangehood	\$ 604.00	12	08/07/2030		3.35%	Good	Retain	
NRILU0106	Sink & Fittings	\$ 2016.00	15	08/10/2031		94.58%	Good	Retain	
NRILU0107	Vinyl Flooring	\$ 4009.00	10	08/10/2029		16.59%	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
NRILU0120	Blind	\$ 504.00	10	08/10/2029		26.19%	Good	Retain	x2 Vertical
NRILU0121	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		530.36%	Good	Retain	Outdoor Unit, Model No.:MUZ- GL60VGD, Serial No.:7003172T
NRILU0122	Carpet	\$ 2800.00	8	08/01/2029		3.39%	Good	Retain	
NRILU0123	Ceiling Fan	\$ 593.00	10	08/10/2029		0.89%	Good	Retain	
NRILU0124	Interior Painting	\$ 2464.00	10	08/10/2029		9.74%	Good	Retain	Crack at one spo

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
NRILU0127	Clothesline	\$ 728.00	10	08/10/2029		10.51%	Good	Retain	N/A
NRILU0128	Doors	\$ 2240.00	30	08/10/2037		16.42%	Good	Retain	
NRILU0129	Downpipes	\$ 1758.00	20	08/10/2033		16.08%	Good	Retain	

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NRILU0130	Electrical Switchboard	\$ 1982.00	20	08/10/2033		89.30%	Good	Retain	Back of Unit 3
NRILU0131	Exterior Painting	\$ 6160.00	10	08/10/2023		1.82%	Fair	Retain	Peeled off at one spot
NRILU0132	Fascias	\$ 5140.00	20	08/10/2033		7.56%	Good	Retain	
NRILU0133	Flyscreens	\$ 2240.00	10	08/10/2029		45.00%	Good	Retain	
NRILU0134	Guttering	\$ 2844.00	20	08/10/2021		60.28%	Fair	Retain	
NRILU0135	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	Concrete
NRILU0136	Porch	\$ 2979.00	30	08/10/2037		20.59%	Good	Retain	Concrete
NRILU0137	Handrails	\$ 1232.00	20	08/10/2033		8.04%	Good	Retain	Metal
NRILU0138	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0139	Windows	\$ 3360.00	30	08/10/2037		5.40%	Good	Retain	Aluminium

Unit 4

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
NRILU0160	Exhaust Fan	\$ 257.00	10	08/10/2029		6.26%	Good	Retain	One light not working . 3 in 1 s
NRILU0161	Interior Painting	\$ 2464.00	10	08/10/2023		2.34%	Fair	Retain	Marks
NRILU0162	Tapware	\$ 1316.00	15	08/10/2031		33.42%	Good	Retain	
NRILU0164	Tiles - Floor	\$ 5880.00	20	08/10/2033		11.77%	Good	Retain	
NRILU0165	Tiles - Wall	\$ 3763.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0166	Toilet & Cistern	\$ 2027.00	20	08/10/2033		1.49%	Good	Retain	Toilet & Cistern

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
NRILU0155	Blind	\$ 504.00	10	08/10/2029		0.60%	Good	Retain	x1 Vertical
NRILU0156	Carpet	\$ 2800.00	8	08/03/2024		0.44%	Fair	Retain	Lounge & Bedrooms
NRILU0157	Ceiling Fan	\$ 593.00	10	08/10/2029		16.09%	Good	Retain	
NRILU0158	Interior Painting	\$ 2464.00	10	08/10/2023		1.59%	Fair	Retain	crack at one spot
NRILU0159	Wardrobe	\$ 3192.00	10	08/10/2023		5.22%	Fair	Retain	Built-in Wardrobe sliding door with mirror Middle door needs to be need to lift to slide

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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
	NRILU0172	Carpet	\$ 2800.00	8	08/03/2024		3.13%	Fair	Retain	Marks
	NRILU0173	Interior Painting	\$ 2464.00	10	08/10/2023		10.88%	Fair	Retain	Cracks at two sp
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
	NRILU0146	Blind	\$ 504.00	10	08/10/2029		23.81%	Good	Retain	x1 Vertical
	NRILU0147	Benchtops	\$ 2363.00	20	08/10/2033		1.79%	Good	Retain	
	NRILU0149	Interior Painting	\$ 2464.00	10	08/10/2015		5.24%	Very Poor	Retain	Marks
	NRILU0150	Kitchen Cabinets	\$ 3852.00	20	08/10/2021		17.86%	Fair	Retain	
	NRILU0151	Oven	\$ 1422.00	12	08/07/2030		148.85%	Good	Retain	
	NRILU0152	Rangehood	\$ 604.00	12	08/07/2030		4.47%	Good	Repair	Rangehood light working
	NRILU0153	Sink & Fittings	\$ 2016.00	15	08/10/2031		2.36%	Good	Retain	
	NRILU0154	Vinyl Flooring	\$ 4009.00	10	08/10/2029		7.86%	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
	NRILU0167	Blind	\$ 504.00	10	08/10/2029		20.24%	Good	Retain	x2 Vertical
	NRILU0168	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		148.21%	Good	Retain	Outdoor Unit, Model No.:MUZ-GL60VGD, Serial No.:7003158T
	NRILU0169	Carpet	\$ 2800.00	8	08/03/2024		3.08%	Fair	Retain	
	NRILU0170	Ceiling Fan	\$ 593.00	10	08/10/2029		22.34%	Good	Retain	
	NRILU0171	Interior Painting	\$ 2464.00	10	08/10/2015		9.74%	Very Poor	Retain	Cracks at two sp
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
	NRILU0174	Clothesline	\$ 728.00	10	08/10/2029		0.00%	Good	Retain	N/A
	NRILU0175	Doors	\$ 2240.00	30	08/10/2037		8.00%	Good	Retain	
	NRILU0176	Downpipes	\$ 1758.00	20	08/10/2033		35.72%	Good	Retain	
	NRILU0177	Exterior Painting	\$ 6160.00	10	08/10/2029		4.18%	Good	Retain	

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NRILU0178	Fascias	\$ 5140.00	20	08/10/2033		0.50%	Good	Retain	
NRILU0179	Flyscreens	\$ 2240.00	10	08/10/2029		25.50%	Good	Retain	
NRILU0180	Guttering	\$ 2844.00	20	08/10/2033		33.49%	Good	Retain	
NRILU0181	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	Concrete
NRILU0182	Porch	\$ 2979.00	30	08/10/2037		5.15%	Good	Retain	Concrete
NRILU0183	Handrails	\$ 1232.00	20	08/10/2033		18.26%	Good	Retain	Metal
NRILU0184	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0185	Windows	\$ 3360.00	30	08/10/2019		14.25%	Fair	Retain	AluminiumWindows in living room sticking hard to s

Unit 5-8

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
NRILU0188	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0189	Lighting	\$ 1926.00	15	08/10/2031		19.66%	Good	Retain	N/A
NRILU0190	Sarking	\$ 4099.00	25	08/10/2035		68.89%	Good	Retain	N/A
NRILU0191	Smoke Alarms	\$ 263.00	20	08/10/2033		9.83%	Good	Retain	3 Smoke Detectors Lounge, Bedroom bathroom
NRILU0192	Electrical Switchboard	\$ 1982.00	20	08/10/2033		15.63%	Good	Retain	Internal; Sub-board

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
NRILU0236	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0237	Lighting	\$ 1926.00	15	08/10/2031		18.68%	Good	Retain	N/A
NRILU0238	Sarking	\$ 4099.00	25	08/10/2035		37.89%	Good	Retain	N/A
NRILU0239	Smoke Alarms	\$ 263.00	20	08/10/2033		7.15%	Good	Retain	3 Smoke Detectors Lounge, 1 Bedroom 1 Bathroom
NRILU0240	Electrical Switchboard	\$ 1982.00	20	08/10/2033		40.19%	Good	Retain	Internal; Sub-board

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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
NRILU0284	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0285	Lighting	\$ 1926.00	15	08/10/2031		18.68%	Good	Retain	
NRILU0286	Sarking	\$ 4099.00	25	08/10/2035		13.78%	Good	Retain	
NRILU0287	Smoke Alarms	\$ 263.00	20	08/10/2033		4.47%	Good	Retain	4 Smoke Detectc 1 Lounge, 1 Kitch Bedroom, Bathrc
NRILU0288	Electrical Switchboard	\$ 1982.00	20	08/10/2033		89.30%	Good	Retain	Internal

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
NRILU0332	Insulation	\$ 3584.00	20	08/10/2009		0.00%	Poor	Replace	Water leak indication
NRILU0333	Lighting	\$ 1926.00	15	08/10/2031		19.66%	Good	Retain	
NRILU0334	Sarking	\$ 4099.00	25	08/10/2005		68.89%	Poor	Replace	Indication of rain water infiltrationLeak appears the sam
NRILU0335	Smoke Alarms	\$ 263.00	20	08/10/2033		8.94%	Good	Retain	1 Smoke Detectc Lounge
NRILU0336	Electrical Switchboard	\$ 1982.00	20	08/10/2033		49.12%	Good	Retain	Internal

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
NRILU0208	Exhaust Fan	\$ 257.00	10	08/10/2029		2.68%	Good	Retain	One of the lights not functioning; 1 style
NRILU0209	Interior Painting	\$ 2464.00	10	08/10/2029		0.39%	Good	Retain	N/A
NRILU0210	Tapware	\$ 1316.00	15	08/10/2037		20.83%	Excellent	Retain	N/A
NRILU0211	Shower Screen	\$ 2576.00	20	08/10/2041		1.83%	Excellent	Retain	N/A
NRILU0212	Tiles - Floor	\$ 5880.00	20	08/10/2041		0.30%	Excellent	Retain	N/A
NRILU0213	Tiles - Wall	\$ 3763.00	20	08/10/2041		15.73%	Excellent	Retain	N/A
NRILU0214	Toilet & Cistern	\$ 2027.00	20	08/10/2041		26.86%	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
NRILU0202	Carpet	\$ 2800.00	8	08/01/2029		3.63%	Good	Retain	N/A
NRILU0205	Ceiling Fan	\$ 593.00	10	08/10/2029		16.09%	Good	Retain	N/A
NRILU0206	Interior Painting	\$ 2464.00	10	08/10/2029		0.45%	Good	Retain	N/A
NRILU0207	Wardrobe	\$ 3192.00	10	08/10/2033		7.53%	Excellent	Retain	Built-in Wardrob sliding door with mirror

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
NRILU0222	Interior Painting	\$ 2464.00	10	08/10/2029		5.98%	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
NRILU0193	Blind	\$ 504.00	10	08/10/2029		0.60%	Good	Retain	x1 Vertical
NRILU0194	Benchtops	\$ 2363.00	20	08/10/2033		0.45%	Good	Retain	N/A
NRILU0196	Interior Painting	\$ 2464.00	10	08/10/2029		0.35%	Good	Retain	N/A
NRILU0197	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		8.04%	Good	Retain	N/A
NRILU0199	Rangehood	\$ 604.00	12	08/07/2030		5.96%	Good	Retain	N/A
NRILU0200	Sink & Fittings	\$ 2016.00	15	08/10/2031		52.02%	Good	Retain	N/A
NRILU0201	Vinyl	\$ 3360.00	10	08/10/2029		4.69%	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
NRILU0215	Blind	\$ 504.00	10	08/10/2029		0.00%	Good	Retain	In living & dining x2 Vertical
NRILU0216	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		331.47%	Good	Retain	Outdoor Unit, Model No.:MUZ- GL60VGD, Serial No.:7003169T
NRILU0218	Ceiling Fan	\$ 593.00	10	08/10/2029		16.09%	Good	Retain	N/A
NRILU0220	Interior Painting	\$ 2464.00	10	08/10/2029		2.68%	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
NRILU0223	Clothesline	\$ 728.00	10	08/10/2029		18.54%	Good	Retain	N/A
NRILU0225	Downpipes	\$ 1758.00	20	08/10/2033		15.18%	Good	Retain	N/A
NRILU0226	Exterior Painting	\$ 6160.00	10	08/10/2029		1.93%	Good	Retain	N/A
NRILU0227	Fascias	\$ 5140.00	20	08/10/2033		6.30%	Good	Retain	N/A
NRILU0228	Flyscreens	\$ 2240.00	10	08/10/2029		45.00%	Good	Retain	N/A
NRILU0229	Guttering	\$ 2844.00	20	08/10/2033		83.73%	Good	Retain	N/A
NRILU0230	Path	\$ 3763.00	30	08/10/2037		1.49%	Good	Retain	Concrete
NRILU0231	Porch	\$ 2979.00	30	08/10/2037		2.06%	Good	Retain	Concrete
NRILU0232	Handrails	\$ 1232.00	20	08/10/2033		16.07%	Good	Retain	Metal
NRILU0233	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0234	Windows	\$ 3360.00	30	08/10/2037		11.30%	Good	Retain	Aluminium

Unit 6

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
NRILU0256	Exhaust Fan	\$ 257.00	10	08/10/2033		35.80%	Excellent	Retain	3 in 1 style
NRILU0257	Interior Painting	\$ 2464.00	10	08/10/2033		5.19%	Excellent	Retain	N/A
NRILU0258	Tapware	\$ 1316.00	15	08/10/2037		103.66%	Excellent	Retain	N/A
NRILU0259	Shower Screen	\$ 2576.00	20	08/10/2041		6.24%	Excellent	Retain	Curtain screen
NRILU0260	Tiles - Floor	\$ 5880.00	20	08/10/2033		2.01%	Good	Retain	N/A
NRILU0261	Tiles - Wall	\$ 3763.00	20	08/10/2041		15.73%	Excellent	Retain	N/A
NRILU0262	Toilet & Cistern	\$ 2027.00	20	08/10/2041		29.85%	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
NRILU0250	Carpet	\$ 2800.00	8	08/03/2032		2.76%	Excellent	Retain	N/A
NRILU0251	Blind	\$ 504.00	10	08/10/2029		23.81%	Good	Retain	x1 Vertical
NRILU0253	Ceiling Fan	\$ 593.00	10	08/10/2029		22.34%	Good	Retain	N/A
NRILU0254	Interior Painting	\$ 2464.00	10	08/10/2029		5.29%	Good	Retain	N/A

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	NRILU0255	Wardrobe	\$ 3192.00	10	08/10/2033		23.18%	Excellent	Retain	Built-in Wardrob sliding door with mirror
	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
	NRILU0270	Interior Painting	\$ 2464.00	10	08/10/2029		6.09%	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
	NRILU0241	Blind	\$ 504.00	10	08/10/2029		13.10%	Good	Retain	x1 Vertical
	NRILU0242	Benchtops	\$ 2363.00	20	08/10/2033		5.59%	Good	Retain	N/A
	NRILU0244	Interior Painting	\$ 2464.00	10	08/10/2029		5.04%	Good	Retain	N/A
	NRILU0245	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		18.63%	Good	Retain	N/A
	NRILU0247	Rangehood	\$ 604.00	12	08/07/2030		14.90%	Good	Retain	N/A
	NRILU0248	Sink & Fittings	\$ 2016.00	15	08/10/2031		4.73%	Good	Retain	N/A
	NRILU0249	Vinyl	\$ 3360.00	10	08/10/2029		6.77%	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
	NRILU0263	Blind	\$ 504.00	10	08/10/2029		11.90%	Good	Retain	x2 Vertical
	NRILU0264	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		238.66%	Good	Retain	Outdoor Unit, Model No.:MUZ- GL60VGD, Serial No.:7003163T
	NRILU0266	Ceiling Fan	\$ 593.00	10	08/10/2029		0.89%	Good	Retain	N/A
	NRILU0268	Interior Painting	\$ 2464.00	10	08/10/2029		3.15%	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
	NRILU0271	Clothesline	\$ 728.00	10	08/10/2029		11.13%	Good	Retain	N/A
	NRILU0272	Doors	\$ 2240.00	30	08/10/2037		16.85%	Good	Retain	N/A
	NRILU0273	Downpipes	\$ 1758.00	20	08/10/2033		22.33%	Good	Retain	N/A
	NRILU0274	Exterior Painting	\$ 6160.00	10	08/10/2029		0.96%	Good	Retain	N/A
	NRILU0275	Fascias	\$ 5140.00	20	08/10/2033		1.76%	Good	Retain	N/A

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NRILU0276	Flyscreens	\$ 2240.00	10	08/10/2029		57.00%	Good	Retain	N/A
NRILU0277	Guttering	\$ 2844.00	20	08/10/2033		60.28%	Good	Retain	N/A
NRILU0278	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	Concrete
NRILU0279	Porch	\$ 2979.00	30	08/10/2037		6.14%	Good	Retain	Concrete
NRILU0280	Handrails	\$ 1232.00	20	08/10/2033		1.46%	Good	Retain	The paint has wc off
NRILU0281	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0282	Windows	\$ 3360.00	30	08/10/2037		6.87%	Good	Retain	Difficult to slide window

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
NRILU0304	Exhaust Fan	\$ 257.00	10	08/10/2033		0.00%	Excellent	Retain	3 in 1 style
NRILU0306	Tapware	\$ 1316.00	15	08/10/2037		65.48%	Excellent	Retain	
NRILU0308	Tiles - Floor	\$ 5880.00	20	08/10/2041		7.24%	Excellent	Retain	
NRILU0309	Tiles - Wall	\$ 3763.00	20	08/10/2041		9.83%	Excellent	Retain	
NRILU0310	Toilet & Cistern	\$ 2027.00	20	08/10/2041		1.49%	Excellent	Retain	

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
NRILU0298	Carpet	\$ 2800.00	8	08/03/2032		5.80%	Excellent	Retain	
NRILU0299	Blind	\$ 504.00	10	08/10/2029		10.12%	Good	Retain	x1 Vertical
NRILU0300	Curtain	\$ 1792.00	6	08/03/2028		0.00%	Good	Retain	x1
NRILU0301	Ceiling Fan	\$ 593.00	10	08/10/2029		16.98%	Good	Retain	
NRILU0303	Wardrobe	\$ 3192.00	10	08/10/2033		11.01%	Excellent	Retain	Built-in Wardrob sliding door with mirror

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
NRILU0317	Carpet	\$ 2800.00	8	08/03/2032		1.39%	Excellent	Retain	
NRILU0318	Interior Painting	\$ 2464.00	10	08/10/2033		10.88%	Excellent	Retain	

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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
NRILU0289	Blind	\$ 504.00	10	08/10/2029		14.88%	Good	Retain	x1 Vertical
NRILU0290	Benchtops	\$ 2363.00	20	08/10/2041		8.94%	Excellent	Retain	
NRILU0292	Interior Painting	\$ 2464.00	10	08/10/2029		6.63%	Good	Retain	Cracks at cornice
NRILU0293	Kitchen Cabinets	\$ 3852.00	20	08/10/2041		16.97%	Excellent	Retain	
NRILU0294	Oven	\$ 1422.00	12	08/05/2035		93.03%	Excellent	Retain	
NRILU0295	Rangehood	\$ 604.00	12	08/05/2035		3.73%	Excellent	Retain	
NRILU0296	Sink & Fittings	\$ 2016.00	15	08/10/2037		0.00%	Excellent	Retain	
NRILU0297	Vinyl Flooring	\$ 4009.00	10	08/10/2029		5.67%	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
NRILU0311	Blind	\$ 504.00	10	08/10/2029		9.52%	Good	Retain	x2 Vertical
NRILU0313	Carpet	\$ 2800.00	8	08/03/2032		2.46%	Excellent	Retain	
NRILU0314	Ceiling Fan	\$ 593.00	10	08/10/2029		19.66%	Good	Retain	
NRILU0315	Curtain	\$ 1792.00	6	08/03/2028		0.00%	Good	Retain	x1
NRILU0316	Interior Painting	\$ 2464.00	10	08/10/2029		9.25%	Good	Retain	Crack at one spo

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
NRILU0319	Clothesline	\$ 728.00	10	08/10/2029		24.73%	Good	Retain	N/A
NRILU0320	Doors	\$ 2240.00	30	08/10/2037		0.00%	Good	Retain	
NRILU0321	Downpipes	\$ 1758.00	20	08/10/2033		19.65%	Good	Retain	
NRILU0322	Exterior Painting	\$ 6160.00	10	08/10/2029		2.36%	Good	Retain	
NRILU0323	Fascias	\$ 5140.00	20	08/10/2033		4.54%	Good	Retain	
NRILU0324	Flyscreens	\$ 2240.00	10	08/10/2029		30.00%	Good	Retain	
NRILU0325	Guttering	\$ 2844.00	20	08/10/2033		56.94%	Good	Retain	
NRILU0326	Path	\$ 3763.00	30	08/10/2037		0.44%	Good	Retain	Concrete
NRILU0327	Porch	\$ 2979.00	30	08/10/2037		11.32%	Good	Retain	Concrete
NRILU0328	Handrails	\$ 1232.00	20	08/10/2033		29.22%	Good	Retain	Metal
NRILU0329	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	

Unit 8	NRILU0330	Windows	\$ 3360.00	30	08/10/2037		6.87%	Good	Retain	Aluminium
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
	NRILU0352	Exhaust Fan	\$ 257.00	10	08/10/2033		35.80%	Excellent	Retain	3 in 1 style
	NRILU0353	Interior Painting	\$ 2464.00	10	08/10/2033		5.19%	Excellent	Retain	
	NRILU0354	Tapware	\$ 1316.00	15	08/10/2037		65.48%	Excellent	Retain	Shower tap leakingLeak appo fixed
	NRILU0355	Shower Screen	\$ 2576.00	20	08/10/2041		3.87%	Excellent	Retain	
	NRILU0356	Tiles - Floor	\$ 5880.00	20	08/10/2041		6.64%	Excellent	Retain	
	NRILU0357	Tiles - Wall	\$ 3763.00	20	08/10/2041		7.08%	Excellent	Retain	
	NRILU0358	Toilet & Cistern	\$ 2027.00	20	08/10/2041		25.37%	Excellent	Retain	
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
	NRILU0346	Carpet	\$ 2800.00	8	08/01/2029		3.19%	Good	Retain	
	NRILU0347	Blind	\$ 504.00	10	08/10/2029		13.10%	Good	Retain	x1 Vertical
	NRILU0348	Curtain	\$ 1792.00	6	08/03/2028		0.00%	Good	Retain	x1
	NRILU0349	Ceiling Fan	\$ 593.00	10	08/10/2029		6.26%	Good	Retain	
	NRILU0350	Interior Painting	\$ 2464.00	10	08/10/2029		0.91%	Good	Retain	Cracks at two spo
	NRILU0351	Wardrobe	\$ 3192.00	10	08/10/2033		5.80%	Excellent	Retain	Built-in Wardrob sliding door with mirror
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
	NRILU0365	Interior Painting	\$ 2464.00	10	08/10/2029		5.98%	Good	Retain	Marks and cracks cornices
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
	NRILU0337	Blind	\$ 504.00	10	08/10/2029		23.81%	Good	Retain	x1 Vertical
	NRILU0338	Benchtops	\$ 2363.00	20	08/10/2041		4.02%	Excellent	Retain	
	NRILU0340	Interior Painting	\$ 2464.00	10	08/10/2029		1.75%	Good	Retain	Crack at cornices

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NRILU0341	Kitchen Cabinets	\$ 3852.00	20	08/10/2041		9.82%	Excellent	Retain	
NRILU0342	Oven	\$ 1422.00	12	08/05/2035		29.77%	Excellent	Retain	
NRILU0343	Rangehood	\$ 604.00	12	08/05/2035		1.86%	Excellent	Retain	
NRILU0344	Sink & Fittings	\$ 2016.00	15	08/10/2037		92.21%	Excellent	Retain	leaking
NRILU0345	Vinyl Flooring	\$ 4009.00	10	08/10/2029		17.46%	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
NRILU0359	Blind	\$ 504.00	10	08/10/2029		22.62%	Good	Retain	x1 Vertical
NRILU0360	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		291.70%	Good	Retain	Outdoor Unit, Model No.:MUZ-GL60VGD, Serial No.:7003117T
NRILU0362	Ceiling Fan	\$ 593.00	10	08/10/2029		33.96%	Good	Retain	
NRILU0363	Interior Painting	\$ 2464.00	10	08/10/2029		4.38%	Good	Retain	

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
NRILU0366	Clothesline	\$ 728.00	10	08/10/2029		10.51%	Good	Retain	N/A
NRILU0367	Doors	\$ 2240.00	30	08/10/2037		16.85%	Good	Retain	
NRILU0368	Downpipes	\$ 1758.00	20	08/10/2033		16.08%	Good	Retain	
NRILU0369	Exterior Painting	\$ 6160.00	10	08/10/2029		1.18%	Good	Retain	
NRILU0370	Fascias	\$ 5140.00	20	08/10/2033		5.54%	Good	Retain	
NRILU0371	Flyscreens	\$ 2240.00	10	08/10/2029		33.00%	Good	Retain	
NRILU0372	Guttering	\$ 2844.00	20	08/10/2033		33.49%	Good	Retain	
NRILU0373	Path	\$ 3763.00	30	08/10/2037		1.49%	Good	Retain	Concrete
NRILU0374	Porch	\$ 2979.00	30	08/10/2037		20.59%	Good	Retain	Concrete
NRILU0375	Handrails	\$ 1232.00	20	08/10/2033		16.07%	Good	Retain	Metal
NRILU0376	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	
NRILU0377	Windows	\$ 3360.00	30	08/10/2037		11.30%	Good	Retain	Aluminium

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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
NRILU0379	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		28.27%	Good	Retain	It is rusted, and t serial and model numbers are no longer readable.
NRILU0380	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0381	Lighting	\$ 1926.00	15	08/10/2031		0.00%	Good	Retain	N/A
NRILU0382	Sarking	\$ 4099.00	25	08/10/2035		69.87%	Good	Retain	N/A
NRILU0384	Smoke Alarms	\$ 263.00	20	08/10/2033		17.87%	Good	Retain	N/A
NRILU0385	Electrical Switchboard	\$ 1982.00	20	08/10/2033		55.81%	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
NRILU0439	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		29.02%	Good	Retain	N/A
NRILU0440	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0441	Lighting	\$ 1926.00	15	08/10/2031		0.00%	Good	Retain	N/A
NRILU0442	Sarking	\$ 4099.00	25	08/10/2035		19.21%	Good	Retain	N/A
NRILU0444	Smoke Alarms	\$ 263.00	20	08/10/2033		5.36%	Good	Retain	N/A
NRILU0445	Electrical Switchboard	\$ 1982.00	20	08/10/2033		37.95%	Good	Retain	N/A

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
NRILU0411	Exhaust Fan	\$ 257.00	10	08/10/2029		19.69%	Good	Retain	N/A
NRILU0412	Interior Painting	\$ 2464.00	10	08/10/2029		1.62%	Good	Retain	N/A
NRILU0413	Tapware	\$ 1316.00	15	08/10/2031		113.09%	Good	Retain	N/A
NRILU0414	Shower Screen	\$ 2576.00	20	08/10/2033		2.04%	Good	Retain	N/A
NRILU0415	Tiles - Floor	\$ 5880.00	20	08/10/2033		1.36%	Good	Retain	N/A
NRILU0416	Tiles - Wall	\$ 3763.00	20	08/10/2033		0.79%	Good	Retain	N/A
NRILU0417	Toilet & Cistern	\$ 2027.00	20	08/10/2033		2.98%	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
NRILU0396	Blind	\$ 504.00	10	08/10/2029		4.17%	Good	Retain	N/A
NRILU0399	Interior Painting	\$ 2464.00	10	08/10/2029		12.18%	Good	Retain	N/A
NRILU0400	Wardrobe	\$ 3192.00	10	08/10/2029		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
NRILU0401	Carpet	\$ 2800.00	8	08/01/2029		5.36%	Good	Retain	N/A
NRILU0402	Blind	\$ 504.00	10	08/10/2029		6.55%	Good	Retain	N/A
NRILU0404	Interior Painting	\$ 2464.00	10	08/10/2029		1.95%	Good	Retain	N/A
NRILU0405	Wardrobe	\$ 3192.00	10	08/10/2029		12.75%	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
NRILU0424	Interior Painting	\$ 2464.00	10	08/10/2029		4.42%	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
NRILU0426	Interior Painting	\$ 2464.00	10	08/10/2029		0.88%	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
NRILU0386	Blind	\$ 504.00	10	08/10/2029		0.60%	Good	Retain	N/A
NRILU0387	Benchtops	\$ 2363.00	20	08/10/2033		2.90%	Good	Retain	N/A
NRILU0390	Interior Painting	\$ 2464.00	10	08/10/2029		0.28%	Good	Retain	N/A
NRILU0391	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		7.59%	Good	Retain	N/A
NRILU0393	Rangehood	\$ 604.00	12	08/07/2030		14.90%	Good	Retain	N/A
NRILU0394	Sink & Fittings	\$ 2016.00	15	08/10/2031		28.37%	Good	Retain	N/A
NRILU0395	Vinyl	\$ 3360.00	10	08/10/2029		6.77%	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
NRILU0406	Interior Painting	\$ 2464.00	10	08/10/2029		1.79%	Good	Retain	N/A
NRILU0407	Tiles - Floor	\$ 5880.00	20	08/10/2033		6.04%	Good	Retain	N/A



Living	NRILU0408	Tiles - Wall	\$ 3763.00	20	08/10/2033		0.00%	Good	Retain	N/A
	Asset Number	Asset Name	Acquisition Cost (\$)	Effective Life (Y)	Expected Replacement Date	Expected Remaining Life	Accumulated Repair Cost as % of Acquisition	Asset Condition	Plan	Comments
	NRILU0418	Blind	\$ 504.00	10	08/10/2029		10.71%	Good	Retain	N/A
	NRILU0419	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		251.92%	Good	Retain	N/A
	NRILU0422	Interior Painting	\$ 2464.00	10	08/10/2029		9.87%	Good	Retain	N/A
Unit Exterior										
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
	NRILU0427	Clothesline	\$ 728.00	10	08/10/2029		11.13%	Good	Retain	N/A
	NRILU0428	Doors	\$ 2240.00	30	08/10/2037		14.49%	Good	Retain	N/A
	NRILU0429	Downpipes	\$ 1758.00	20	08/10/2033		14.29%	Good	Retain	N/A
	NRILU0430	Exterior Painting	\$ 6160.00	10	08/10/2029		2.59%	Good	Retain	N/A
	NRILU0431	Fascias	\$ 5140.00	20	08/10/2033		9.83%	Good	Retain	N/A
	NRILU0432	Flyscreens	\$ 2240.00	10	08/10/2029		57.00%	Good	Retain	N/A
	NRILU0433	Guttering	\$ 2844.00	20	08/10/2033		16.75%	Good	Retain	N/A
	NRILU0434	Path	\$ 3763.00	30	08/10/2037		0.61%	Good	Retain	N/A
	NRILU0435	Porch	\$ 2979.00	30	08/10/2037		2.06%	Good	Retain	N/A
	NRILU0436	Handrails	\$ 1232.00	20	08/10/2033		2.23%	Good	Retain	N/A
	NRILU0437	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
	NRILU0438	Windows	\$ 3360.00	30	08/10/2037		27.32%	Good	Retain	N/A
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
	NRILU0469	Exhaust Fan	\$ 257.00	10	08/10/2029		17.90%	Good	Retain	N/A
	NRILU0470	Interior Painting	\$ 2464.00	10	08/10/2029		0.97%	Good	Retain	N/A
	NRILU0471	Tapware	\$ 1316.00	15	08/10/2031		119.05%	Good	Retain	N/A
	NRILU0472	Shower Screen	\$ 2576.00	20	08/10/2033		7.74%	Good	Retain	N/A
	NRILU0473	Tiles - Floor	\$ 5880.00	20	08/10/2021		0.45%	Fair	Retain	N/A
	NRILU0474	Tiles - Wall	\$ 3763.00	20	08/10/2033		0.59%	Good	Retain	N/A
	NRILU0475	Toilet & Cistern	\$ 2027.00	20	08/10/2033		56.71%	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
NRILU0456	Blind	\$ 504.00	10	08/10/2029		23.21%	Good	Retain	N/A
NRILU0457	Carpet	\$ 2800.00	8	08/01/2029		0.19%	Good	Retain	N/A
NRILU0459	Interior Painting	\$ 2464.00	10	08/10/2029		12.18%	Good	Retain	N/A
NRILU0460	Wardrobe	\$ 3192.00	10	08/10/2029		3.48%	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
NRILU0461	Carpet	\$ 2800.00	8	08/01/2029		0.80%	Good	Retain	N/A
NRILU0462	Blind	\$ 504.00	10	08/10/2029		0.00%	Good	Retain	N/A
NRILU0464	Interior Painting	\$ 2464.00	10	08/10/2029		4.29%	Good	Retain	N/A
NRILU0465	Wardrobe	\$ 3192.00	10	08/10/2029		22.60%	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
NRILU0481	Carpet	\$ 2800.00	8	08/01/2029		2.85%	Good	Retain	N/A
NRILU0482	Interior Painting	\$ 2464.00	10	08/10/2029		4.94%	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
NRILU0483	Carpet	\$ 2800.00	8	08/01/2029		0.60%	Good	Retain	N/A
NRILU0484	Interior Painting	\$ 2464.00	10	08/10/2029		1.85%	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
NRILU0446	Blind	\$ 504.00	10	08/10/2029		8.93%	Good	Retain	N/A
NRILU0447	Benchtops	\$ 2363.00	20	08/10/2033		8.71%	Good	Retain	N/A
NRILU0450	Interior Painting	\$ 2464.00	10	08/10/2029		2.56%	Good	Retain	N/A
NRILU0451	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		17.41%	Good	Retain	N/A
NRILU0452	Stove	\$ 1680.00	12	08/07/2030		0.00%	Good	Retain	N/A
NRILU0453	Rangehood	\$ 604.00	12	08/07/2030		0.00%	Good	Retain	N/A
NRILU0454	Sink & Fittings	\$ 2016.00	15	08/10/2031		18.92%	Good	Retain	N/A
NRILU0455	Vinyl	\$ 3360.00	10	08/10/2029		5.21%	Good	Retain	N/A



NRILU1039	Exhaust fan	\$ 257.00	10	08/10/2029		0.00%	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
NRILU0466	Interior Painting	\$ 2464.00	10	08/10/2029		1.79%	Good	Retain	N/A
NRILU0467	Tiles - Floor	\$ 5880.00	20	08/10/2021		6.04%	Fair	Repair	Regrouting requiredStill requ regrouting
NRILU0468	Tiles - Wall	\$ 3763.00	20	08/10/2033		0.79%	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
NRILU0476	Blind	\$ 504.00	10	08/10/2029		47.62%	Good	Retain	N/A
NRILU0477	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		530.36%	Good	Retain	N/A
NRILU0478	Carpet	\$ 2800.00	8	08/01/2029		6.62%	Good	Retain	N/A
NRILU0480	Interior Painting	\$ 2464.00	10	08/10/2023		2.60%	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
NRILU0485	Clothesline	\$ 728.00	10	08/10/2029		18.93%	Good	Retain	N/A
NRILU0486	Doors	\$ 2240.00	30	08/10/2037		32.20%	Good	Retain	N/A
NRILU0487	Downpipes	\$ 1758.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0488	Exterior Painting	\$ 6160.00	10	08/10/2029		5.80%	Good	Retain	N/A
NRILU0489	Fascias	\$ 5140.00	20	08/10/2021		0.25%	Fair	Retain	N/A
NRILU0490	Flyscreens	\$ 2240.00	10	08/10/2029		25.50%	Good	Retain	N/A
NRILU0491	Guttering	\$ 2844.00	20	08/10/2033		40.19%	Good	Retain	N/A
NRILU0492	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	N/A
NRILU0493	Porch	\$ 2979.00	30	08/10/2037		20.59%	Good	Retain	N/A
NRILU0494	Handrails	\$ 1232.00	20	08/10/2033		2.46%	Good	Retain	N/A
NRILU0495	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0496	Windows	\$ 3360.00	30	08/10/2037		27.32%	Good	Retain	N/A

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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
NRILU0501	Sarking	\$ 4099.00	25	08/10/2035		20.96%	Good	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
NRILU0551	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		29.76%	Good	Retain	N/A
NRILU0552	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0553	Lighting	\$ 1926.00	15	08/10/2031		10.12%	Good	Retain	N/A
NRILU0554	Sarking	\$ 4099.00	25	08/10/2035		17.47%	Good	Retain	N/A
NRILU0555	Smoke Alarms	\$ 263.00	20	08/10/2033		7.15%	Good	Retain	N/A
NRILU0556	Electrical Switchboard	\$ 1982.00	20	08/10/2033		31.26%	Good	Retain	N/A

Unit 13

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
NRILU0539	Clothesline	\$ 728.00	10	08/10/2029		7.42%	Good	Retain	N/A
NRILU0540	Doors	\$ 2240.00	30	08/10/2037		30.59%	Good	Retain	N/A
NRILU0541	Downpipes	\$ 1758.00	20	08/10/2033		16.97%	Good	Retain	N/A
NRILU0542	Exterior Painting	\$ 6160.00	10	08/10/2029		6.10%	Good	Retain	N/A
NRILU0543	Fascias	\$ 5140.00	20	08/10/2033		4.28%	Good	Retain	N/A
NRILU0544	Flyscreens	\$ 2240.00	10	08/10/2029		27.00%	Good	Retain	N/A
NRILU0545	Guttering	\$ 2844.00	20	08/10/2033		56.94%	Good	Retain	N/A
NRILU0546	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	N/A
NRILU0547	Porch	\$ 2979.00	30	08/10/2037		2.06%	Good	Retain	N/A
NRILU0548	Handrails	\$ 1232.00	20	08/10/2033		3.79%	Good	Retain	N/A
NRILU0549	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0550	Windows	\$ 3360.00	30	08/10/2037		26.12%	Good	Retain	N/A

Unit 14

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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
	NRILU0577	Exhaust Fan	\$ 257.00	10	08/10/2029		3.58%	Good	Retain	N/A
	NRILU0578	Interior Painting	\$ 2464.00	10	08/10/2029		0.73%	Good	Retain	N/A
	NRILU0579	Tapware	\$ 1316.00	15	08/10/2031		47.62%	Good	Retain	N/A
	NRILU0580	Shower Screen	\$ 2576.00	20	08/10/2033		0.82%	Good	Retain	N/A
	NRILU0581	Tiles - Floor	\$ 5880.00	20	08/10/2033		3.32%	Good	Retain	N/A
	NRILU0582	Tiles - Wall	\$ 3763.00	20	08/10/2033		7.87%	Good	Retain	N/A
	NRILU0583	Toilet & Cistern	\$ 2027.00	20	08/10/2033		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
	NRILU0566	Blind	\$ 504.00	10	08/10/2029		11.31%	Good	Retain	N/A
	NRILU0567	Carpet	\$ 2800.00	8	08/01/2029		3.69%	Good	Retain	N/A
	NRILU0568	Interior Painting	\$ 2464.00	10	08/10/2029		0.91%	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
	NRILU0570	Carpet	\$ 2800.00	8	08/01/2029		5.36%	Good	Retain	N/A
	NRILU0571	Blind	\$ 504.00	10	08/10/2029		11.31%	Good	Retain	N/A
	NRILU0572	Interior Painting	\$ 2464.00	10	08/10/2029		2.34%	Good	Retain	N/A
	NRILU0573	Wardrobe	\$ 3192.00	10	08/10/2029		22.02%	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
	NRILU0588	Carpet	\$ 2800.00	8	08/01/2029		6.36%	Good	Retain	N/A
	NRILU0589	Interior Painting	\$ 2464.00	10	08/10/2029		9.87%	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
	NRILU0590	Carpet	\$ 2800.00	8	08/01/2029		1.34%	Good	Retain	N/A
	NRILU0591	Interior Painting	\$ 2464.00	10	08/10/2029		1.95%	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
	NRILU0557	Blind	\$ 504.00	10	08/10/2029		22.62%	Good	Retain	N/A

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NRILU0558	Benchtops	\$ 2363.00	20	08/10/2033		8.49%	Good	Retain	N/A
NRILU0560	Interior Painting	\$ 2464.00	10	08/10/2029		2.70%	Good	Retain	N/A
NRILU0561	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		4.91%	Good	Retain	N/A
NRILU0562	Stove	\$ 1680.00	12	08/07/2030		15.75%	Good	Retain	N/A
NRILU0563	Rangehood	\$ 604.00	12	08/07/2030		6.71%	Good	Retain	N/A
NRILU0564	Sink & Fittings	\$ 2016.00	15	08/10/2031		44.92%	Good	Retain	N/A
NRILU0565	Vinyl	\$ 3360.00	10	08/10/2029		6.25%	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
NRILU0574	Interior Painting	\$ 2464.00	10	08/10/2029		1.46%	Good	Retain	N/A
NRILU0575	Tiles - Floor	\$ 5880.00	20	08/10/2033		1.81%	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
NRILU0584	Blind	\$ 504.00	10	08/10/2029		47.62%	Good	Retain	N/A
NRILU0585	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		503.84%	Good	Retain	N/A
NRILU0586	Carpet	\$ 2800.00	8	08/01/2029		3.48%	Good	Retain	N/A
NRILU0587	Interior Painting	\$ 2464.00	10	08/10/2029		3.64%	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
NRILU0592	Clothesline	\$ 728.00	10	08/10/2029		0.62%	Good	Retain	N/A
NRILU0593	Doors	\$ 2240.00	30	08/10/2037		30.59%	Good	Retain	N/A
NRILU0594	Downpipes	\$ 1758.00	20	08/10/2033		8.04%	Good	Retain	N/A
NRILU0595	Exterior Painting	\$ 6160.00	10	08/10/2029		1.53%	Good	Retain	N/A
NRILU0596	Fascias	\$ 5140.00	20	08/10/2033		2.02%	Good	Retain	N/A
NRILU0597	Flyscreens	\$ 2240.00	10	08/10/2029		10.50%	Good	Retain	N/A
NRILU0598	Guttering	\$ 2844.00	20	08/10/2033		133.97%	Good	Retain	N/A
NRILU0599	Path	\$ 3763.00	30	08/10/2037		1.14%	Good	Retain	N/A
NRILU0600	Porch	\$ 2979.00	30	08/10/2037		19.56%	Good	Retain	N/A
NRILU0601	Handrails	\$ 1232.00	20	08/10/2033		8.93%	Good	Retain	N/A

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	NRILU0602	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
	NRILU0603	Windows	\$ 3360.00	30	08/10/2037		8.20%	Good	Retain	N/A

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
NRILU0605	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		3.72%	Good	Retain	N/A
NRILU0606	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0607	Lighting	\$ 1926.00	15	08/10/2031		13.10%	Good	Retain	N/A
NRILU0608	Sarking	\$ 4099.00	25	08/10/2035		19.21%	Good	Retain	N/A
NRILU0609	Smoke Alarms	\$ 263.00	20	08/10/2033		16.98%	Good	Retain	N/A
NRILU0611	Electrical Switchboard	\$ 1982.00	20	08/10/2033		42.42%	Good	Retain	N/A

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
NRILU0665	Sarking	\$ 4099.00	25	08/10/2035		38.43%	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
NRILU0635	Exhaust Fan	\$ 257.00	10	08/10/2029		35.80%	Good	Retain	N/A
NRILU0636	Interior Painting	\$ 2464.00	10	08/10/2029		1.14%	Good	Retain	N/A
NRILU0637	Tapware	\$ 1316.00	15	08/10/2031		119.05%	Good	Retain	N/A
NRILU0638	Shower Screen	\$ 2576.00	20	08/10/2033		2.45%	Good	Retain	N/A
NRILU0639	Tiles - Floor	\$ 5880.00	20	08/10/2021		5.74%	Fair	Repair	Regrouting requiredRefer to previous note
NRILU0640	Tiles - Wall	\$ 3763.00	20	08/10/2033		3.74%	Good	Retain	N/A
NRILU0641	Toilet & Cistern	\$ 2027.00	20	08/10/2033		8.95%	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
NRILU0621	Blind	\$ 504.00	10	08/10/2029		10.71%	Good	Retain	N/A



NRILU0622	Carpet	\$ 2800.00	8	08/01/2029		0.39%	Good	Retain	N/A
NRILU0623	Curtain	\$ 1792.00	6	08/03/2028		29.76%	Good	Retain	N/A
NRILU0624	Interior Painting	\$ 2464.00	10	08/10/2029		2.74%	Good	Retain	N/A
NRILU0625	Wardrobe	\$ 3192.00	10	08/10/2029		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
NRILU0626	Carpet	\$ 2800.00	8	08/01/2029		1.47%	Good	Retain	N/A
NRILU0627	Blind	\$ 504.00	10	08/10/2029		23.81%	Good	Retain	N/A
NRILU0628	Curtain	\$ 1792.00	6	08/03/2028		29.76%	Good	Retain	N/A
NRILU0629	Interior Painting	\$ 2464.00	10	08/10/2029		2.92%	Good	Retain	N/A
NRILU0630	Wardrobe	\$ 3192.00	10	08/10/2029		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
NRILU0646	Carpet	\$ 2800.00	8	08/01/2029		1.34%	Good	Retain	N/A
NRILU0647	Interior Painting	\$ 2464.00	10	08/10/2029		3.12%	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
NRILU0648	Carpet	\$ 2800.00	8	08/01/2029		0.03%	Good	Retain	N/A
NRILU0649	Interior Painting	\$ 2464.00	10	08/10/2029		1.95%	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
NRILU0612	Blind	\$ 504.00	10	08/10/2029		8.93%	Good	Retain	N/A
NRILU0613	Benchtops	\$ 2363.00	20	08/10/2033		4.02%	Good	Retain	N/A
NRILU0614	Curtain	\$ 1792.00	6	08/03/2028		0.00%	Good	Retain	N/A
NRILU0615	Stove	\$ 1680.00	12	08/05/2023		36.35%	Fair	Retain	N/A
NRILU0616	Interior Painting	\$ 2464.00	10	08/10/2029		3.13%	Good	Retain	N/A
NRILU0617	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		17.86%	Good	Retain	N/A
NRILU0619	Sink & Fittings	\$ 2016.00	15	08/10/2031		9.46%	Good	Retain	N/A
NRILU0620	Vinyl	\$ 3360.00	10	08/10/2029		6.25%	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
	NRILU0632	Interior Painting	\$ 2464.00	10	08/10/2029		0.81%	Good	Retain	N/A
	NRILU0633	Tiles - Floor	\$ 5880.00	20	08/10/2033		2.57%	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
	NRILU0642	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		503.84%	Good	Retain	N/A
	NRILU0643	Carpet	\$ 2800.00	8	08/01/2029		0.17%	Good	Retain	N/A
	NRILU0644	Curtain	\$ 1792.00	6	08/03/2028		29.76%	Good	Retain	N/A
	NRILU0645	Interior Painting	\$ 2464.00	10	08/10/2029		3.90%	Good	Retain	N/A
	NRILU1041	Blind	\$ 504.00	10	08/10/2029		0.00%	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
	NRILU0650	Clothesline	\$ 728.00	10	08/10/2029		24.73%	Good	Retain	N/A
	NRILU0651	Doors	\$ 2240.00	30	08/10/2037		32.20%	Good	Retain	N/A
	NRILU0652	Downpipes	\$ 1758.00	20	08/10/2033		35.72%	Good	Retain	N/A
	NRILU0653	Exterior Painting	\$ 6160.00	10	08/10/2029		2.14%	Good	Retain	N/A
	NRILU0654	Fascias	\$ 5140.00	20	08/10/2033		10.08%	Good	Retain	N/A
	NRILU0655	Flyscreens	\$ 2240.00	10	08/10/2029		57.00%	Good	Retain	N/A
	NRILU0656	Guttering	\$ 2844.00	20	08/10/2033		110.52%	Good	Retain	N/A
	NRILU0657	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	N/A
	NRILU0658	Porch	\$ 2979.00	30	08/10/2037		9.78%	Good	Retain	N/A
	NRILU0659	Handrails	\$ 1232.00	20	08/10/2033		3.13%	Good	Retain	N/A
	NRILU0660	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
	NRILU0661	Windows	\$ 3360.00	30	08/10/2037		8.80%	Good	Retain	N/A
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
	NRILU0690	Exhaust Fan	\$ 257.00	10	08/10/2029		34.01%	Good	Retain	N/A
	NRILU0691	Interior Painting	\$ 2464.00	10	08/10/2029		3.08%	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
NRILU0678	Blind	\$ 504.00	10	08/10/2029		8.33%	Good	Retain	N/A
NRILU0679	Carpet	\$ 2800.00	8	08/01/2029		7.38%	Good	Retain	N/A
NRILU0680	Interior Painting	\$ 2464.00	10	08/10/2029		5.78%	Good	Retain	N/A
NRILU0681	Wardrobe	\$ 3192.00	10	08/10/2029		23.18%	Good	Retain	N/A
NRILU1042	Ceiling Fan	\$ 593.00	10	08/10/2029		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
NRILU0682	Carpet	\$ 2800.00	8	08/01/2029		5.09%	Good	Retain	N/A
NRILU0683	Blind	\$ 504.00	10	08/10/2029		8.33%	Good	Retain	N/A
NRILU0684	Interior Painting	\$ 2464.00	10	08/10/2029		1.75%	Good	Retain	N/A
NRILU0685	Wardrobe	\$ 3192.00	10	08/10/2029		2.90%	Good	Retain	N/A
NRILU1043	Ceiling Fan	\$ 593.00	10	08/10/2029		0.00%	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
NRILU0701	Interior Painting	\$ 2464.00	10	08/10/2029		9.87%	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
NRILU0703	Interior Painting	\$ 2464.00	10	08/10/2029		1.85%	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
NRILU0669	Blind	\$ 504.00	10	08/10/2029		0.00%	Good	Retain	N/A
NRILU0672	Interior Painting	\$ 2464.00	10	08/10/2029		2.13%	Good	Retain	N/A
NRILU0677	Vinyl	\$ 3360.00	10	08/10/2029		7.29%	Good	Retain	N/A
NRILU1048	Exhaust Fan	\$ 257.00	10	08/10/2029		0.00%	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
NRILU0687	Interior Painting	\$ 2464.00	10	08/10/2029		1.06%	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
NRILU0697	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		13.26%	Good	Retain	N/A
NRILU0699	Interior Painting	\$ 2464.00	10	08/10/2029		3.38%	Good	Retain	N/A
NRILU1050	Ceiling Fan	\$ 593.00	10	08/10/2029		0.00%	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
NRILU0704	Clothesline	\$ 728.00	10	08/10/2029		7.42%	Good	Retain	N/A
NRILU0705	Doors	\$ 2240.00	30	08/10/2037		30.59%	Good	Retain	N/A
NRILU0706	Downpipes	\$ 1758.00	20	08/10/2033		0.89%	Good	Retain	N/A
NRILU0707	Exterior Painting	\$ 6160.00	10	08/10/2029		2.59%	Good	Retain	N/A
NRILU0708	Fascias	\$ 5140.00	20	08/10/2033		3.28%	Good	Retain	N/A
NRILU0709	Flyscreens	\$ 2240.00	10	08/10/2029		22.50%	Good	Retain	N/A
NRILU0710	Guttering	\$ 2844.00	20	08/10/2033		50.24%	Good	Retain	N/A
NRILU0711	Path	\$ 3763.00	30	08/10/2037		3.33%	Good	Retain	N/A
NRILU0712	Porch	\$ 2979.00	30	08/10/2037		6.18%	Good	Retain	N/A
NRILU0713	Handrails	\$ 1232.00	20	08/10/2033		8.93%	Good	Retain	The handrail nea the porch has pa worn off in multi areas
NRILU0714	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0715	Windows	\$ 3360.00	30	08/10/2037		26.12%	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
NRILU0720	Sarking	\$ 4099.00	25	08/10/2035		26.20%	Good	Retain	N/A

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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
NRILU0778	Hot Water System - Electric	\$ 2408.00	12	08/07/2030		1.49%	Good	Retain	N/A
NRILU0779	Insulation	\$ 3584.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0780	Lighting	\$ 1926.00	15	08/10/2031		22.62%	Good	Retain	N/A
NRILU0781	Sarking	\$ 4099.00	25	08/10/2035		33.19%	Good	Retain	N/A
NRILU0782	Smoke Alarms	\$ 263.00	20	08/10/2033		6.70%	Good	Retain	N/A
NRILU0783	Electrical Switchboard	\$ 1982.00	20	08/10/2033		89.30%	Good	Retain	N/A

Unit 17

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
NRILU0734	Carpet	\$ 2800.00	8	08/01/2029		7.38%	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
NRILU0739	Carpet	\$ 2800.00	8	08/01/2029		5.09%	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
NRILU0762	Carpet	\$ 2800.00	8	08/01/2029		6.36%	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
NRILU0766	Clothesline	\$ 728.00	10	08/10/2029		24.73%	Good	Retain	N/A
NRILU0767	Doors	\$ 2240.00	30	08/10/2037		32.20%	Good	Retain	N/A
NRILU0768	Downpipes	\$ 1758.00	20	08/10/2021		11.61%	Fair	Retain	N/A
NRILU0769	Exterior Painting	\$ 6160.00	10	08/10/2029		6.10%	Good	Retain	N/A
NRILU0770	Fascias	\$ 5140.00	20	08/10/2033		9.57%	Good	Retain	N/A
NRILU0771	Flyscreens	\$ 2240.00	10	08/10/2029		22.50%	Good	Retain	N/A
NRILU0772	Guttering	\$ 2844.00	20	08/10/2033		6.70%	Good	Retain	N/A
NRILU0773	Path	\$ 3763.00	30	08/10/2037		3.51%	Good	Retain	N/A



NRILU0774	Porch	\$ 2979.00	30	08/10/2037		20.59%	Good	Retain	N/A
NRILU0775	Handrails	\$ 1232.00	20	08/10/2033		8.93%	Good	Retain	N/A
NRILU0776	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0777	Windows	\$ 3360.00	30	08/10/2037		4.62%	Good	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
NRILU0805	Exhaust Fan	\$ 257.00	10	08/10/2029		34.01%	Good	Retain	Exhaust fan is no
NRILU0806	Interior Painting	\$ 2464.00	10	08/10/2029		0.97%	Good	Retain	N/A
NRILU0807	Tapware	\$ 1316.00	15	08/10/2031		119.05%	Good	Retain	N/A
NRILU0808	Shower Screen	\$ 2576.00	20	08/10/2033		7.74%	Good	Retain	N/A
NRILU0809	Tiles - Floor	\$ 5880.00	20	08/10/2021		0.60%	Fair	Retain	N/A
NRILU0810	Tiles - Wall	\$ 3763.00	20	08/10/2033		2.95%	Good	Retain	N/A
NRILU0811	Toilet & Cistern	\$ 2027.00	20	08/10/2033		26.86%	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
NRILU0793	Blind	\$ 504.00	10	08/10/2029		23.81%	Good	Retain	N/A
NRILU0794	Carpet	\$ 2800.00	8	08/01/2029		2.33%	Good	Retain	N/A
NRILU0795	Ceiling Fan	\$ 593.00	10	08/10/2029		35.75%	Good	Retain	N/A
NRILU0796	Interior Painting	\$ 2464.00	10	08/10/2029		11.57%	Good	Retain	N/A
NRILU0797	Wardrobe	\$ 3192.00	10	08/10/2029		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
NRILU0798	Carpet	\$ 2800.00	8	08/01/2029		2.41%	Good	Retain	N/A
NRILU0799	Blind	\$ 504.00	10	08/10/2029		11.31%	Good	Retain	N/A
NRILU0800	Interior Painting	\$ 2464.00	10	08/10/2029		3.51%	Good	Retain	N/A
NRILU0801	Wardrobe	\$ 3192.00	10	08/10/2029		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
NRILU0817	Carpet	\$ 2800.00	8	08/01/2029		2.51%	Good	Retain	N/A
NRILU0818	Interior Painting	\$ 2464.00	10	08/10/2029		10.39%	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
	NRILU0819	Carpet	\$ 2800.00	8	08/01/2029		0.40%	Good	Retain	N/A
	NRILU0820	Interior Painting	\$ 2464.00	10	08/10/2029		0.97%	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
	NRILU0784	Blind	\$ 504.00	10	08/10/2029		10.71%	Good	Retain	N/A
	NRILU0785	Benchtops	\$ 2363.00	20	08/10/2033		8.94%	Good	Retain	N/A
	NRILU0786	Cooktop	\$ 1366.00	12	08/07/2030		9.68%	Good	Retain	N/A
	NRILU0787	Interior Painting	\$ 2464.00	10	08/10/2029		5.68%	Good	Retain	N/A
	NRILU0788	Kitchen Cabinets	\$ 3852.00	20	08/10/2033		17.86%	Good	Retain	N/A
	NRILU0789	Oven	\$ 1422.00	12	08/07/2030		141.41%	Good	Retain	N/A
	NRILU0790	Rangehood	\$ 604.00	12	08/07/2030		14.90%	Good	Retain	N/A
	NRILU0791	Sink & Fittings	\$ 2016.00	15	08/10/2031		44.92%	Good	Retain	N/A
	NRILU0792	Vinyl	\$ 3360.00	10	08/10/2029		19.79%	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
	NRILU0802	Interior Painting	\$ 2464.00	10	08/10/2029		0.97%	Good	Retain	N/A
	NRILU0803	Tiles - Floor	\$ 5880.00	20	08/10/2033		2.87%	Good	Retain	N/A
	NRILU0804	Tiles - Wall	\$ 3763.00	20	08/10/2033		7.87%	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
	NRILU0812	Blind	\$ 504.00	10	08/10/2029		47.62%	Good	Retain	N/A
	NRILU0813	Air Conditioner - Split System	\$ 2016.00	10	08/10/2029		530.36%	Good	Retain	N/A
	NRILU0815	Ceiling Fan	\$ 593.00	10	08/10/2029		35.75%	Good	Retain	N/A
	NRILU0816	Interior Painting	\$ 2464.00	10	08/10/2029		10.39%	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
	NRILU0821	Clothesline	\$ 728.00	10	08/10/2029		11.13%	Good	Retain	N/A
	NRILU0822	Doors	\$ 2240.00	30	08/10/2037		9.66%	Good	Retain	N/A

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	NRILU0823	Downpipes	\$ 1758.00	20	08/10/2033		9.82%	Good	Retain	N/A
	NRILU0824	Exterior Painting	\$ 6160.00	10	08/10/2029		6.10%	Good	Retain	N/A
	NRILU0825	Fascias	\$ 5140.00	20	08/10/2033		9.57%	Good	Retain	N/A
	NRILU0826	Flyscreens	\$ 2240.00	10	08/10/2029		18.00%	Good	Retain	N/A
	NRILU0827	Guttering	\$ 2844.00	20	08/10/2033		40.19%	Good	Retain	N/A
	NRILU0828	Path	\$ 3763.00	30	08/10/2037		1.49%	Good	Retain	N/A
	NRILU0829	Porch	\$ 2979.00	30	08/10/2037		6.18%	Good	Retain	N/A
	NRILU0830	Handrails	\$ 1232.00	20	08/10/2033		8.48%	Good	Retain	N/A
	NRILU0831	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
	NRILU0832	Windows	\$ 3360.00	30	08/10/2037		27.32%	Good	Retain	Window in loung room hard to op

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
NRILU0837	Sarking	\$ 4099.00	25	08/10/2035		5.24%	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
NRILU0890	Sarking	\$ 4099.00	25	08/10/2035		66.38%	Good	Retain	N/A
NRILU0935	Electrical Switchboard	\$ 1982.00	20	08/10/2033		37.95%	Good	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
NRILU0850	Carpet	\$ 2800.00	8	08/01/2029		2.33%	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
NRILU0853	Carpet	\$ 2800.00	8	08/01/2029		2.41%	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
NRILU0875	Clothesline	\$ 728.00	10	08/10/2029		11.74%	Good	Retain	N/A

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NRILU0876	Doors	\$ 2240.00	30	08/10/2037		8.05%	Good	Retain	N/A
NRILU0877	Downpipes	\$ 1758.00	20	08/10/2033		33.94%	Good	Retain	N/A
NRILU0878	Exterior Painting	\$ 6160.00	10	08/10/2029		6.10%	Good	Retain	N/A
NRILU0879	Fascias	\$ 5140.00	20	08/10/2033		10.08%	Good	Retain	N/A
NRILU0880	Flyscreens	\$ 2240.00	10	08/10/2029		19.50%	Good	Retain	N/A
NRILU0881	Guttering	\$ 2844.00	20	08/10/2033		133.97%	Good	Retain	N/A
NRILU0882	Path	\$ 3763.00	30	08/10/2037		3.33%	Good	Retain	N/A
NRILU0883	Porch	\$ 2979.00	30	08/10/2037		19.56%	Good	Retain	N/A
NRILU0884	Handrails	\$ 1232.00	20	08/10/2033		3.57%	Good	Retain	N/A
NRILU0885	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0886	Windows	\$ 3360.00	30	08/10/2037		11.79%	Good	Retain	N/A

Unit 20

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
NRILU0932	Clothesline	\$ 728.00	10	08/10/2029		10.51%	Good	Retain	N/A
NRILU0933	Doors	\$ 2240.00	30	08/10/2037		30.59%	Good	Retain	N/A
NRILU0934	Downpipes	\$ 1758.00	20	08/10/2033		14.29%	Good	Retain	N/A
NRILU0936	Exterior Painting	\$ 6160.00	10	08/10/2029		6.10%	Good	Retain	N/A
NRILU0937	Fascias	\$ 5140.00	20	08/10/2033		10.08%	Good	Retain	N/A
NRILU0938	Flyscreens	\$ 2240.00	10	08/10/2029		60.00%	Good	Retain	N/A
NRILU0939	Guttering	\$ 2844.00	20	08/10/2033		127.27%	Good	Retain	N/A
NRILU0940	Path	\$ 3763.00	30	08/10/2037		1.40%	Good	Retain	N/A
NRILU0941	Porch	\$ 2979.00	30	08/10/2037		9.78%	Good	Retain	N/A
NRILU0942	Handrails	\$ 1232.00	20	08/10/2033		2.46%	Good	Retain	N/A
NRILU0943	Water Meter	\$ 1120.00	20	08/10/2033		0.00%	Good	Retain	N/A
NRILU0944	Windows	\$ 3360.00	30	08/10/2037		27.32%	Good	Retain	N/A

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