



LICENSED REAL ESTATE AGENTS

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ZEST RESIDENCES

Lot 1419 & 1420 (3-5) Gardiner Street, DARWIN NT

Total Entitlements 7,000 No: Units 104

Proposed Annual Budget - Year 2010

Building Maintenance

Caretakers Contract	\$124,800.00
Gardens & Grounds Equipment	\$1,560.00
Building Maintenance	\$10,920.00
Electricity-Common Areas	\$52,000.00
Fire Equipment	\$5,200.00
Lift Expenses	\$14,400.00
Pest Control	\$2,600.00
Pool Equipment	\$1,560.00
Sundries	\$4,160.00

Utilities #

Rubbish Removal	\$18,720.00
Sewerage Charges	\$37,960.00
Water Usage Charges	\$41,600.00

Legal Compliance & Administration

Management Fees	\$15,600.00
Postage, Printing & Outlays	\$936.00
BAS Preparation Fees & Tax Returns	\$936.00
Bank Charges	\$104.00

Insurance

Building Replacement & Public Liability	\$30,000.00
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Total Administration Budget \$363,056.00

Sinking Fund

Sinking Fund	\$50,000.00
<i>Total Budget</i>	\$413,056.00

Developers Contribution to Sinking Fund *

Sinking Fund first four years	-\$50,000.00
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Total Budget payable by Owners \$363,056.00

***Budget Based on a completion date of
30th June 2011***

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Managing Director
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Proposed Budget & Lot Liabilities including Sinking Fund Contributions
ZEST RESIDENCES 3-5 Gardiner Street, DARWIN NT

Unit No.	Interest Lst Enhancement	Contribution Lst Enhancement	Quarterly Admin	Annual Admin	Quarterly Sinking	Annual Sinking	Quarterly Total Fees	Annual Total Fees
101	82	82	1,083.24	\$4,282.94			1,083.24	4,282.94
102	35	35	453.82	1,815.28			453.82	1,815.28
301	79	79	1,024.34	4,097.35			1,024.34	4,097.35
302	73	73	946.54	3,786.16			946.54	3,786.16
303	73	73	946.54	3,786.16			946.54	3,786.16
304	70	70	907.64	3,630.56			907.64	3,630.56
305	70	70	907.64	3,630.56			907.64	3,630.56
306	79	79	1,024.34	4,097.35			1,024.34	4,097.35
307	69	69	894.67	3,578.69			894.67	3,578.69
308	54	54	700.18	2,800.72			700.18	2,800.72
309	54	54	700.18	2,800.72			700.18	2,800.72
310	54	54	700.18	2,800.72			700.18	2,800.72
311	54	54	700.18	2,800.72			700.18	2,800.72
312	54	54	700.18	2,800.72			700.18	2,800.72
313	54	54	700.18	2,800.72			700.18	2,800.72
314	68	68	881.71	3,526.83			881.71	3,526.83
401	67	67	868.74	3,474.96			868.74	3,474.96
402	67	67	868.74	3,474.96			868.74	3,474.96
403	67	67	868.74	3,474.96			868.74	3,474.96
404	67	67	868.74	3,474.96			868.74	3,474.96
405	67	67	868.74	3,474.96			868.74	3,474.96
406	67	67	868.74	3,474.96			868.74	3,474.96
407	67	67	868.74	3,474.96			868.74	3,474.96
408	54	54	700.18	2,800.72			700.18	2,800.72
409	54	54	700.18	2,800.72			700.18	2,800.72
410	54	54	700.18	2,800.72			700.18	2,800.72
411	54	54	700.18	2,800.72			700.18	2,800.72
412	54	54	700.18	2,800.72			700.18	2,800.72
413	54	54	700.18	2,800.72			700.18	2,800.72
501	69	69	894.67	3,578.69			894.67	3,578.69
502	69	69	894.67	3,578.69			894.67	3,578.69
503	69	69	894.67	3,578.69			894.67	3,578.69
504	69	69	894.67	3,578.69			894.67	3,578.69
505	69	69	894.67	3,578.69			894.67	3,578.69

Utilities #
 Interstate utilities usually do not include rubbish, sewerage or water rates as they are billed via council rates directly to the unit owner. In the NT these are paid in bulk by the body corporate on behalf of the owners.
 Developers Contribution to Sinking Fund #
 The developer will pay a sinking fund contribution of \$50,000 for the first four years of the body corporate operation. Owners should note that at the end of this period that budget contributions will increase. The increase will be calculated at that time based on the current costs and in consultation between the members and the body corporate manager.



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Proposed Budget & Lot Liabilities including Sinking Fund Contributions
ZEST RESIDENCES 3-5 Gardiner Street, DARWIN NT

Unit No.	Interest Lock Endorsement	Contribution Lock Endorsement	Quarterly Admin.	Annual Admin.	Quarterly Sinking	Annual Sinking	Quarterly Total Fees	Annual Total Fees
506	69	69	\$ 894.67	\$ 3,578.69	-	-	\$ 894.67	\$ 3,578.69
507	69	69	\$ 894.67	\$ 3,578.69	-	-	\$ 894.67	\$ 3,578.69
508	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
509	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
510	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
511	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
512	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
513	55	55	\$ 713.15	\$ 2,852.58	-	-	\$ 713.15	\$ 2,852.58
514	70	70	\$ 907.64	\$ 3,630.56	-	-	\$ 907.64	\$ 3,630.56
801	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
802	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
803	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
804	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
805	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
806	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
807	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
808	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
809	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
810	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
811	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
812	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
813	57	57	\$ 739.08	\$ 2,956.31	-	-	\$ 739.08	\$ 2,956.31
814	71	71	\$ 920.61	\$ 3,682.43	-	-	\$ 920.61	\$ 3,682.43
701	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
702	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
703	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
704	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
705	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
706	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
707	73	73	\$ 946.54	\$ 3,786.16	-	-	\$ 946.54	\$ 3,786.16
708	59	59	\$ 765.01	\$ 3,060.04	-	-	\$ 765.01	\$ 3,060.04
709	59	59	\$ 765.01	\$ 3,060.04	-	-	\$ 765.01	\$ 3,060.04
710	59	59	\$ 765.01	\$ 3,060.04	-	-	\$ 765.01	\$ 3,060.04
711	59	59	\$ 765.01	\$ 3,060.04	-	-	\$ 765.01	\$ 3,060.04
712	59	59	\$ 765.01	\$ 3,060.04	-	-	\$ 765.01	\$ 3,060.04

Utilities #
Interest rates usually do not include rubbish, sewerage or water rates as they are billed via council rates directly to the unit owner. In the NT these are paid in bulk by the body corporate on behalf of the owners.

Developers Contribution to Sinking Fund #
The developer will pay a sinking fund contribution of \$50,000 for the first four years of this period that budget contributions will increase. The increase will be calculated at that time based on the current costs and in consultation between the members and the body corporate manager.



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Proposed Budget & Lot Liabilities Including Sinking Fund Contributions
ZEST RESIDENCES 3-5 Gardiner Street, DARWIN NT

Unit No:	Interest Loc Emblem:	Contribution Loc Emblem:	Quarterly Admin:	Annual Admin:	Quarterly Sinking:	Annual Sinking:	Quarterly Total Fees:	Annual Total Fees:
713	59	59	765.01	3,060.04	-	-	765.01	3,060.04
714	73	73	946.54	3,786.16	-	-	946.54	3,786.16
801	75	75	972.47	3,889.89	-	-	972.47	3,889.89
802	75	75	972.47	3,889.89	-	-	972.47	3,889.89
803	75	75	972.47	3,889.89	-	-	972.47	3,889.89
804	75	75	972.47	3,889.89	-	-	972.47	3,889.89
805	75	75	972.47	3,889.89	-	-	972.47	3,889.89
806	75	75	972.47	3,889.89	-	-	972.47	3,889.89
807	75	75	972.47	3,889.89	-	-	972.47	3,889.89
808	61	61	790.94	3,163.77	-	-	790.94	3,163.77
810	61	61	790.94	3,163.77	-	-	790.94	3,163.77
811	61	61	790.94	3,163.77	-	-	790.94	3,163.77
812	61	61	790.94	3,163.77	-	-	790.94	3,163.77
813	61	61	790.94	3,163.77	-	-	790.94	3,163.77
814	75	75	972.47	3,889.89	-	-	972.47	3,889.89
901	77	77	998.40	3,993.62	-	-	998.40	3,993.62
902	77	77	998.40	3,993.62	-	-	998.40	3,993.62
903	77	77	998.40	3,993.62	-	-	998.40	3,993.62
904	77	77	998.40	3,993.62	-	-	998.40	3,993.62
905	78	78	1,011.37	4,045.48	-	-	1,011.37	4,045.48
906	78	78	1,011.37	4,045.48	-	-	1,011.37	4,045.48
907	78	78	1,011.37	4,045.48	-	-	1,011.37	4,045.48
908	63	63	816.88	3,267.50	-	-	816.88	3,267.50
909	63	63	816.88	3,267.50	-	-	816.88	3,267.50
910	63	63	816.88	3,267.50	-	-	816.88	3,267.50
911	63	63	816.88	3,267.50	-	-	816.88	3,267.50
912	63	63	816.88	3,267.50	-	-	816.88	3,267.50
913	63	63	816.88	3,267.50	-	-	816.88	3,267.50
1001	110	110	1,426.29	5,705.17	-	-	1,426.29	5,705.17
1002	101	101	1,309.59	5,238.38	-	-	1,309.59	5,238.38
1003	101	101	1,309.59	5,238.38	-	-	1,309.59	5,238.38
1004	110	110	1,426.29	5,705.17	-	-	1,426.29	5,705.17
TOTAL	7000	7000	\$ 90,764.00	\$ 363,056.00	-	-	\$ 90,764.00	\$ 363,056.00

Utilities:
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The developer will pay a sinking fund contribution of \$50,000 for the first four years of the body corporate's operation. Owners should note that at the end of this period their budget contributions will increase. The increase will be calculated at that time based on the current costs and in consultation between the members and the body corporate manager.