

SEVEN OAKS BODY CORPORATE

2025

SUMMARY OF
INFRASTRUCTURE MAINTENANCE

| | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|----------------------------------|----------|----------|----------|----------|----------|----------|-------------|----------|----------|-----------|--------------------|
| Painting of complex | R - | R - | R - | | R - | R - | R 1 000 000 | R - | R - | R - | R 1 000 000 |
| Buildings | R 9 000 | R 9 000 | R 9 000 | R 9 000 | R 19 000 | R 9 000 | R 61 500 | R 9 000 | R 9 000 | R 9 000 | R 152 500 |
| Common areas | R 3 000 | R 3 000 | R 3 000 | R 3 000 | R 3 000 | R 3 000 | R 23 000 | R 3 000 | R 3 000 | R 3 000 | R 50 000 |
| Electrical - reticulation | R 1 700 | R 1 700 | R 1 700 | R 1 700 | R 31 700 | R 1 700 | R 1 700 | R 1 700 | R 1 700 | R 50 500 | R 95 800 |
| Garden equipment | R - | R - | R - | R - | R - | R - | R 10 000 | R - | R - | R - | R 10 000 |
| Windows | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 20 500 | R 64 500 | R 249 000 |
| Sewerage | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 2 000 | R 26 000 | R 44 000 |
| Sundries | R - | R - | R - | R - | R - | R - | R - | R - | R - | R - | R - |
| | R 36 200 | R 36 200 | R 36 200 | R 36 200 | R 76 200 | R 36 200 | R 1 118 700 | R 36 200 | R 36 200 | R 153 000 | R 1 601 300 |

Seven Oaks Body Corporate

**10yr Plan
Painting**

Area
Complex
Building, doors, windows,
garden walls, Carport

Annual escalation 7%

| Condition | Last cycle | Cycle | Year 1 2024 | Year 2 2025 | Year 3 2026 | Year 4 2027 | Year 5 2028 | Year 6 2029 | Year 7 2030 | Year 8 2031 | Year 9 2032 | Year 10 2033 | Total |
|--------------|------------|-------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|------------------|
| Good | | 7 | 1 000 000 | | | | | | | | | | |
| | | | 0 | 0 | 0 | 0 | 0 | 0 | 1 000 000 | 0 | 0 | 0 | 1 000 000 |
| Total | | | 0 | 0 | 0 | 0 | 0 | 0 | 1 000 000 | 0 | 0 | 0 | 1 000 000 |

10yr Plan

Maintenance of Infrastructure

Common Property and Exclusive Use areas

2025

| | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|--------------------------|-----------|------------|-------|-------|-------|-------|-------|--------|-------|--------|-------|-------|-------|---------|
| Buildings : | | | | | | | | | | | | | | |
| External repairs / leaks | Good | | 7 | | | | | | | 30 000 | | | | |
| Foundations | Good | | 30 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | |
| Gutters and downpipes | Good | | 7 | | | | | | | 22 500 | | | | |
| Gullies | Good | | 5 | | | | | 10 000 | | | | | | |
| Roof & waterproofing | Good | | 25 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | 8 000 | |
| | | | | 9 000 | 9 000 | 9 000 | 9 000 | 19 000 | 9 000 | 61 500 | 9 000 | 9 000 | 9 000 | 152 500 |

| Common areas | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---------------------|-----------|------------|-------|-------|-------|-------|-------|-------|-------|--------|-------|-------|-------|--------|
| Fire equipment | Good | | 7 | | | | | | | 20 000 | | | | |
| Carport | Good | | 1 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | |
| Roads | Good | | 25 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | |
| | | | | 3 000 | 3 000 | 3 000 | 3 000 | 3 000 | 3 000 | 23 000 | 3 000 | 3 000 | 3 000 | 50 000 |

| Electrical - reticulation/equipm | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---|-----------|------------|-------|-------|-------|-------|-------|--------|-------|-------|-------|-------|--------|--------|
| Cabling Underground | Good | | 30 | 1 200 | 1 200 | 1 200 | 1 200 | 1 200 | 1 200 | 1 200 | 1 200 | 1 200 | 50 000 | |
| Fence | Good | | 5 | | | | | 20 000 | | | | | | |
| Gate Motor | Good | | 5 | | | | | 10 000 | | | | | | |
| Lights | Good | | | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | |
| | | | | 1 700 | 1 700 | 1 700 | 1 700 | 31 700 | 1 700 | 1 700 | 1 700 | 1 700 | 50 500 | 95 800 |

| Garden equipment | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|-------------------------|-----------|------------|-------|------|------|------|------|------|------|--------|------|------|------|--------|
| Equipment | Good | | 7 | | | | | | | 10 000 | | | | |
| | | | | 0 | 0 | 0 | 0 | 0 | 0 | 10 000 | 0 | 0 | 0 | 10 000 |

| Windows | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|---------|-----------|------------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Windows | Good | | 30 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 64 500 | |
| | | | | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 20 500 | 64 500 | 249 000 |

| Sewerage | Condition | Last cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|-----------------------|-----------|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|
| Plumbing & drainage | Good | | 15 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 25 000 | |
| Sewerage reticulation | Good | | 15 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | 1 000 | |
| | | | | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 2 000 | 26 000 | 44 000 |

| Sundries | Condition | First cycle | Cycle | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | Total |
|--|-----------|-------------|-------|--------|--------|--------|--------|--------|--------|---------|--------|--------|---------|----------------|
| | | | | | | | | | | | | | | |
| | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total R&M Infrastructure Plan | | | | 36 200 | 36 200 | 36 200 | 36 200 | 76 200 | 36 200 | 118 700 | 36 200 | 36 200 | 153 000 | 601 300 |