



LIFECYCLE MANAGEMENT PLAN

BUSSELTON PERFORMING ARTS AND CONVENTION CENTRE [BPACC]

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Summary

The Busselton Performing Arts and Convention Centre [BPACC] is due to be constructed over two years (2021/22 – 2022/23). The construction cost is currently estimated at \$38M.

The purpose of this Lifecycle Management Plan [LMP] is to provide an estimate of the cost of operating and maintaining the building for both the short and medium term [2023/24 – 2042/43].

This document is not designed as a full Asset Management Plan, but rather a means of articulating the City's current understanding, at this stage of design development, of the likely cost to operate and maintain the building, based on what is currently known and also assumptions based on research of similar facilities and industry standards. Assumptions and sources of information used, are detailed within the body of this report. A full Asset Management Plan will be developed further once detailed designs are completed. The LMP also provides detail of how the City plans to fund the required works through a combination of annual budget allocations and also Reserve funding. This demonstrates that the City has both the ability to quantify the ongoing costs implications and also the commitment to setting aside funds to ensure they can be met.

Building Value

Table 1 below shows the construction value and also how this value is anticipated to increase of the course of this plan. This annual increase has been factored into expenditure calculations and also the annual amount to be transferred to the Reserve. The inflation applied to the annual replacement cost of buildings is made with reference to the Non-Residential Building Construction Index, provided by the Australian Bureau of Statistics [ABS]. The like for like replacement cost is anticipated to increase to \$55.34M by 2042/43.

Table 1 Building Replacement Cost Increase

Year	Sum of Replacement Value	Sum of Annual Increase
2023/24	38,000,000	2%
2024/25	38,760,000	2%
2025/26	39,535,200	2%
2026/27	40,325,904	2%
2027/28	41,132,422	2%
2028/29	41,955,071	2%
2029/30	42,794,172	2%
2030/31	43,650,055	2%
2031/32	44,523,056	2%
2032/33	45,413,518	2%
2033/34	46,321,788	2%
2034/35	47,248,224	2%
2035/36	48,193,188	2%
2036/37	49,157,052	2%
2037/38	50,140,193	2%
2038/39	51,142,997	2%
2039/40	52,165,857	2%
2040/41	53,209,174	2%
2041/42	54,273,357	2%
2042/43	55,358,825	2%

Lifecycle Management Costs

Table 2 provides an overview of the operating, maintenance and renewal costs between 2022/23 – 2042/43. The BPACC will be a high profile and well-used public building to be maintained at a high standard [good-very good condition]. The factors making up these totals are detailed within the body of this Plan.

The total anticipated costs associated with the building of \$81,052,395 equate to an annual average [2022/23 -2042/43] of \$4.05M.

Table 2 Lifecycle Management Costs 2021/22 – 2042/43

	Maintenance	Operating	Renewal	Overheads	Grand Total
Total Costs 2020-2043	9,142,728	54,618,177	13,673,768	3,617,722	81,052,395

Funding Sources

The City allocates funds within the current Building Funding Methodology which informs the Long Term Financial Plan [LTFP]. These funds are to be set aside within a cashed backed reserve account to fund major maintenance and renewal works. This will ensure that funds are available when they are required and the building can be maintained to an acceptable standard. Table 3 shows the anticipated Reserve allocations within the LTFP. The cost implications of this are further detailed in Table 11.

Table 3 Anticipated LTFP BPACC Reserve Allocation

Year	Sum of Reserve Allocation \$
2022/23	0
2023/24	0
2024/25	427,500
2025/26	678,300
2026/27	691,866
2027/28	756,111
2028/29	822,648
2029/30	891,545
2030/31	962,869
2031/32	1,036,689
Grand Total	6,267,528

The Reserve will fund the Preventative Maintenance and Renewal works as detailed within the Plan, how this measures against what is planned to be allocated to the Reserve is shown in Table 4 below. This indicates that there is to be sufficient reserve funds allocated to cover the required component renewal and preventative maintenance activities within the LTFP. The anticipated Preventative Maintenance and Renewal over time are shown in Table 11.

Table 4 Items Funded by Reserve LTFP 2022/23– 2031/32

Item	Cost Allocation Expenditure 2022-2032	Reserve Allocation Income 2022-2032
Preventative Maintenance & Renewal	1,668,332	
Reserve Funding		6,267,528
Grand Total	1,668,332	6,267,528

Annual Maintenance and operational costs will be funded through each year’s annual operational budget. The total cost of these items is shown below. The annual implications of these is detailed in Attachment A. Depreciation costs have not been included as part of this assessment, however will be included as the project progresses towards more detailed asset management planning.

Table 5 Items funded through Annual Operational Budget 2022/23 -2042/43

Activity	Sum of Allocation 2020-2043 \$
Maintenance	
Annual	3,854,554
Maintenance Total	3,854,554
Operating Costs	
Employee Costs	25,997,051
Insurance expenses	1,264,305
Materials and Contracts	5,607,390
Other Expenditure	17,091,730
Utility Charges	4,657,700
Operating Costs Total	54,618,177
Allocations	
Overheads	3,617,722
Allocations Total	3,617,722
Grand Total	62,090,453

Lifecycle Management Plan

Scope

This LMP covers the period 2022/23 – 2042/43. This period of twenty years has been chosen in order to reflect the twenty year maintenance and renewal requirements of the building components as well as the initial operating cost implications immediately following construction.

Context

This LMP is designed as a guiding document to form the basis for more detailed asset management planning as the construction of the BPACC progresses. Based on what is known at this point in time, certain assumptions have been made in order to produce this document. The project is currently in the concept stage, with no detailed designs yet completed. As more detail is known about the actual structure to be built, the figures in the LMP will be refined and updated accordingly. Table 6 provides details of the assumptions that have been used within this document.

Table 6 Assumptions

Assumption	Details
Building Type and Component Breakdown	Rawlinson's Australian Construction Handbook, 2016 has been used to determine the component breakdown for the building. The Rawlinson's Australian Construction Handbook is an industry recognised source of Australian construction costs and for a variety of building types.
Construction Cost	The construction cost is based on the current project figure for the building. This figure has been used as the construction cost for the building and its components.
Maintenance and Renewal Costs	The timing and cost of renewals has been based on a set of predetermined intervals assuming normal wear and tear and cost of replacements. The actual timing and cost may vary dependant on quality of construction, annual maintenance undertaken etc. All elements of the lifecycle are linked, and therefore must be considered together when determining the financial requirements for infrastructure. Levels of preventive and corrective maintenance undertaken can have a bearing on required renewal (i.e. may cause it to be undertaken sooner if not adequate) and conversely, timing of renewals can impact maintenance and operating costs if assets remain in a poor condition for too long.
Operating Costs	Operating costs are based on industry research of similar facilities and also staff experience. These may vary dependant on the final design and construction of the building and the final makeup of staff and resourcing arrangements.

Definitions

Included in Table 7 are the important terminology and their definitions which drive this LMP. These definitions have been sourced from the International Infrastructure Management Manual [IIMM] 2015.

Table 7 Definitions

Term	Meaning
Lifecycle	The time interval that commences with the identification of the need for an asset and terminates with the decommissioning of the asset or any liabilities thereafter.
Lifecycle Cost	The total cost of an asset throughout its life including planning, design, construction, acquisition, operation, maintenance, rehabilitation and disposal costs.
Renewal Work	Is defined as works to replace existing assets or facilities with assets or facilities of equivalent capacity or performance capability.
Maintenance	All actions necessary for retaining an asset as near as practicable to its original condition, but excluding rehabilitation and renewal.
Annual Maintenance	Tasks undertaken in response to an event or general wear and tear of the elements.
Preventative (or scheduled) Maintenance	Pre-planned activities designed to avoid wear and tear, more expensive structural issues in the future and reduce mobilisation costs through undertaking works in a structured manner.
Operations	The active process of utilising an asset which will consume resources such as manpower, energy, chemicals and materials.
Lifecycle Asset Management	Encompasses all Asset Management strategies and practices associated with an asset or group of assets that results in the lowest lifecycle cost.

Lifecycle Asset Management Activities

Chart 1 outlines all the elements of the asset lifecycle, from conception through to disposal. The costs outlined within this LMP are based on the asset lifecycle from Asset Creation through to Renewal / Rehabilitation. This reflects the timeframe of the LMP which covers the period 2022/23 – 2042/43. Costs associated with the other lifecycle activities are additional to those outlined within this plan.



Figure 1.3.2: Asset Lifecycle Activities

Chart 1 Lifecycle Asset Management Activities

Source: IIMM 2015 page 1/9

Building Type

Table 8 outlines the building type chosen based on the Rawlinson’s Australian Construction Handbook, 2016. This provides the closest match to the anticipated building type of the BPACC.

Table 8 Building Type used for Modelling

Item Number	1.2.4
Name	Civic Centre 500-750 capacity
Description	Main Hall, Lesser Hall, ante-rooms, High standard finishes, kitchen and bar facilities, Air-conditioning

Timing and Cost of Works

The BPACC is to be a cultural hub, hosting performances as well as conferences. Table 9 below, provides a breakdown of the parameters used to determine the timing and cost of maintenance and renewal works within the Plan. The timing is allocated in years and the cost is allocated as a percentage of the estimated construction cost for each item.

Table 9 Maintenance and Renewal Parameters

Component	Element	Interval (years)	% of Cost	Interval (years)	% of Cost
		Minor - Preventative and Annual Maintenance	Minor - Preventative and Annual Maintenance	Major - Preventative and Renewal	Major - Preventative and Renewal
PRELIMINARIES		Interval (years)	% of Cost	Interval (years)	% of Cost
SUBSTRUCTURE		100	2.50%	0	0.00%
	Columns (& upper floor)	15	5.00%	75	100.00%
	Roof	15	10.00%	30	100.00%
	External Walls & Windows	17	5.00%	75	100.00%
	External Doors	5	20.00%	45	100.00%
	Internal Walls	5	2.00%	45	0.00%
	Internal Screens	7	20.00%	45	0.00%
	Internal Doors	3	6.00%	50	0.00%
FINISHES					
	Wall	4	15.00%	10	30.00%
	Floor	6	10.00%	20	100.00%
	Ceiling	7	10.00%	18	100.00%
FITTINGS					
	Fitments	8	30.00%	20	100.00%
	Special	15	5.00%		
SERVICES					
	Plumbing	1	2.00%	18	30.00%
	Mechanical	1	2.00%	20	100.00%
	Fire	1	2.00%	30	80.00%
	Electrical	1	2.00%	20	40.00%
EXTERNAL SERVICES		1	2.00%	40	10.00%
CONTINGENCY		Na	Na	Na	Na

Cost of Components

The current project cost for the BPACC is estimated at \$38M. This value has been used in this assessment as the current replacement value of the building. Table 10 below, shows how this value has been attributed to the various components and elements via the Rawlinson's breakdown.

Table 10 Building Component Breakdown

Item Number	1.2.4		
Name	Civic Centre 500-750 capacity		
Description	Main Hall, Lesser Hall, ante-rooms, High standard finishes, kitchen and bar facilities, Air-conditioning		
Component	Element	% Allocation	Apportioned Value \$
PRELIMINARIES		10.50%	3,990,000
SUBSTRUCTURE		6.40%	2,432,000
	Columns (& upper floor)	0.80%	304,000
	Roof	11.60%	4,408,000
	External Walls & Windows	19.90%	7,562,000
	External Doors	1.30%	494,000
	Internal Walls	4.50%	1,710,000
	Internal Screens	0.30%	114,000
	Internal Doors	2.00%	760,000
FINISHES			
	Wall	3.10%	1,178,000
	Floor	6.00%	2,280,000
	Ceiling	5.20%	1,976,000
FITTINGS			
	Fitments	3.30%	1,254,000
	Special		0
SERVICES			
	Plumbing	7.70%	2,926,000
	Mechanical	3.70%	1,406,000
	Fire	1.70%	646,000
	Electrical	9.20%	3,496,000
EXTERNAL SERVICES		0.30%	114,000
CONTINGENCY		2.50%	950,000
	Total	100.00%	38,000,000

Maintenance and Renewal Funding Plan

The City has included the BPACC in its building funding methodology linking with the LTFP. The methodology allocates an annual percentage of the replacement value of buildings into cash backed reserves. The purpose of the methodology is to fund major and minor renewal works, such as replacement of components and larger-scale maintenance works that require a capital budget allocation.

The ultimate intention of the funding plan is to maintain these buildings at an acceptable standard until such time as they require replacement, refurbishment or significant upgrade. The reserve may have a balance of funds at this point (i.e. from holding off certain works due just before these major works) to contribute, however, first and foremost, the funds should be used as the buildings age in order to maintain them at the required standard. Table 11 shows the funds that are planned to be placed into the BPACC Funding Reserve between 24/25 and 42/43. The table demonstrates the City's ability to fund the anticipated preventative maintenance and renewal for the proposed BPACC .

Table 11 Reserve Funding Measured Against Expenditure Allocations

Year	Component Renewal \$	Preventative Maintenance \$	Reserve Allocation \$	Annual Reserve Balance \$	Accrued Reserve Balance \$
2021/22	0	0	0	0	0
2022/23	0	0	0	0	0
2023/24	0	0	0	0	0
2024/25	0	30,000	427,500	397,500	397,500
2025/26	0	48,336	678,300	629,964	1,027,464
2026/27	0	190,836	691,866	501,030	1,528,494
2027/28	0	146,300	756,111	609,811	2,138,305
2028/29	0	306,432	822,648	516,216	2,654,521
2029/30	0	251,256	891,545	640,289	3,294,810
2030/31	0	641,364	962,869	321,505	3,616,315
2031/32	0	53,808	1,036,689	982,881	4,599,196
2032/33	424,080	159,600	1,113,076	529,396	5,128,592
2033/34	0	0	1,135,338	1,135,338	6,263,930
2034/35	0	558,372	1,158,045	599,673	6,863,603
2035/36	0	0	1,181,206	1,181,206	8,044,809
2036/37	0	282,112	1,204,830	922,718	8,967,526
2037/38	0	824,980	1,228,926	403,946	9,371,473
2038/39	0	729,828	1,253,505	523,677	9,895,150
2039/40	0	506,654	1,278,575	771,921	10,667,070
2040/41	3,881,168	372,096	1,304,146	-2,949,118	7,717,953
2041/42	0	0	1,330,229	1,330,229	9,048,182
2042/43	9,368,520	186,200	1,356,834	-8,197,886	850,296
Grand Total	13,673,768	5,288,174	19,812,238	850,296	850,296

The accrued balance column provides an updated balance within the Reserve following each year's allocated works. The annual balance in 2040/41 and 2042/43 show that the works for those years outweigh the same years' annual allocations. As the accrued column shows however, there is sufficient funds built up to cover these expenditures. At the conclusion of 2042/43, the Reserve will have an estimated balance of \$850,296

Conclusion

This LMP outlines how the City plans to fund the ongoing Operating, Maintenance and Renewal works for the BPACC through a combination of annual budget allocations and also Reserve funding. This demonstrates that the City has both the ability to quantify the ongoing cost implications and also the commitment to setting aside funds to ensure they can be met.

This document is not designed as a full Asset Management Plan, but rather a means of articulating the City's current understanding, at this stage of design development, of the likely cost to operate and maintain the building, based on what is currently known and also assumptions based on research of similar facilities and industry standards. A full Asset Management Plan will be undertaken once detailed designs are completed.

Attachments

Attachment A

Attachment A

BPACC Lifecycle Management Plan
Overall Costs

Sum of Allocation	Column Labels																						
Row Labels	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Grand Total
Allocations																							
Overheads	0	36,844	147,377	149,956	152,580	155,250	157,967	160,732	163,544	166,406	170,566	174,831	179,201	183,681	188,274	192,980	197,805	197,805	202,750	207,819	209,759	221,595	3,617,722
Allocations Total	0	36,844	147,377	149,956	152,580	155,250	157,967	160,732	163,544	166,406	170,566	174,831	179,201	183,681	188,274	192,980	197,805	197,805	202,750	207,819	209,759	221,595	3,617,722
Maintenance																							
Annual			90,000	178,630	182,066	185,501	188,936	192,371	195,806	199,242	202,677	206,112	209,547	212,982	216,418	219,853	223,288	226,723	230,158	154,006	237,029	103,208	3,854,554
Preventative				30,000	48,336	190,836	146,300	306,432	251,256	641,364	53,808	159,600		558,372		282,112	824,980	729,828	506,654	372,096		186,200	5,288,174
Maintenance Total			90,000	208,630	230,402	376,337	335,236	498,803	447,062	840,606	256,485	365,712	209,547	771,354	216,418	501,965	1,048,268	956,551	736,812	526,102	237,029	289,408	9,142,728
Operating Costs																							
Employee Costs	81,558	202,794	1,032,161	1,055,385	1,079,131	1,103,411	1,128,238	1,153,623	1,179,580	1,206,120	1,233,258	1,261,006	1,289,379	1,318,390	1,348,054	1,378,385	1,409,399	1,441,110	1,473,535	1,506,690	1,540,590	1,575,254	25,997,051
Insurance expenses	0	0	47,052	48,464	49,917	51,415	52,957	54,546	56,183	57,868	59,604	61,392	63,234	65,131	67,085	69,097	71,170	73,305	75,505	77,770	80,103	82,506	1,264,305
Materials and Contracts	0	0	225,784	230,484	235,216	239,980	244,777	249,608	254,474	259,376	265,860	272,507	279,320	286,303	293,460	300,797	308,317	316,024	323,925	332,023	340,324	348,832	5,607,390
Other Expenditure	50,000	218,271	678,374	691,583	705,123	719,001	733,226	747,806	762,751	778,070	792,522	817,460	837,896	858,844	880,315	902,323	924,881	948,003	976,973	995,996	1,020,895	1,046,418	17,091,730
Utility Charges	0	0	170,150	174,829	180,074	185,926	191,969	198,208	204,650	211,301	218,168	225,259	232,580	240,138	247,943	256,001	264,321	272,911	281,781	290,939	300,394	310,157	4,657,700
Operating Costs Total	131,558	421,065	2,153,521	2,200,744	2,249,460	2,299,733	2,351,167	2,403,792	2,457,638	2,512,735	2,574,413	2,637,624	2,702,409	2,768,806	2,836,857	2,906,603	2,978,088	3,051,355	3,131,719	3,203,417	3,282,307	3,363,167	54,618,177
Renewal																							
Component Renewal																							424,080
Renewal Total																							424,080
Grand Total	131,558	457,909	2,390,898	2,559,331	2,632,442	2,831,320	2,844,370	3,063,326	3,068,244	3,519,747	3,001,464	3,602,247	3,091,157	3,723,842	3,241,548	3,601,548	4,224,161	4,205,711	4,071,282	7,818,506	3,729,094	13,242,690	81,052,395

Table shows the lifecycle costs for maintenance, operations, renewal and allocations for the period 21/22- 42/43.

Attachment B

Attachment B

BPACC Lifecycle Management Plan Operating Costs

Sum of Operating Costs	Column Labels																						
Row Labels	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Grand Total
Allocations																							
Overheads	0	36,844	147,377	149,956	152,580	155,250	157,967	160,732	163,544	166,406	170,566	174,831	179,201	183,681	188,274	192,980	197,805	197,805	202,750	207,819	209,759	221,595	3,617,722
Allocations Total	0	36,844	147,377	149,956	152,580	155,250	157,967	160,732	163,544	166,406	170,566	174,831	179,201	183,681	188,274	192,980	197,805	197,805	202,750	207,819	209,759	221,595	3,617,722
Operating Costs																							
Employee Costs	81,558	202,794	1,032,161	1,055,385	1,079,131	1,103,411	1,128,238	1,153,623	1,179,580	1,206,120	1,233,258	1,261,006	1,289,379	1,318,390	1,348,054	1,378,385	1,409,399	1,441,110	1,473,535	1,506,690	1,540,590	1,575,254	25,997,051
Insurance expenses	0	0	47,052	48,464	49,917	51,415	52,957	54,546	56,183	57,868	59,604	61,392	63,234	65,131	67,085	69,097	71,170	73,305	75,505	77,770	80,103	82,506	1,264,305
Materials and Contracts	0	0	225,784	230,484	235,216	239,980	244,777	249,608	254,474	259,376	265,860	272,507	279,320	286,303	293,460	300,797	308,317	316,024	323,925	332,023	340,324	348,832	5,607,390
Other Expenditure	50,000	218,271	678,374	691,583	705,123	719,001	733,226	747,806	762,751	778,070	797,522	817,460	837,896	858,844	880,315	902,323	924,881	948,003	976,973	995,996	1,020,895	1,046,418	17,091,730
Utility Charges	0	0	170,150	174,829	180,074	185,926	191,969	198,208	204,650	211,301	218,168	225,259	232,580	240,138	247,943	256,001	264,321	272,911	281,781	290,939	300,394	310,157	4,657,700
Operating Costs Total	131,558	421,065	2,153,521	2,200,744	2,249,460	2,299,733	2,351,167	2,403,792	2,457,638	2,512,735	2,574,413	2,637,624	2,702,409	2,768,806	2,836,857	2,906,603	2,978,088	3,051,355	3,131,719	3,203,417	3,282,307	3,363,167	54,618,177
Grand Total	131,558	457,909	2,300,898	2,350,700	2,402,040	2,454,983	2,509,134	2,564,523	2,621,182	2,679,142	2,744,979	2,812,455	2,881,610	2,952,487	3,025,130	3,099,583	3,175,893	3,249,159	3,334,469	3,411,236	3,492,066	3,584,762	58,235,899

The City has undertaken research of similar facilities in order to estimate Operating costs. This has included facilities in Mandurah, Bunbury and Karratha. The costs are based on knowledge gained to this point in time and also an assumed staffing and resourcing structure. These figures will be reviewed and refined as more is known about the final design for the BEACH and the ongoing staffing and resourcing. Allocations have been based on the City's own internal parameters. Building depreciation will be included as the project progresses towards more detailed asset management planning.

Attachment C

Sum of Allocation	Column Labels																					
Row Labels	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	Grand Total	
Maintenance																						
Annual																						
EXTERNAL SERVICES																						
EXTERNAL SERVICES	1,195	2,371	2,417	2,462	2,508	2,554	2,599	2,645	2,690	2,736	2,782	2,827	2,873	2,918	2,964	3,010	3,055	3,101	3,146	3,192	54,045	
EXTERNAL SERVICES Total	1,195	2,371	2,417	2,462	2,508	2,554	2,599	2,645	2,690	2,736	2,782	2,827	2,873	2,918	2,964	3,010	3,055	3,101	3,146	3,192	54,045	
SERVICES																						
Electrical	36,637	72,717	74,115	75,514	76,912	78,310	79,709	81,107	82,506	83,904	85,302	86,701	88,099	89,498	90,896	92,294	93,693	95,091	96,490	0	1,559,495	
Fire	6,769	13,437	13,695	13,954	14,212	14,470	14,729	14,987	15,246	15,504	15,762	16,021	16,279	16,538	16,796	17,054	17,313	17,571	17,830	18,088	306,255	
Mechanical	14,734	29,245	29,807	30,370	30,932	31,494	32,057	32,619	33,182	33,744	34,306	34,869	35,431	35,994	36,556	37,118	37,681	38,243	38,806	0	627,188	
Plumbing	30,664	60,861	62,031	63,202	64,372	65,542	66,713	67,883	69,054	70,224	71,394	72,565	73,735	74,906	76,076	77,246	78,417	0	80,758	81,928	1,307,571	
SERVICES Total	88,806	176,259	179,649	183,038	186,428	189,818	193,207	196,597	199,986	203,376	206,766	210,155	213,545	216,934	220,324	223,714	227,103	150,906	233,882	100,016	3,800,509	
Annual Total	90,000	178,630	182,066	185,501	188,936	192,371	195,806	199,242	202,677	206,112	209,547	212,982	216,418	219,853	223,288	226,723	230,158	154,006	237,029	103,208	3,854,554	
Preventative																						
FINISHES																						
Ceiling							225,264							252,928							478,192	
Floor						255,360						282,720					310,080				848,160	
Wall			190,836					204,972				219,108				233,244				0	848,160	
FINISHES Total			190,836			255,360		225,264				501,828			252,928		233,244			310,080	0	2,174,512
FITTINGS																						
Fitments								436,392									496,584					932,976
FITTINGS Total								436,392									496,584					932,976
SUPERSTRUCTURE																						
Columns (& upper floor)															19,760							19,760
External Doors					108,680					118,560					128,440						138,320	494,000
External Walls & Windows							51,072			53,808			56,544			59,280		506,654				506,654
Internal Doors		30,000	48,336																		62,016	361,056
Internal Screens							25,992							29,184								55,176
Internal Walls					37,620					41,040						44,460					47,880	171,000
Roof															573,040							573,040
SUPERSTRUCTURE Total		30,000	48,336		146,300		51,072			53,808			56,544		29,184		824,980		506,654	62,016		2,180,686
Preventative Total		30,000	48,336	190,836	146,300	306,432	251,256	641,364	53,808	159,600		558,372		282,112	824,980	729,828	506,654	372,096		186,200	5,288,174	
Maintenance Total	90,000	208,630	230,402	376,337	335,236	498,803	447,062	840,606	256,485	365,712	209,547	771,354	216,418	501,965	1,048,268	956,551	736,812	526,102	237,029	289,408	9,142,728	
Grand Total	90,000	208,630	230,402	376,337	335,236	498,803	447,062	840,606	256,485	365,712	209,547	771,354	216,418	501,965	1,048,268	956,551	736,812	526,102	237,029	289,408	9,142,728	

Table outlines both Annual and Preventative maintenance. These are allocated the relevant components and elements to show where the funds are anticipated to be spent. Services such as Electrical, Fire, Mechanical and Plumbing will require annual expenditure. This will include activities such as compliance, testing, servicing and general reactive work. This work will generally be more minor in nature. Preventative is larger in nature and is work that is scheduled ahead of time.

Sum of Allocation	Column Labels			
Row Labels	2032/33	2040/41	2042/43	Grand Total
Renewal				
FINISHES				
Ceiling		2,687,360		2,687,360
Floor			3,192,000	3,192,000
Wall	424,080		494,760	918,840
FINISHES Total	424,080	2,687,360	3,686,760	6,798,200
FITTINGS				
Fitments			1,755,600	1,755,600
FITTINGS Total			1,755,600	1,755,600
SERVICES				
Electrical			1,957,760	1,957,760
Mechanical			1,968,400	1,968,400
Plumbing	1,193,808			1,193,808
SERVICES Total	1,193,808	1,193,808	3,926,160	5,119,968
Renewal Total	424,080	3,881,168	9,368,520	13,673,768
Grand Total	424,080	3,881,168	9,368,520	13,673,768

Table shows component renewals. These are larger items that will generally occur at ten plus years following building construction. It is anticipated that these works will be required to renew components such as Finishes, Fittings and Services.