

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, **Strata Plan EPS6035** certify that the Information contained in this certificate with respect to **Strata Lot 67** is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$ 270.59

(b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*).  
\$ 0.00

(c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?

no  yes [attach copy of all agreements]

(d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.  
\$ 0.00

The payment is to be made by: \_\_\_\_\_

(e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year.  
\$ Unknown

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. (Please see attached resolution(s) if applicable)  
\$ 127,567.24

(g) Are there any amendments to the bylaws that are not yet filed in the land title office?

no  yes [attach copy of all amendments]

(h) Are there any resolutions passed by a  $\frac{3}{4}$  vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?

no  yes [attach copy of all resolutions]

(h.1) Are there any winding-up resolutions that have been passed?

no  yes [attach copy of all resolutions]

(i) Has notice been given for any resolutions, requiring a  $\frac{3}{4}$  vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

no  yes [attach copy of all notices]

(j) Is the strata corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?

no  yes [attach details]

(k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?

no  yes [attach copies of all notices or work orders]

(l) Are there any parking stall(s) allocated to the strata lot?

no  yes

(i) if no, complete the following by checking the correct box

- No parking stall is available  
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) \_\_\_\_\_ is/are part of the strata lot  
 Parking stall(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or parts of a strata lot \_\_\_\_\_ (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)  
 Parking stall(s) number(s) \_\_\_\_\_ is/are limited common property  
 Parking stall(s) number(s) 8 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) 8 is/are allocated with strata council approval\*  
 Parking stall(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*  
 Parking stall(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment

Details:

\*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

(m) Are there any storage locker(s) allocated to the strata lot?

no  yes

(i) if no, complete the following by checking the correct box

- No storage locker is available  
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) if yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) \_\_\_\_\_ is/are part of the strata lot  
 Storage locker(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or part(s) of a separate strata lot \_\_\_\_\_ (strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot)  
 Storage locker(s) number(s) \_\_\_\_\_ is/are limited common property  
 Storage locker(s) number(s) 78 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) 78 is/are allocated with strata council approval\*  
 Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*  
 Storage locker(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment

Details:

\*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.

(n) Insurance Broker: Gallagher Insurance

Phone Number: 250-386-1454

(o) A summary of the strata corporation's insurance coverage.  
*[Provide a summary of the insurance coverage on a separate sheet or sheets.]*

**Required Attachments**

In addition to attachments mentioned above, section 59 (4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- The rules of the corporation;
- The current budget of the strata corporation; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: January 30, 2024

*bsondhi*

bsondhi (Jan 30, 2024 13:04 PST)

Signature of Strata Manager, if authorized by strata corporation

FOR INFORMATION USE ONLY  
NOT FOR USE AT LAND TITLES

**DISCLAIMER: Associa British Columbia Inc. has obtained information regarding parking and lockers from external sources and does not guarantee accurate information past date of certificate.**

Supplied to StrataDocs 2024/01/30  
Ordered by Maria Furtado 2024/01/30

Strata Plan EPS 6035 - Belmont Residences West  
 Approved Budget 2023-24

	<u>Actual</u>	<u>Budget 2022-2023</u>	<u>Approved Budget 2023-2024</u>	
<b>INCOME</b>				
4010 Strata Fees	\$379,936.08	\$379,934.94	\$386,518.00	1.73%
4020 Parking	\$25.00			
4030 Misc.Income	\$2,614.54			
4035 Key Sale Income	\$105.00			
4080 Interest-Operating Acct.	\$1,492.44		\$1,000.00	
Total	<u>\$384,173.06</u>	<u>\$379,934.94</u>	<u>\$387,518.00</u>	
<b>EXPENSES</b>				
5005 Administration	\$606.99	\$1,000.00	\$700.00	
5010 Accounting	\$252.00 A	\$0.00	\$300.00	
5011 Legal	\$4,457.21 B	\$0.00	\$4,500.00	
5015 Office Supplies	\$286.84	\$1,000.00	\$300.00	
5080 Management Fees	\$33,102.30	\$33,000.00	\$33,660.00	
5210 Bank Charges	\$109.46	\$120.00	\$120.00	
5310 Insurance	\$68,391.00	\$78,000.00	85,000.00	
5640 Consulting Fees	\$0.00	\$2,000.00	\$0.00	
6025 Cable	\$0.00	\$1,500.00	\$0.00	
6030 Payment from CRF	-\$6,148.50 C	\$0.00	\$0.00	
6035 Telephone/Enterphone	\$1,552.27 D	\$500.00	\$2,000.00	
6045 Janitorial	\$18,797.10	\$19,000.00	\$20,000.00	
6050 Belmont Clubhouse	\$13,528.02	\$15,000.00	\$14,000.00	
6060 Contingency Fund	\$50,515.00	\$54,981.40	<b>\$35,138.00</b>	<b>10%</b>
6100 Fuel/Gas	\$24,039.89 E	\$21,000.00	\$25,000.00	
6110 Garbage/Recycling	\$15,146.30 F	\$14,000.00	\$16,000.00	
6115 Snow Removal	\$4,631.55	\$5,000.00	\$5,000.00	
6120 Hydro	\$23,198.01	\$24,600.00	\$25,000.00	
6130 Water& Sewer	\$48,690.64 G	\$41,500.00	\$50,000.00	
6135 Gardening	\$15,978.20	\$16,000.00	\$16,500.00	
6140 Gardening Other	\$0.00	\$0.00	\$3,500.00	
6150 Elevator	\$10,094.00	\$12,000.00	\$11,000.00	
6159 Catch Basins	\$397.95	\$0.00	\$0.00	
6160 Repairs&Maintenance	\$14,582.14	\$23,000.00	\$15,500.00	
6634 Pest Control	\$93.45 H	\$0.00	\$1,400.00	
6655 Window Cleaning	\$5,449.50	\$5,400.00	\$5,600.00	
6660 Carpet Cleaning	\$2,176.10	\$2,200.00	\$2,300.00	
6670 Fire&Safety	\$13,677.00 I	\$7,600.00	\$14,000.00	
6995 Funds from Op. Surplus	\$0.00	\$1,533.54	\$0.00	
TOTAL	<u>\$363,604.42</u>	<u>\$379,934.94</u>	<u>\$386,518.00</u>	
Operating surplus	<u>\$20,568.64</u>			
Balance Operating Fund July 1 2023		\$6,710.26		
Balance Operating Fund June 30, 2024		\$6,710.26		
Balance Contingency Fund July 1,2023.		\$91,518.00		
Balance Contingency June 30, 2024.		\$152,187.60		

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2023/09/06

**Notes to the 2022-23 Budget**

A	5010	Accounting	New account in 2022-23
B	5011	Legal	New account in 2022-23
C	6030	From CRF	Funds needed to pay insurance premium
D	6035	Telephone	Represents telephone lines for safety monitoring
E	6100	Gas	Represents increased consumption
F	6110	Garbage	Represents rate increase mid year
G	6130	Water	Represents increased consumption
H	6634	Pest Ctl.	New account in 2022-23
I	6670	Fire /Safety	Represents annual inspections

**Notes to Proposed 2023-24 Budget**

1	4010	Strata Fees	Increased t by 1.73%
2	5005	Administration	Based on actual reduced by \$300
3	5010	Accounting	Based on actual increased by \$300
4	5011	Legal	Based on actual increased by \$4,500
5	5015	Office Supplies	Based on actual reduced by \$700
6	5080	Management	Increased by \$660 to \$2,671.43 +tax /month
7	5310	Insurance	Based on estimated premiums + finance charges increased by \$7,000
8	6025	Cable	Now combined with Telephone reduced by \$1,500
9	6035	Telephone	Based on actual increased by \$1,500
10	6060	Contingency	To meet the minimum 10% requirements, decreased by \$19,843.40
11	6100	Gas	Based on actual increased by \$4,000
12	6110	Garbage	Based on actual increased by \$2,000
13	6120	Hydro	Based on actual increased by \$400
14	6130	Water	Based on actual increased by \$8,500
15	6135	Gardening	Based on actual increased by \$500
16	6140	Garden Other	Reserve for replacement plants dls and misc. expenses
17	6150	Elevator	Based on actual reduced by \$1,000
18	6160	Repairs/Maint.	Based on actual reduced by \$7,500
19	6634	Pest Control	Due to rodent program increased by \$1,400
20	6655	Window Clean.	Based on actual increased by \$200
21	6660	Carpet Clean.	Based on actual increased by \$100
22	6670	Fire/Safety	Based on actual increased by \$6,400
23	6995	From Op. Surplus	Not planned reduced by \$1,533.54
24	TOTAL	EXPENSES	Increased t \$6,583.06 or 1.73%



## **BELMONT RESIDENCES WEST**

**STRATA PLAN EPS6035**

## **RULES AND PROCEDURES**

## 1. INTRODUCTION

### 1.1 PURPOSE

This section sets forth House Rules that deal exclusively with common areas and housekeeping matters, as opposed to the Bylaws which govern the control, administration, management and finances of the strata corporation.

### 1.2 PROCEDURES TO CREATE RULES

When making rules, the Strata Council must:

- Set out all rules in a written document that can be photocopied and/or is available in pdf format
- Inform Owners and Tenants of any new rules as soon as feasible
- Any new rule must be ratified at the next AGM and, to pass, must be by majority vote

If a rule conflicts with a bylaw, the bylaw will prevail.

### 1.3 VIOLATION OF RULES

An infraction or violation of these rules shall subject the Owner to fines as detailed in Enforcement of Bylaws and Rules, within the Bylaws of EPS6035.

The maximum frequency for the imposition of a fine for continuing contravention of a bylaw or rule is every seven days.

### 1.4 AMENDMENT and/or ADDITIONS

For the general benefit, welfare and safety of the Belmont Residences West and its Residents, the Strata Council may amend these rules and/or add new rules, which shall be binding upon all Residents. Additions/Amendments are ratified each year by a majority vote at the Annual General Meeting.

### 1.5 DEFINITIONS

Building	- the building shown on Strata Plan EPS6035
Strata Owner	- the Owners of Residential Strata lots of the Strata Plan
Resident	- Owner, Tenant, Occupant
Strata Corporation	- the Owners of Common Property of the Strata Plan
Strata Council	- the elected members of the Strata Corporation
Visitor	- a guest of a Strata Owner or Resident

## 2. COMMON PROPERTY AND LIMITED COMMON PROPERTY

- a) Residents will not use, nor permit a guest to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant.

- b) Residents will not shake any mops, dusters, or brooms, nor throw any refuse, including cigarettes or any like smoking devices, from or onto, a patio, balcony, deck or terrace, or any common facilities.
- c) Residents will not hang or display any laundry, washing, clothing, bedding or other articles from patios, balconies, decks, or terraces.

### **3. MOVING IN OR OUT**

#### **3.1 BOOKING THE DATE AND TIME**

- a) Residents are required to notify the Strata Manager at least 48 hours in advance prior to any planned moving date. This is to ensure that there is no conflict within moves previously booked by other Residents and to allow sufficient time to prepare the elevator designated to avoid potential damage caused by the move.
- b) The booked time is firm. Although small delays can be accommodated, if there is a potential impact on the next scheduled move, then the owner of the move that is causing the delay will pay to reschedule or pay the late fee for the next move.

#### **3.2 DAMAGE TO COMMON AREAS**

- a) An owner, tenant or occupant must ensure that no damage is caused to any common property during any move in or out of a strata lot and that all common property is left in a clean state following such move, and that all hallways and lobby areas are vacuumed immediately upon completion of such move.
- b) An owner, tenant or occupant must pay to the strata corporation a refundable damage deposit of \$500 at least 48 hours prior to any move in or out of a strata lot (the "Move In/Out Deposit"), and any expenses incurred by the strata corporation that are attributable to the owner, tenant or occupant, in connection with such move will be deducted from the deposit. This can be done via an e-transfer to strata management.
- c) With the exception of the initial move in of purchasers who purchased their strata lot from the owner developer, a resident must pay a move in fee of \$100 (the "Move In Fee"), 48 hours prior to any move in, and any expenses incurred by the strata corporation attributable to the resident and all fines levied in excess of the Move In Fee will be deducted from the Move In/Out Deposit.

### **4. PARKING AND SECURITY**

#### **4.1 UNDERGROUND PARKING**

- a) Except for the Resident's vehicle(s), no other items including batteries, cardboard boxes, papers, bicycles, tires, etc. may be stored in the parking stall as this is deemed as a fire hazard. Any such items found in the parking stall may be disposed with notice by the Strata Corporation at the Resident's expense.
- b) Residents may choose to park one licensed motorcycle together with one licensed motor vehicle or two licensed motorcycles, with no other licensed motor vehicle, in their parking stall. All



vehicles together in the parking stall cannot impede others use of the parking area. Licensing refers to road ready vehicles that are currently and adequately insured.

#### 4.2 VISITOR PARKING

- a) Owners, tenants, and occupants are not permitted to park their vehicles in the visitor parking stalls. The 5 designated visitor parking stalls are for visitors to Belmont Residences West.
- b) Vehicles parked in a visitor parking stall should display the unit number of the Resident that they are visiting. This will assist strata council in contacting vehicle owners, should the need arise.
- c) Each strata lot will receive one (1) Visitor Parking Pass. The Visitor Parking Pass must be visibly displayed in a guest vehicle while parked in a visitor parking stall.
- d) A \$25.00 fee will be charged to replace a Visitor Parking Pass.

#### 4.3 SECURITY

- a) Residents found responsible in compromising the security of Belmont Residences West by leaving open, unlocked, or propped open, any outside entrance or exterior fire doors or Lounge doors, may be subject to a fine by the Strata Corporation.
- b) No one will let another person into the building by way of entry phone or parking gate, when entering or leaving the building, or holding the door open unless the person is known to them. This particularly applies to persons claiming to be tradespersons or delivery persons.
- c) No canvassing or soliciting will be permitted in the building.
- d) All lost or stolen remote control FOBs and keys to locks on common property must be immediately reported to the Strata Manager.**
- e) For security reasons a parking stall cannot be rented to a person that is not an owner, tenant, or occupant of Belmont Residences West.

#### 4.4 STORAGE LOCKERS

- a) Residents cannot store any flammable substances or noxious odorous material in the Storage Locker.
- b) Residents cannot store any perishable items in the Storage Locker, as it can bring insects and vermin into the property.
- c) The Strata Corporation is not responsible for lost or stolen items from Storage Lockers.

#### 4.5 BICYCLES AND BICYCLE STORAGE ROOMS

- a) Residents will not keep bicycles on stoops, patios, balconies, decks or terraces or anywhere else on any common property or limited common property, other than within a storage locker located in the underground parking, a designated Bicycle Room, or any bicycle racks installed by the developer or the strata corporation on the common property.
- b) Bicycles and other items in the Bicycles Rooms are stored at the resident's own risk.

- c) Residents may keep bicycles within their strata lots.

## 5. COMMON AREAS AND FACILITIES

- a) Belmont Residences West is a smoke free and vape free environment; no smoking on the property will be permitted.
- b) Residents or their guests are not permitted to have open liquor in the following common areas: Lobby, Elevators, Underground Parking.
- c) The Lounge and Patio BBQ Area, Dog Wash Room, Bike Repair Area, Entrances, Lobbies, Elevators, Entrances, Garbage Room, and other facilities within the Belmont Residences West are strictly for the use of Residents and their guests. Residents will not obstruct or misuse such facilities or permit them to be obstructed or misused by their guests.
- d) The Dog Wash Room is for the cleaning of companion animals and not of household or vehicle items. Residents must ensure that the dog wash sink, grooming table, hair dryer and floor are left in a clean state after each use.
- e) Cycling, skateboarding, and rollerblading are prohibited in the Common Areas which include the walkways and driveway and underground parking area.
- f) Residents are not permitted to store any objects in the Common Areas.
- g) Mail box parcel keys are to be returned to the parcel box via the slot marked "Key Return".
- h) Residents or their guests using the Bike Wash and Repair Station must ensure that the equipment is put away and the space is left in a clean state after use. Specifically removing mud and dirt from the floor and walls.

## 6. LOUNGE AND PATIO BBQ AREA

- a) The hours of use for the common lounge and open patio area are restricted to 10:00 am – 10:00 pm.
- b) Owners, tenants, or guests must clean the Barbecue after each use and must ensure that all rubbish and recycling are disposed of properly when using the Lounge and Patio BBQ area.
- c) The Gas Supply to the Barbecue and/or the Fire Pit must be turned on before each use and shut off after each use. The gas shut off is located underneath the sink in the Lounge. The Barbecue and the Fire Pit must be kept covered when not in use.
- d) All exterior doors in the Lounge must be closed and locked after each use.
- e) Please keep in mind this is a smoke free and vape free environment; no smoking on the property will be permitted.
- f) Any booking requests for private functions to be held in the common lounge or open patio area can be made via the Belmont Club website.
- g) Please review the Belmont Residences West Lounge and BBQ Patio Guidelines attached to these rules.

## 7. GARBAGE AND RECYCLING DISPOSAL

- a) All garbage will be sealed and tied in leak-proof bags. Residents will carry their garbage to the Garbage Room and deposit it in the appropriately marked container.
- b) Residents are responsible for cleaning any spills on common property.
- c) All recyclable items will be carried to the Garbage Room and placed in the appropriate containers.
- d) Cardboard must be broken down before placing in the cardboard recycling bin.
- e) Residents are not to leave garbage on the garbage room floor, stairwells, elevator lobbies, building entrances or other common areas.
- f) Residents will double bag all garbage that creates odours.
- g) Unwanted furniture, broken appliances and other items that are not considered to be regular household garbage or recyclable, are not to be left in the Garbage Room and must be disposed of by the Resident at their own expense.
- h) Items other than household garbage and recyclables found in the Garbage Room will be removed by the Strata Corporation at the Resident's expense and the Resident will be subject to an additional fine.
- i) The Garbage and Recycling Pickup Schedule is posted on the noticeboard and on the Garbage Room door. Please plan your drop offs accordingly.

## 8. NOTICES

Residents may post notices on the noticeboard designated by the strata council for the posting of notices. The strata council may remove the notice that it deems, in its sole discretion, to be inappropriate or that has been posted for a period of longer than one week.

## 9. REPORTING BYLAW/RULE COMPLAINTS AND BUILDING ISSUES

Residents can report Bylaw/Rule complaints and any building issues to the strata council at [belmontweststrata@gmail.com](mailto:belmontweststrata@gmail.com), or to the strata property manager.

If a resident is reporting a Noise complaint, please complete a Noise Evidence Log (form is attached) over a 10-day period and submit the Noise Evidence Log with your report.

**10. PROCEDURES AND FORMS**

- 10.1 Entrance and Parkade Intercom Procedure
- 10.2 Belmont Residences West Lounge and BBQ Patio Guidelines
- 10.3 Bylaw/Rule Complaint Procedure
- 10.4 Noise Evidence Log
- 10.5 Form K for New Tenants
- 10.6 Owner Contact Information Form

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

### 10.1 Entrance and Parkade Intercom Procedure

There are two intercom systems for visitor access in the building. One is located at the main entrance of the building, and the second one is found at the entrance for the underground parkade gate.

The panel is arranged alphabetically by last name. When a visitor dials your unit, the call will be sent to your telephone. Answer the call and **press the number 9 to allow entry**.

This will unlock the main entrance, or the parkade gate and your visitor will be granted access into the elevator and the floor that your unit is located on. **This person will not have access to any other floor.**

If you are uncertain of the identity of the person calling, be defensive.

Please ensure that you do not allow strangers to come into the building.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

## BYLAW/RULE COMPLAINTS AND ENFORCEMENT

### BELMONT RESIDENCES WEST

Strata Council strives to administer complaints of Bylaw/Rule contraventions in a way that preserves and builds our strata community. Section 135 of the Strata Property Act holds the Strata Council responsible to enforce the strata Bylaws and Rules. The Strata Property Act also requires that Bylaw/Rule complaints must be received in writing.

To assist Residents that are initiating complaints of Bylaw/Rule contraventions, please follow this Bylaw/Rule Complaint Procedure:

1. Identify the alleged offender and their Unit Number.
2. Refer to the strata Bylaws and Rules to determine that a Bylaw/Rule contravention has occurred.
3. If there is no applicable Bylaw/Rule contravened, the Strata Property Act does not allow the Strata Council to take action.
4. Send your concise complaint to [belmontweststrata@gmail.com](mailto:belmontweststrata@gmail.com) and copy to the strata manager, [SCzinger@richmondproperty.ca](mailto:SCzinger@richmondproperty.ca).
5. Please include the following information:
  - i. Your Name, your Unit Number and your contact information.
  - ii. The Date and Time of the alleged contravention.
  - iii. The Unit Number of the alleged offender.
  - iv. The Bylaw or Rule that has allegedly been contravened.
  - v. The Details of your Complaint.
  - vi. Attach completed Noise Evidence Logs, Photos, Video or Audio recordings, and/or other supplementary information.
  - vii. Please indicate if you are reporting a Repeat Offense.
6. Privacy: Please note that the alleged offender may request a copy of the complaint, and the Strata Council may have to release it under Section 36 of the Strata Property Act.

The Strata Council will:

1. Review the Summary of Complaint and any supplementary information, at the next Strata Council meeting.
2. Upon verification that a Bylaw/Rule has been contravened, a 'Bylaw/Rule Warning Letter' will be sent to the alleged offender via the strata management company, RPG.
3. The alleged offender will then have 14 days to reply; either in writing, or at a hearing, or both.

4. At the next Strata Council meeting after the 14 day reply period has expired, if the same Bylaw/Rule contravention has been reported, a *'Bylaw/Rule Enforcement Letter'* will be sent.
5. Enforcement of the Bylaws/Rules may be via a fine, or fines, or restriction on the right to use strata facilities.
6. The recipient of the *'Bylaw/Rule Enforcement Letter'* has the right to request a hearing before Strata Council.
7. The decision made by Strata Council on the issue will be recorded in the meeting minutes. Strata Council is not required to provide copies of correspondence, nor any updates, to the Complainant.

#### Bylaw/Rule Warning Letter:

A formal letter notifying the alleged offender that a complaint has been received, outlining the complaint, advising which specific bylaw/rule has allegedly been contravened, and encouraging compliance.

#### Bylaw/Rule Enforcement Letter:

A formal letter notifying the recipient of the Bylaw/Rule enforcement decision, which may include the imposition of fines.

#### Outcomes:

Strata Council will comply with Section 135 of the Strata Property Act, which includes time for the alleged offender to respond. After the 14 day reply period ends, the matter will be reviewed at the next regularly scheduled Strata Council meeting. The outcome of this process will be a Bylaw/Rule warning, a fine(s), or a restriction on the right to use strata facilities.

Strata Council decisions will be recorded in the meeting minutes.



To: The Owners, Strata Plan EPS6035  
c/o Richmond Property Group Ltd.  
#201 - 1537 Hillside Avenue  
Victoria BC V8T 2C1

Site Visit: December 22, 2021  
Submitted June 20, 2022 by  
RDH Building Science Inc.  
740 Hillside Avenue #602  
Victoria BC V8T 1Z4

**Depreciation Report** | Project R-25533.000

Belmont Residences West, 960 Reunion Avenue, Langford, BC

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Contents

<b>1</b>	<b>Introduction</b>	<b>1</b>
<b>2</b>	<b>Belmont Residences West</b>	<b>2</b>
<b>3</b>	<b>Assessments</b>	<b>3</b>
3.1	Physical Assessment	3
3.2	Financial Assessment	6
<b>4</b>	<b>Expenditures</b>	<b>8</b>
4.1	Major Maintenance and Renewals Expenditures	8
<b>5</b>	<b>Major Maintenance and Renewals Planning Horizons</b>	<b>10</b>
5.1	Strategic Planning Horizon	10
5.2	Tactical Planning Horizon	11
5.3	Project Implementation	14
<b>6</b>	<b>Funding Scenarios</b>	<b>15</b>
6.1	Minimum Funding Requirements	15
6.2	Funding Scenario Comparison	15
6.3	Statutory Funding Scenario	17
6.4	Current (2022) Funding Scenario	18
6.5	Alternative Funding Scenario #1	19
6.6	Alternative Funding Scenario #2	20
6.7	Progressive Funding Scenario	21
<b>7</b>	<b>Next Steps</b>	<b>22</b>

## Appendices

**Appendix A Glossary of Terms**

**Appendix B Asset Inventory**

**Appendix C Asset Service Life Summary**

**Appendix D Tactical Plan Costing**

**Appendix E Funding Scenario Cash Flow Tables**

**Appendix F RDH Qualifications**

**Appendix G Disclosures and Disclaimers, Insurance Certificate**

# 1 Introduction

RDH Building Science Inc. (RDH) was retained by Strata Plan EPS6035 (the Owners) to prepare a Depreciation Report (the Report) for the building known as Belmont Residences West, which is located at 960 Reunion Avenue, Langford, BC. The Report considers the common property and limited common property components (the Assets) that the Strata Corporation is responsible to maintain, repair, and replace.

The Report is intended to help the Owners, the strata council, and the management team make informed decisions about the allocation of resources to the common property Assets such as roofs, fences, boilers, and landscaping.

This Report meets the requirements stipulated in the current Strata Property Act and Regulations. The Report includes a physical inventory of the common property assets; estimated costs for capital expenditures over a 30-year horizon; and four funding models. Refer to the appendices for RDH's qualifications and information on errors and omissions insurance. In accordance with the requirements of the Act, RDH declares that there is no relationship between the employees of RDH and the Owners.

A site visit was completed on December 22, 2021, and the financial data is based on the 2022/2023 fiscal year. A draft report was distributed to the strata council and strata management on May 12, 2022. Feedback from the strata council was incorporated into the report, and the final 2022 report was issued on June 20, 2022.

The Depreciation Report is a synopsis of a significant volume of data and has two parts: the summary and the appendices. The summary is intended to provide an overview of the Depreciation Report. The appendices provide detailed information to support the summary report. The appendices include a glossary of terms. Words that are *italicized* are defined in the glossary.

As the physical and financial status of the Assets changes, the Report will require updating. The Strata Property Act requires updates to the Report every three years; however, the Strata Corporation can choose to update portions of the Report to reflect changes to their financial status and completed work more or less frequently at their discretion.

## 2 Belmont Residences West

Belmont Residences West is a wood-frame building constructed over a cast-in-place concrete parkade level. The building has 80 residential units and was constructed in 2020. The principal systems in the building include the building enclosure (the separation of the interior from exterior space), electrical (the electrical distribution, communications, and security equipment), mechanical (heating, ventilation, and plumbing), elevators, fire safety (sprinklers, fire detection, and egress equipment), interior finishes, amenities, and site work. The Assets within each system are described in detail in Appendix B.

Key physical parameters of Belmont Residences West are summarized in Table 2.1 below.


TABLE 2.1 KEY PHYSICAL PARAMETERS		
	Date of first occupancy (approximate)	2020
	Gross floor area (ft <sup>2</sup> )	86,000
	Stories above grade	5
	Total number of strata lots	80

Figure 2.1 South elevation photograph.

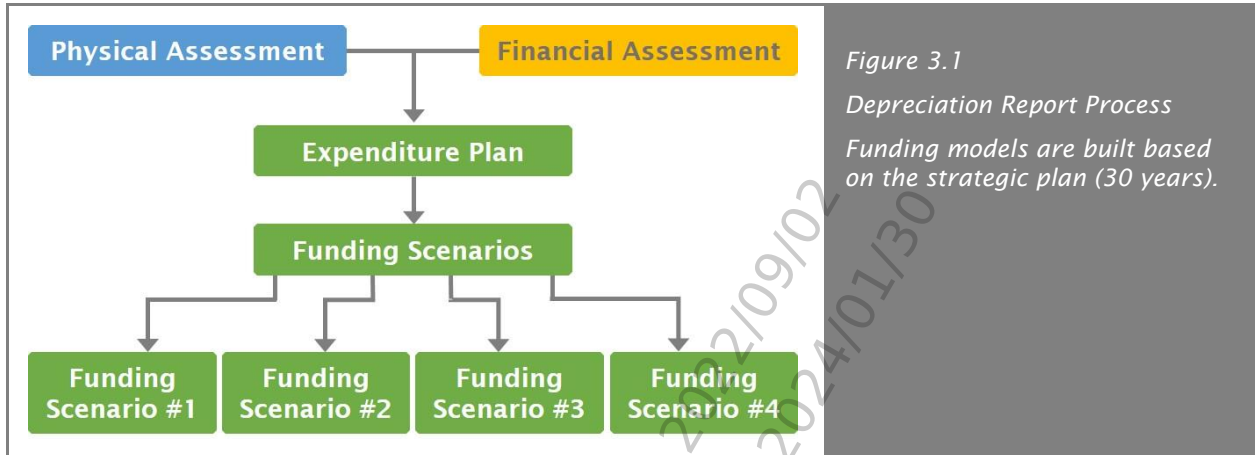


Figure 2.2 Aerial photograph of Belmont Residences West with approximate property lines (© CRD Atlas 2021 Imagery).

# 3 Assessments

Depreciation Reports combine two distinct types of analysis: a *physical assessment*, and a *financial assessment*. The assessments are used to determine what the Strata Corporation owns, what condition the Assets are in, what the strata is responsible for, and the *capital costs* associated with the Assets.

The process of preparing a Depreciation Report is summarized in Figure 3.1 below:



The following sections provide a brief overview of the physical assessment and financial assessment.

## 3.1 Physical Assessment

The physical assessment has two parts: an inventory and an evaluation.

The *Asset Inventory* identifies “the common property, the common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain or repair under the Act, the Strata Corporation’s bylaws or an agreement with an owner” (*Strata Property Act Regulation, BC Reg 43/2000, Ch. 6.2*). In other words, it identifies what the Strata Corporation owns and must repair and maintain. The Asset Inventory is included as an appendix to this report.

Some Assets have been identified as placeholders. Placeholder Assets are included in the Asset Inventory for reference purposes, however they are not included in the financial analysis and do not affect the funding models or other financial calculations. Placeholder Assets are identified based on typical agreements with utilities, the Strata Corporation bylaws, and information provided by the strata manager and council. A summary of placeholder assets is provided in Table 3.1 below.

TABLE 3.1 SUMMARY OF PLACEHOLDER ASSETS	
ASSET	PARTY RESPONSIBLE FOR CAPITAL EXPENDITURES
Elec 02 - Distribution Transformer - Exterior	→ BC Hydro
Mech 12 - Well Water System	→ Strata (asset is not intended to be maintained)
Mech 20 - Heat Pump - Air-to-air	→ Individual Unit Owners with heat pumps

The evaluation is used to forecast common repairs, replacements, and maintenance activities that “usually occur less often than once a year or that do not usually occur” (*Strata Property Act Regulation*, BC Reg 43/2000, Ch.6.2). In other words, the evaluation predicts only events that occur at intervals greater than one year.

The evaluation is typically based on:

- A review of historical documentation such as minutes and invoices,
- Discussions with Strata Corporation representatives,
- A visual review of the building, limited to a sample of readily accessible Assets, and
- A review of other technical information such as construction drawings, previous investigations and reports.

Destructive testing, disassembly, and performance testing are not included in the physical evaluation; this report does not replace a Warranty Review or Condition Assessment. Please visit [www.rdh.com](http://www.rdh.com) for additional information on Warranty Reviews and Condition Assessments.

The condition of some Assets may be concealed, for example, buried infrastructure such as sanitary drainage lines or building enclosure assets such as cladding. For Assets with the potential for concealed failure, a number of tools are used to assign a reasonable expected service life including the typical performance of the asset in other, similar properties; the performance history reported by the Strata Corporation; the original drawings; and any previous investigation reports commissioned by the Strata Corporation. It is expected that the Strata Corporation will need more detailed reviews as Assets approach the end of their service lives. A summary of the asset service lives is provided in the appendices of this report. Allowances for additional reviews or investigations are included as appropriate. Recommendations taken from any additional reviews should be incorporated into future Depreciation Report updates.

As part of the physical assessment, RDH compiled a history of projects completed by reviewing the documents provided by the strata and interviewing Strata Corporation representatives. The history is summarized in Table 3.2 below. The history of *renewals* establishes the *chronological age* of the Assets while the history of major maintenance may affect the effective age of the Assets.

TABLE 3.2 MAJOR MAINTENANCE AND RENEWALS HISTORY 2020- 2021	
Interior Finishes	<ul style="list-style-type: none"> <li>→ September 2020 - Interior flooding on level 1 due to fire sprinkler trigger. Repairs to interior finishes completed as required.</li> </ul>

On December 22, 2021, representatives of RDH Building Science Inc. visited the site to visually review the Assets. While the Depreciation Report does not constitute a maintenance review or condition assessment, some observations regarding the general condition, design, and construction of the Assets were made as part of the visual review. These observations and additional information reported by the strata representative who accompanied during the review were used to determine a reasonable estimated remaining service life of various assets. Table 3.3 includes examples of some reported findings and observations made during the review.

TABLE 3.3 OBSERVATIONS BY SYSTEM	
SYSTEM	OBSERVATION
Building Enclosure	<ul style="list-style-type: none"><li>→ Loose guardrail glazing gaskets at Unit #403 causes glass pane to rattle</li><li>→ Minor tear in SBS membrane near roof edge on the north side.</li><li>→ Some degranulation of main roof cap sheet.</li></ul>

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30



## 3.2 Financial Assessment

The financial assessment estimates the future costs associated with the Assets and examines how future funding requirements will be affected by current financial practises. More specifically, the financial assessment identifies:

- The opening balance in the *Contingency Reserve Fund* (CRF).
- The estimated value of capital expenditures, expressed in *Current Year Dollars* (CYD).
- The estimated future value of capital expenditures, expressed in *Future Year Dollars* (FYD). These costs are calculated by applying an inflation rate (2% per year) to the current costs.

The future value of major maintenance and renewal costs can be compared against the building reproduction cost. The building reproduction cost is the cost to reproduce the building in similar materials, in accordance with the most recent insurance appraisal.

The financial assessment begins with a review of the current financial situation of the Strata Corporation. Table 3.4 below summarizes the key financial parameters reviewed as part of the financial assessment.

TABLE 3.4 KEY FINANCIAL PARAMETERS	
PARAMETER	INITIAL STUDY (2021)
Fiscal year end	June 30, 2022
Building reproduction cost	\$27,742,000
Operating fund (excluding CRF contribution)	\$279,638
Annual CRF contribution	\$28,183
Opening Balance of the CRF*	\$23,363

\*from July 2021

Belmont Residences West also has an air space parcel agreement with the developer for the Belmont Club amenity building, located in a separate building at #117 945 Reunion Avenue. Costs are shared according to a cost sharing ratio. The air space parcel agreement shares the Belmont Club with the developer (49% Strata Plan EPS6035 / 51% developer) until Belmont Residences East is completed, at which time the ownership of the Belmont Club will be split 50/50 between the two Stratas. The current cost sharing ratios are summarized in Table 3.5 below.

TABLE 3.5 DIVISION OF COSTS ASSOCIATED WITH AIR PARCEL		
ITEM	EPS6035	DEVELOPER
Belmont Club	49%	51%

Depreciation Reports include capital costs only: the costs for activities that occur at intervals greater than one year. Activities that occur annually or more frequently than once a year are considered operating expenses and are not included in the Depreciation Report funding models and calculations.

Capital costs can be distributed into three general categories:

- *Catch-up costs*. The cost to complete any deferred maintenance and renewals.
- *Keep-up costs*. The cost to complete planned cyclical maintenance and renewals.
- *Get-ahead costs*. The cost to adapt, upgrade and improve.



The Depreciation Report is based on keep-up costs. Get-ahead costs (improvements) may also be included, but only if they are required to meet changing codes or standards.

Costs are considered *Class D* estimates ( $\pm 50\%$ ), as defined by Engineers and Geoscientists British Columbia. Unless otherwise noted, soft costs, such as consulting fees and contingency allowances are not included, because these costs are highly dependent on the scope of work for a particular project.

The cost estimates in the Depreciation Report are a starting point for the capital planning process and can help Strata Corporations make preliminary decisions about how and when to implement projects. These cost estimates will be refined as the Strata Corporation makes decisions such as what is included or excluded in a project, and if Assets will be improved or changed. Scopes of work for specific projects should be developed well in advance so that project budgets, including soft costs, can be refined.

The current value of many major maintenance and renewal activities is calculated by multiplying the quantity of an Asset by standard unit rates (for example, the cost per square foot or cost per linear foot). Quantities are measured from construction documents and visual observations on site. The unit rates are based on historical information, construction trends, information from contractors, and other sources as appropriate. Unit rates will fluctuate over time. Basic unit rates are adjusted for the relative complexity of the property. A detailed list of activities and their associated costs are provided in Appendix B and D. The costs provided in Appendix B and D are for events forecast within the 30-year planning horizon. No events beyond 30 years are included.

### *Costing Caveats*

The capital costs given in the depreciation report provide a basic estimate for long term planning. They are intended to help guide priority setting and provide a clearer sense of timing. They are not suitable for planning specific projects as they cannot account for project soft costs such as taxes, grants, engineering or design, municipal permits, etc., or for project specific construction costs such as access to the work (e.g. scaffold), contingencies, hazardous materials, tippage/disposal, project management, etc. Such costs cannot be estimated without more information, including a project scope and preliminary design work. Once a project reaches the planning stages, a reasonable assumption of soft costs should be made based on the actual needs of the project. It is recommended that this happens well in advance of predicted work to allow time to plan for the funding of the soft costs.

## 4 Expenditures

*Maintenance* refers to activities that preserve the Assets, to ensure the Assets will last their predicted service lives and perform as expected. *Renewal* refers to the replacement or refurbishment of an Asset at the end of its useful service life.

*Major maintenance* refers to maintenance that occurs at intervals greater than one year, for example, every 18 months, two years, five years, etc. (less frequently than once a year). Major maintenance typically includes activities such as testing and inspecting, and is considered a capital expense. Minor maintenance includes maintenance activities that occur once a year or more frequently such as quarterly or monthly. The costs associated with major maintenance and renewals are included in the Depreciation Report funding models as required by the Strata Property Act. Costs associated with minor maintenance are included in the Strata Corporation's operating fund and not in this report.

### 4.1 Major Maintenance and Renewals Expenditures

Table 4.1 below summarizes all major maintenance and renewal costs by system, including costs forecasted for the next 30 years. The values are rounded.

TABLE 4.1 CAPITAL EXPENDITURES SUMMARY BY SYSTEM				
SYSTEM	10 YEAR CAPITAL COSTS	10 YEAR CAPITAL COSTS (WITH 2% INFLATION)	30 YEAR CAPITAL COSTS	30 YEAR CAPITAL COSTS (WITH 2% INFLATION)
Structural	\$2,000	\$2,300	\$6,000	\$8,000
Enclosure	\$240,000	\$280,000	\$4,700,000	\$7,700,000
Electrical	\$38,000	\$43,000	\$250,000	\$340,000
Mechanical	\$69,000	\$78,000	\$830,000	\$1,200,000
Elevator	\$0	\$0	\$550,000	\$850,000
Fire Safety	\$37,000	\$43,000	\$200,000	\$300,000
Interior Finishes	\$150,000	\$170,000	\$470,000	\$650,000
Amenities	\$17,000	\$19,000	\$160,000	\$270,000
Sitework	\$18,000	\$21,000	\$160,000	\$240,000
<b>Building Total</b>	<b>\$571,000</b>	<b>\$656,300</b>	<b>\$7,326,000</b>	<b>\$11,558,000</b>

Approximately 8% of the Strata Corporation's capital expenditures may occur in the next 10 years. The distribution of estimated capital expenditures over the next 10 years is shown in Figure 4.1 below.

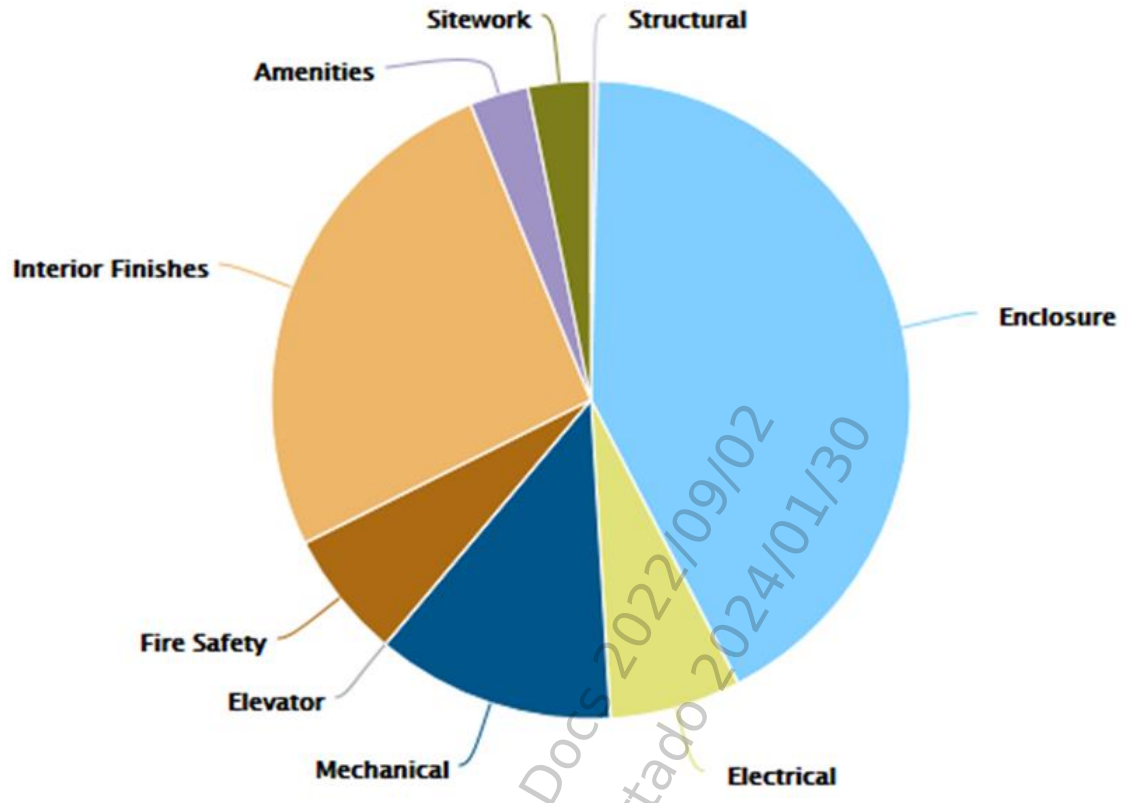


Figure 4.1 Distribution of estimated capital expenditures over 10 years by system.

Section 5 discusses the timing and size of renewals projects forecast for the next 30 years. A detailed list of each major maintenance and renewals activity, including the frequency, costs expressed in current year dollars (CYD), and costs including inflation rates, expressed in future year dollars (FYD) are available to Strata Corporation owners.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30



# 5 Major Maintenance and Renewals Planning Horizons

There are three common planning horizons, used for making different types of capital planning decisions:

- **Strategic** (30 years): The average service life of many Assets is approximately 25 years (such as asphalt shingle roofs) so a long-range view captures most renewal projects. In some cases, an asset may be replaced more than once in the 30-year horizon.
- **Tactical** (5-10 years): Many residential Owners will own their strata lot for less than 10 years; the tactical plan captures projects that may occur while current Owners still have an interest in the Strata Corporation.
- **Operational** (1 year): The annual operating period encompasses one fiscal cycle (12 months). Typically, the budget is presented and approved at the annual general meeting (AGM) and will include any capital expenditures paid from the CRF, as well as the CRF contributions for the year. As a minimum, the decision on the CRF contribution should consider projects forecast for the next five to ten years.

## 5.1 Strategic Planning Horizon

Estimated major maintenance and renewal costs over the next 30 years are shown on the graph below (Figure 5.1). The red bars represent the estimated value of capital costs.

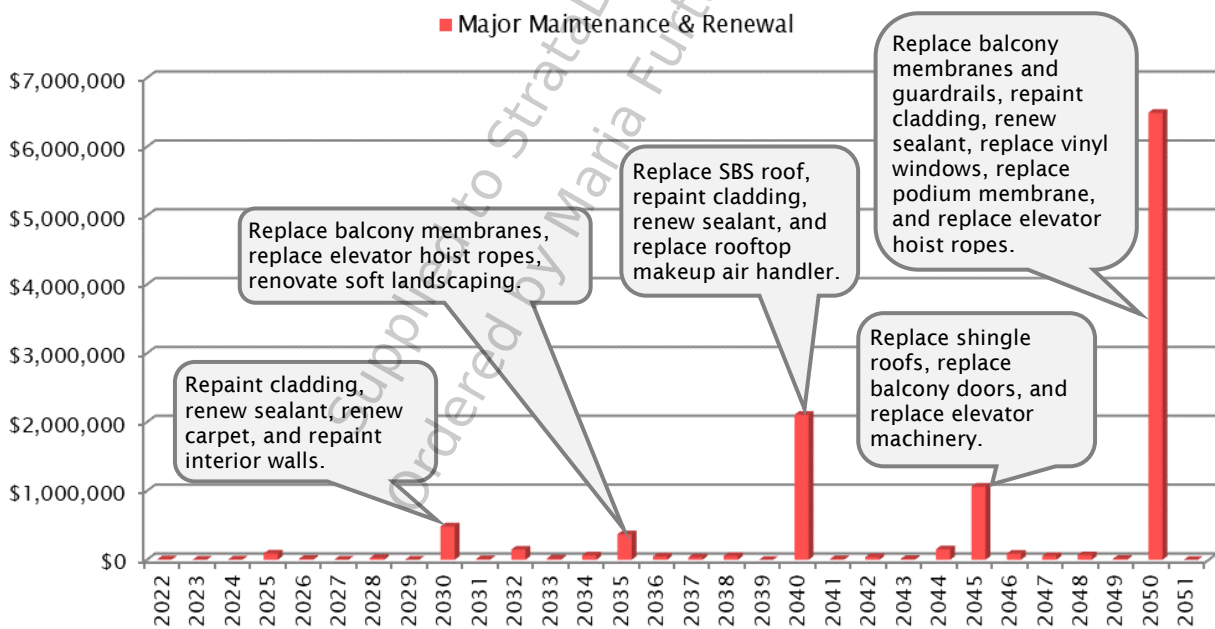


Figure 5.1 Strategic Forecast (30 Years), showing the approximate timing and value of some key capital expenditures.

Each bar on the graph represents a collection of different major maintenance and renewal activities, each with different values. Detailed information about each year, including a description of the maintenance and renewal activities and estimated costs, is also available in Appendix D.

The strategic plan represents an estimate of future projects. The actual timing of projects will likely vary. Assets may be replaced earlier or later, depending on the quality of maintenance, in-service conditions, and other factors. The Strata Corporation can anticipate changes to the strategic plan with each update of the Depreciation Report.

## 5.2 Tactical Planning Horizon

The graph below shows the projected major maintenance and renewal costs for the next ten years (Figure 5.2). Commonly, building managers refer to a five-year tactical plan; however, a ten-year plan allows the Strata Corporation to see a wider range of projects.

The bars indicate the years in which an event (or bundle of events) is most likely to occur as well as the total magnitude of major maintenance and renewal costs for that year and the costs broken down by system. The soft costs associated with project implementation, such as site access, design, contract administration, are not included.

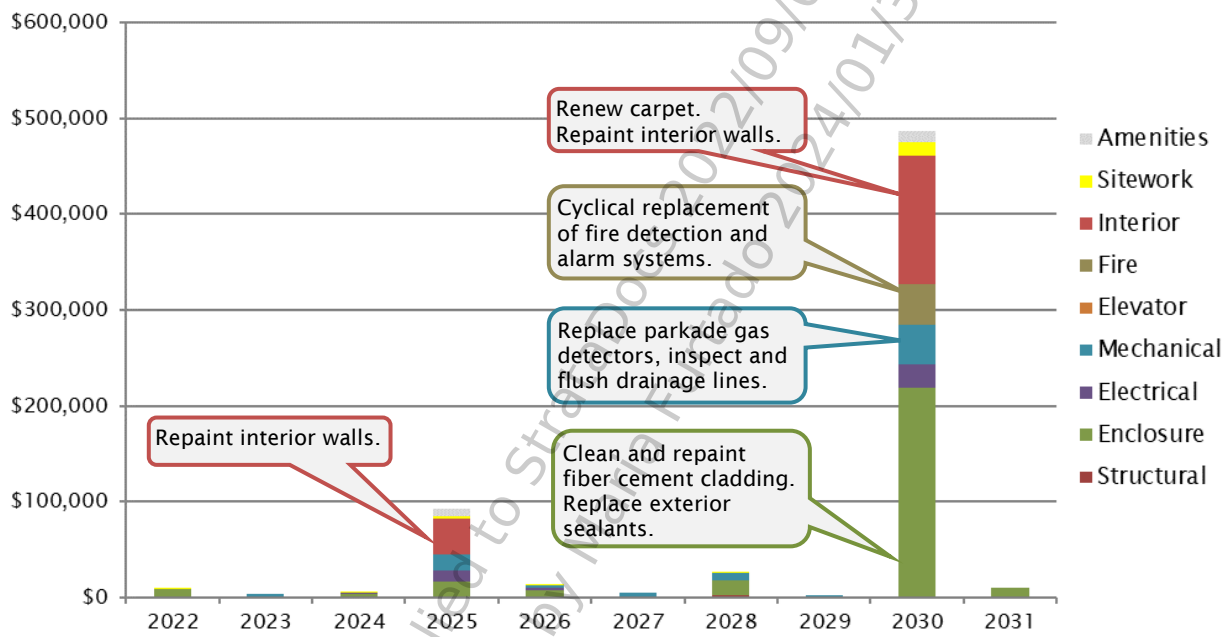


Figure 5.2 Tactical Forecast (10 years), showing the approximate timing and value of some key capital expenditures.

The tactical plan above represents one of many possible approaches to planning major maintenance and renewal activities. The Strata Corporation can use this initial plan as a tool, a starting point to identify probable projects, priorities, and strategies. The actual cost, timing, and scope of projects will be determined by the Strata Corporation and may be reflected in updates to the Depreciation Report.

To help the Strata Corporation start the project planning process, some of the activities forecast for the next 10 years are listed below. Because the timing is somewhat uncertain, renewals and major maintenance activities are grouped into three-year planning periods. The list below is not comprehensive; it is limited to significant assessments, renewals, and major maintenance activities. A complete list of major maintenance and renewals are included in the Appendices.

## **2022 to 2024**

### Building Enclosure

- Encl 22 General & Inspections – Perform 2-year warranty review.

## **2025 to 2027**

### Building Enclosure

- Encl 22 General & Inspections – Update depreciation report.
- Encl 22 General & Inspections – Perform 5-year warranty review.

### Electrical

- Encl 22 General & Inspections – Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Conduct infrared (IR) thermography and ultrasonic scanning.

### Mechanical

- Mech 05, 06 & 17 Sanitary, Perimeter and Foundation, and Internal Storm Drainage – Conduct pipe inspections via camera.
- Mech 13, 17 & 19 Simplex and Duplex Sump Pumps – Overhaul sanitary and storm sump pumps.
- Mech 35 Overhead Gate Motor – Replace overhead gate motor and drive unit at parkade entrance.

### Interior Finishes

- Finish 03 Paint – Clean and repaint interior walls in high traffic areas.

## **2028 to 2031**

### Structural

- Struct 03 Exposed Structural Timber – Clean and recoat exposed structural timber.

### Building Enclosure

- Encl 02 Fiber Cement Soffit – Clean and recoat fiber cement board soffits.
- Encl 03 Exposed SBS Membrane Roof – Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended.
- Encl 06 Guardrail Glazed Aluminum – Review guardrails for life safety and structural adequacy including attachments.
- Encl 09 Fiber Cement Wall – Clean and repaint fiber cement cladding.
- Encl 12 Vinyl Framed Window – Replace failed insulating glazing units (IGUs) with condensation or misting between panes of glass.
- Encl 15 Aluminum Framed Folding Doors – Replace failed insulating glazing units (IGUs) with condensation or misting between panes of glass.

- Encl 20 Exterior Sealant – Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.
- Encl 22 General & Inspections – Update depreciation report.
- Encl 22 General & Inspections – Perform 10 year extended warranty review.

#### Electrical

- Elec 04 Electrical Distribution – Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Conduct infrared (IR) thermography and ultrasonic scanning.
- Elec 10 Door Actuator – Cyclical replacement of door actuator units.

#### Mechanical

- Mech 02 Gas Detection – Cyclical replacement of gas detection sensors in parking garage.
- Mech 05, 06 & 17 Sanitary, Perimeter and Foundation, and Internal Storm Drainage – Conduct pipe inspections via camera.
- Mech 13, 17 & 19 Simplex and Duplex Sump Pumps – Overhaul sanitary and storm sump pumps.
- Mech 15 DHW Circulation and Recirculation Pumps – Cyclical replacement of recirculating pumps, as required.
- Mech 24 Condensate Neutralizer – Cyclical replacement of components of acid waste equipment.

#### Interior Finishes

- Finish 011 Sheet Carpet – Renew carpet.

#### Amenities

- Amen 10 Belmont Club – Cyclical replacement of interior furnishings.

#### Sitework

- Site 03 Metal Fencing – Repaint chain link metal fencing, as required.
- Site 09 & 10 Storm and Sanitary Underground Drainage Services – Review underground drainage piping by video camera and powerflush to clear and remove any buildup and debris.

### 5.3 Project Implementation

The projects identified in the previous section represent a preliminary step that is only intended to help the Strata Corporation identify, prioritize, and plan projects. Most significant renewal projects identified in the Depreciation Report will subsequently go through four basic steps before implementing the work: Assessment, Design, Documentation, and Quotation.

- **Assessment** – Determines what work must be done, what should be done and what could be done in general terms. The evaluation will help the Strata Corporation understand the risks and opportunities associated with deferring or implementing renewals work.
- **Design** – Refines the recommendations from the evaluation, and defines what work will be done in a specific project. The Design may include recommendations for different project strategies such as phasing or bundling projects, or may include recommendations for upgrades.
- **Documentation** – Describes the project in enough technical detail to get competitive pricing.
- **Quotation** – Obtains competitive pricing from different contractors or service providers to perform the work described in the documents, including alternate prices for optional work.

The time period for each step can range from a few days to a few months or more, depending on the scale of the project under consideration. The budget and scope of work will be refined in each step. Most estimates currently included in the Depreciation Report are considered Class D ( $\pm 50\%$ ) due to the lack of information regarding specific projects and are based on a number of general assumptions regarding scopes of work.

The Owners can implement projects in a variety of ways, including:

- **Targeted Projects**. These projects are localized to particular portions of the building. Different exposure conditions and wear patterns may require that only some sections of the building require renewal at one point in time.  
  
Example: the carpets in stairwells would be replaced at a different time to the hallway carpets due to additional wear in high traffic locations.
- **Phased Projects**. These projects are carried out in multiple stages rather than as a single coordinated project. Phased projects can reduce the financial burden by spreading the costs over a longer time period.  
  
Example: the balconies could be renewed on one floor in the first year and then on the other floors in subsequent years.
- **Comprehensive Projects**. These projects are implemented as one coordinated undertaking. Comprehensive projects may allow the Strata Corporation to leverage the best economies of scale, shorten the overall duration, and lower the overall costs.  
  
Example: all wood siding and trim is replaced in all locations around the building at the same time.
- **Bundled Projects**. These projects bundle or combine various related renewals activities (e.g. renewals that are located in close physical proximity, or that require the same type of trade workers). Bundled projects may allow the Strata Corporation to leverage economies of scale and lower the overall costs, improve the quality of the work, and incorporate upgrades.  
  
Example: balcony guardrails are replaced in conjunction with balcony membranes since guardrails need to be removed and re-installed to renew balcony membrane.

The scope of the Depreciation Report does not compare different implementation methods.



## 6 Funding Scenarios

The physical assessment and financial assessment were used to create a tentative schedule and budget for forecasted major maintenance and renewal projects. Within this section, hypothetical *funding scenarios*, also known as *funding models*, based on different *annual contributions* to the *contingency reserve fund* (CRF) are presented.

The Strata Corporation can use the funding scenarios to choose an appropriate funding strategy, based on their tolerance for risk and desired standard of care for the property. RDH provides the tools so the Owners can determine a CRF contribution that suits their needs.

### 6.1 Minimum Funding Requirements

The Strata Property Act Regulations dictates that if the CRF closing balance is less than 25% of the operating fund, then the Strata Corporation must contribute either the difference between the balance and 25% of the operating fund, or up to 10% of the operating fund (*Strata Property Act Regulation*, BC Reg 43/2000, Ch. 6.1). Table 6.1 below shows the calculation to confirm the Strata Corporation meets the minimum requirements set out in the Strata Property Act Regulation. This calculation is used to calculate the Statutory funding scenario described in the next section.

TABLE 6.1 MINIMUM FUNDING REQUIREMENT CALCULATION	
PARAMETER	VALUE
2022 operating fund (excluding CRF contribution)	\$ 279,638
→ 25% of the operating fund	\$ 69,909
→ 10% of the operating fund	\$ 27,964
2022 CRF opening balance*	\$ 43,528
2022 CRF contribution	\$ 28,183
→ Does the CRF balance exceed 25% of the operating fund?	No
→ Does the CRF contribution exceed 10% of the operating fund?	Yes

\* as of May 2022

### 6.2 Funding Scenario Comparison

The funding scenarios below compare the financial impact of different funding levels over the next 30 years. The scenarios serve as a sensitivity analysis that allow the Strata Corporation to evaluate how changes to the contingency reserve fund impact the number and size of special levies. The actual size and timing of special levies will be affected by how the Strata Corporation chooses to implement the renewal projects.

While there are many different scenarios that can be generated, Table 6.2 below compares the following five:

- **Statutory.** The CRF allocation required to meet the statutory requirements in BC, as described in section 6.1 above. For comparison purposes, the table below shows the CRF contribution equal to 10% of the operating budget, this is the maximum that would be allocated to the reserve fund annually under this scenario. When the CRF closing balance is greater than 25% of the estimated operating budget, no funds are deposited into the CRF.
- **Current (2022).** The CRF allocation that was approved by the Owners at the 2021/22 Annual General Meeting. The current allocation is also known as the status quo.

- **Alternative #1.** The alternative is just one of many possible scenarios for a new funding level in the next fiscal year and is selected as an example of an escalating contribution from a set initial contribution. At the Strata’s request, this alternative increases the CRF contribution by 5% each year.
- **Alternative #2.** The alternative is just one of many possible scenarios for a new funding level in the next fiscal year and is selected as an example of an escalating contribution from a set initial contribution. At the Strata’s request, this alternative increases the CRF contribution by 7% each year.
- **Progressive.** This is the annual fixed contribution that would need to be set aside, commencing in the first fiscal year of this Report, to ensure that the reserve balance is sufficient to eliminate or bring special levies over a 30-year period to a minimum. The progressive reserve contribution is an idealistic target that typically represents an upper bound for the CRF contribution amount that a strata corporation could use as a guide.

TABLE 6.2 COMPARISON OF DIFFERENT FUNDING SCENARIOS					
	STATUTORY	CURRENT	ALTERNATIVE #1	ALTERNATIVE #2	PROGRESSIVE
Annual CRF allocation	\$27,964	\$28,183	\$45,000 +	\$45,000 +	\$396,000
Percent of progressive reserve	7 %	7 %	11 % +	11 % +	100 %
Annual CRF increase	0 %	0 %	5 %	7 %	0 %
CRF contribution per average strata lot					
Per month	\$29.13	\$29.36	\$46.88 +	\$46.88 +	\$412.50
Per year	\$349.55	\$352.29	\$562.50 +	\$562.50 +	\$4,950.00
Approximate number of special levies (over 30 years)	15	14	6	5	0
Approximate value of special levies (over 30 years)	\$10.7M	\$10.6M	\$8.7M	\$7.5M	\$0.0M
Assumed rate of inflation	2 %	2 %	2 %	2 %	2 %
Assumed interest earned on CRF balance	0 %	0 %	0 %	0 %	0 %

The following sections of the report provide more detailed information about each funding scenario, including a graph showing the closing balance of the CRF, annual CRF contributions, and the approximate value of special levies. Tables with ten years of projected cash flow data are also provided.

Appendix E includes 30 years of cash flow data for each funding scenario.

### 6.3 Statutory Funding Scenario

The first scenario is based on the minimum funding level required by the Strata Property Act Regulation, as described in section 6.1 above. The scenario is based on the variable minimum annual CRF contribution over the 30-year planning horizon. When the CRF closing balance is greater than 25% of the current operating fund, no funds are deposited into the CRF; when the CRF closing balance is less than 25% of the current operating fund, funds are deposited into the CRF to bring the balance up to 25% of the operating fund or to make a deposit of 10% of the operating fund (whichever is lesser).

TABLE 6.3 STATUTORY FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$26,381	\$0	\$0	\$9,410	\$60,499
2023	\$60,499	\$9,410	\$0	\$0	\$3,150	\$66,759
2024	\$66,759	\$3,150	\$0	\$0	\$5,482	\$64,427
2025	\$64,427	\$5,482	\$22,266	\$0	\$92,175	\$0
2026	\$0	\$27,964	\$0	\$0	\$14,445	\$13,519
2027	\$13,519	\$27,964	\$0	\$0	\$4,600	\$36,883
2028	\$36,883	\$27,964	\$0	\$0	\$26,188	\$38,658
2029	\$38,658	\$27,964	\$0	\$0	\$2,920	\$63,702
2030	\$63,702	\$6,207	\$416,523	\$0	\$486,432	\$0
2031	\$0	\$27,964	\$0	\$0	\$10,000	\$17,964

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

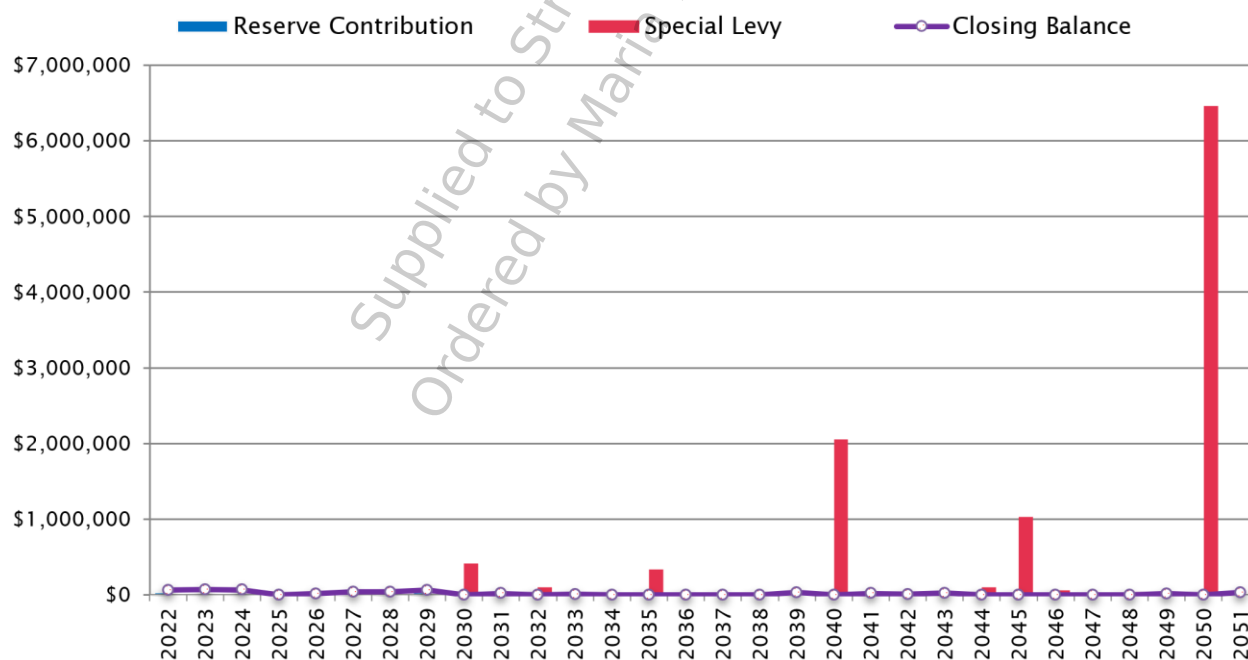


Figure 6.1 CRF balance, contribution, and special levies based on the statutory minimum funding.

The minimum CRF contributions required by the Strata Property Act Regulation will result in numerous special levies, and is generally not considered adequate as a long-term funding strategy.

## 6.4 Current (2022) Funding Scenario

The current funding scenario is based on the CRF contribution approved by the Owners at the 2021/22 annual general meeting. The scenario is based on the same fixed annual CRF contribution each year (no increases).

TABLE 6.3 CURRENT FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$28,183	\$0	\$0	\$9,410	\$62,301
2023	\$62,301	\$28,183	\$0	\$0	\$3,150	\$87,334
2024	\$87,334	\$28,183	\$0	\$0	\$5,482	\$110,036
2025	\$110,036	\$28,183	\$0	\$0	\$92,175	\$46,044
2026	\$46,044	\$28,183	\$0	\$0	\$14,445	\$59,782
2027	\$59,782	\$28,183	\$0	\$0	\$4,600	\$83,365
2028	\$83,365	\$28,183	\$0	\$0	\$26,188	\$85,360
2029	\$85,360	\$28,183	\$0	\$0	\$2,920	\$110,624
2030	\$110,624	\$28,183	\$347,625	\$0	\$486,432	\$0
2031	\$0	\$28,183	\$0	\$0	\$10,000	\$18,183

The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

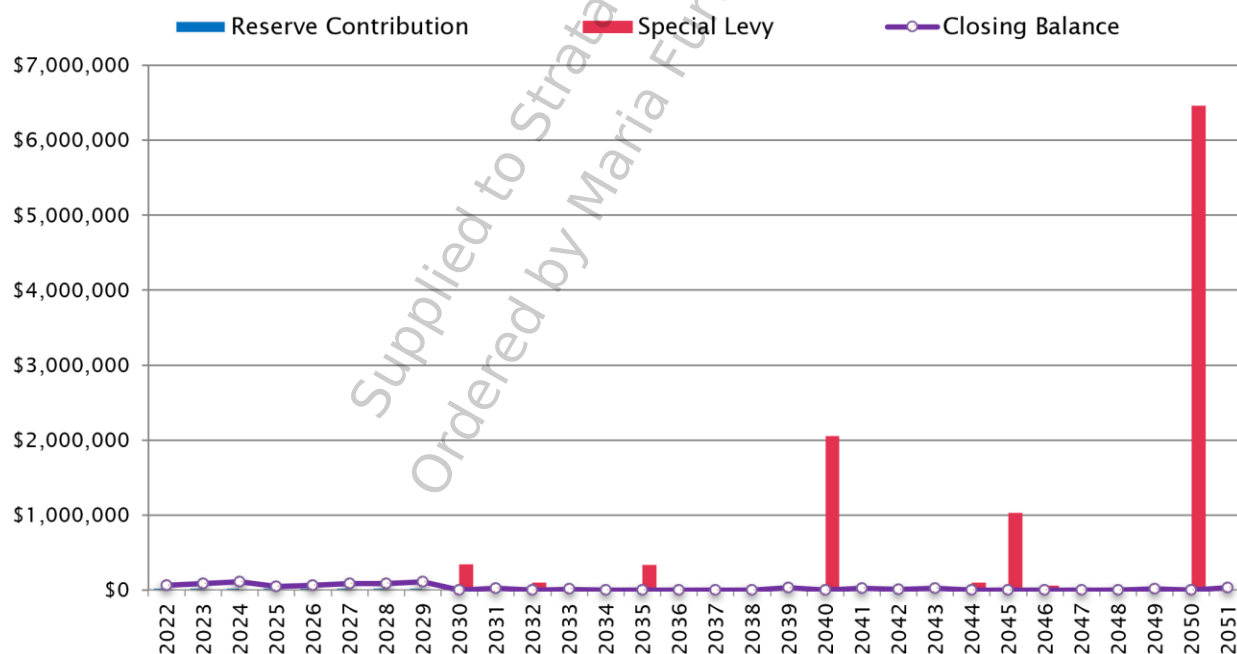


Figure 6.2 CRF balance, contribution and special levies based on the current funding.

If the Strata Corporation wishes to reduce the number and size of special levies, then increases will need to be made over the upcoming years.

## 6.5 Alternative Funding Scenario #1

The alternative funding scenario #1 is based on an initial annual CRF contribution of \$45,000 (approximately 150% of the current contribution), with a 5% annual increase.

TABLE 6.5 ALTERNATE FUNDING SCENARIO #2: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$0	\$9,410	\$79,118
2023	\$79,118	\$47,250	\$0	\$0	\$3,150	\$123,218
2024	\$123,218	\$49,612	\$0	\$0	\$5,482	\$167,349
2025	\$167,349	\$52,093	\$0	\$0	\$92,175	\$127,267
2026	\$127,267	\$54,698	\$0	\$0	\$14,445	\$167,519
2027	\$167,519	\$57,433	\$0	\$0	\$4,600	\$220,352
2028	\$220,352	\$60,304	\$0	\$0	\$26,188	\$254,468
2029	\$254,468	\$63,319	\$0	\$0	\$2,920	\$314,868
2030	\$314,868	\$66,485	\$105,079	\$0	\$486,432	\$0
2031	\$0	\$69,810	\$0	\$0	\$10,000	\$59,810

Alternative funding scenario #1 eliminates some of the smaller levies compared to the current funding scenario, but it is not adequate to offset all the special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

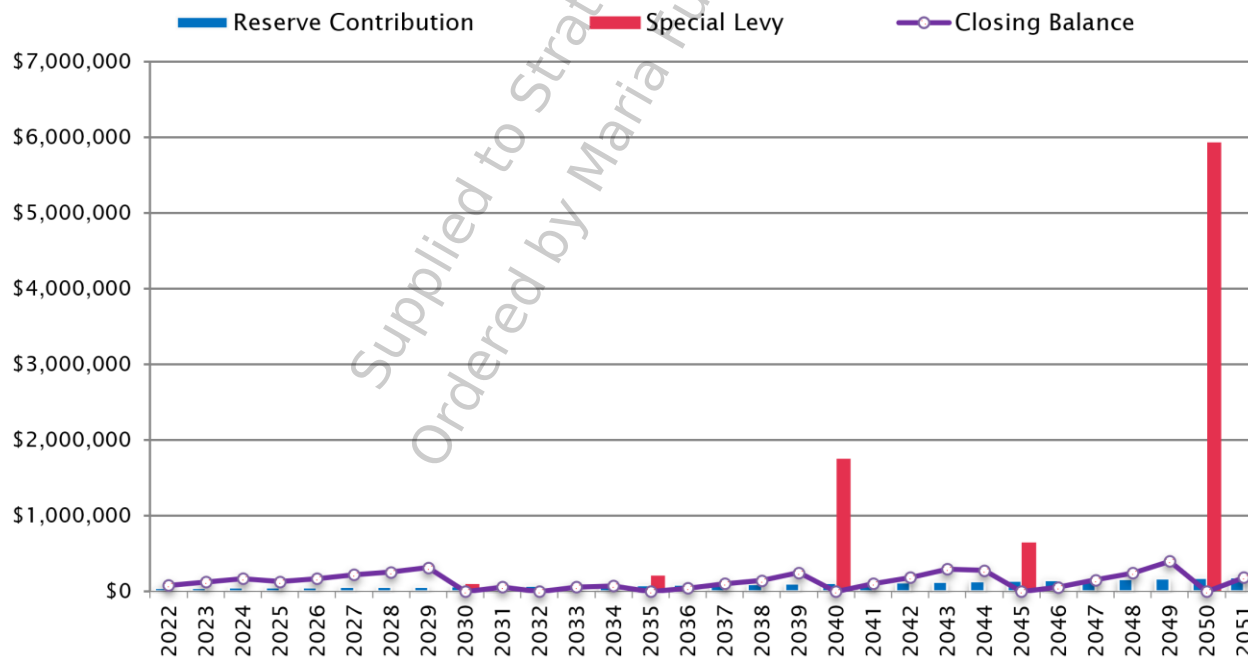


Figure 6.3 CRF balance, contribution and special levies based on Alternative funding scenario.

## 6.6 Alternative Funding Scenario #2

The alternative funding scenario #2 is based on an initial annual CRF contribution of \$45,000 (approximately 150% of the current contribution), with a 7% annual increase. It is the same initial contribution as alternative funding scenario #1, but the annual increase in the CRF contribution is 2% higher.

TABLE 6.5 ALTERNATE FUNDING SCENARIO #2: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$0	\$9,410	\$79,118
2023	\$79,118	\$48,150	\$0	\$0	\$3,150	\$124,118
2024	\$124,118	\$51,521	\$0	\$0	\$5,482	\$170,157
2025	\$170,157	\$55,127	\$0	\$0	\$92,175	\$133,108
2026	\$133,108	\$58,986	\$0	\$0	\$14,445	\$177,649
2027	\$177,649	\$63,115	\$0	\$0	\$4,600	\$236,164
2028	\$236,164	\$67,533	\$0	\$0	\$26,188	\$277,509
2029	\$277,509	\$72,260	\$0	\$0	\$2,920	\$346,849
2030	\$346,849	\$77,318	\$62,264	\$0	\$486,432	\$0
2031	\$0	\$82,731	\$0	\$0	\$10,000	\$72,731

Alternative funding scenario #2 eliminates \$1.2M in special levies compared to alternative funding scenario #1, but it is not adequate to offset all the special levies over the 30-year planning horizon. The graph below shows the annual contribution to the CRF, the closing balance of the CRF, and the size of the special levies forecast for the next 30 years.

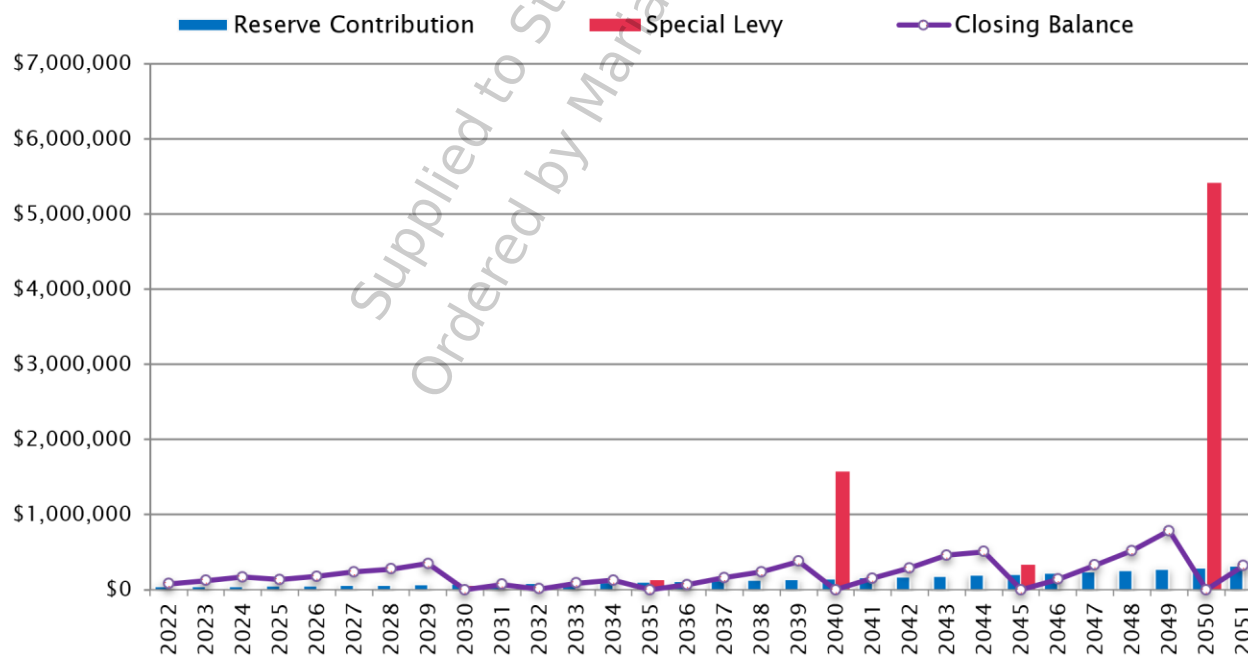


Figure 6.4 CRF balance, contribution and special levies based on Alternative funding scenario.

## 6.7 Progressive Funding Scenario

The progressive funding scenario is based on a fixed annual CRF contribution. It is the fixed contribution required to eliminate all special levies over the 30 year period.

TABLE 6.6 PROGRESSIVE FUNDING SCENARIO: CASH FLOW TABLE						
FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RESERVE INCOME	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$396,000	\$0	\$0	\$9,410	\$430,118
2023	\$430,118	\$396,000	\$0	\$0	\$3,150	\$822,968
2024	\$822,968	\$396,000	\$0	\$0	\$5,482	\$1,213,486
2025	\$1,213,486	\$396,000	\$0	\$0	\$92,175	\$1,517,311
2026	\$1,517,311	\$396,000	\$0	\$0	\$14,445	\$1,898,866
2027	\$1,898,866	\$396,000	\$0	\$0	\$4,600	\$2,290,266
2028	\$2,290,266	\$396,000	\$0	\$0	\$26,188	\$2,660,078
2029	\$2,660,078	\$396,000	\$0	\$0	\$2,920	\$3,053,158
2030	\$3,053,158	\$396,000	\$0	\$0	\$486,432	\$2,962,726
2031	\$2,962,726	\$396,000	\$0	\$0	\$10,000	\$3,348,726

The Progressive Reserve is the minimum fixed contribution required to eliminate all special levies over the 30 year period. The high annual CRF contribution accumulates to over \$6 million until major renewals are expected in 2050.

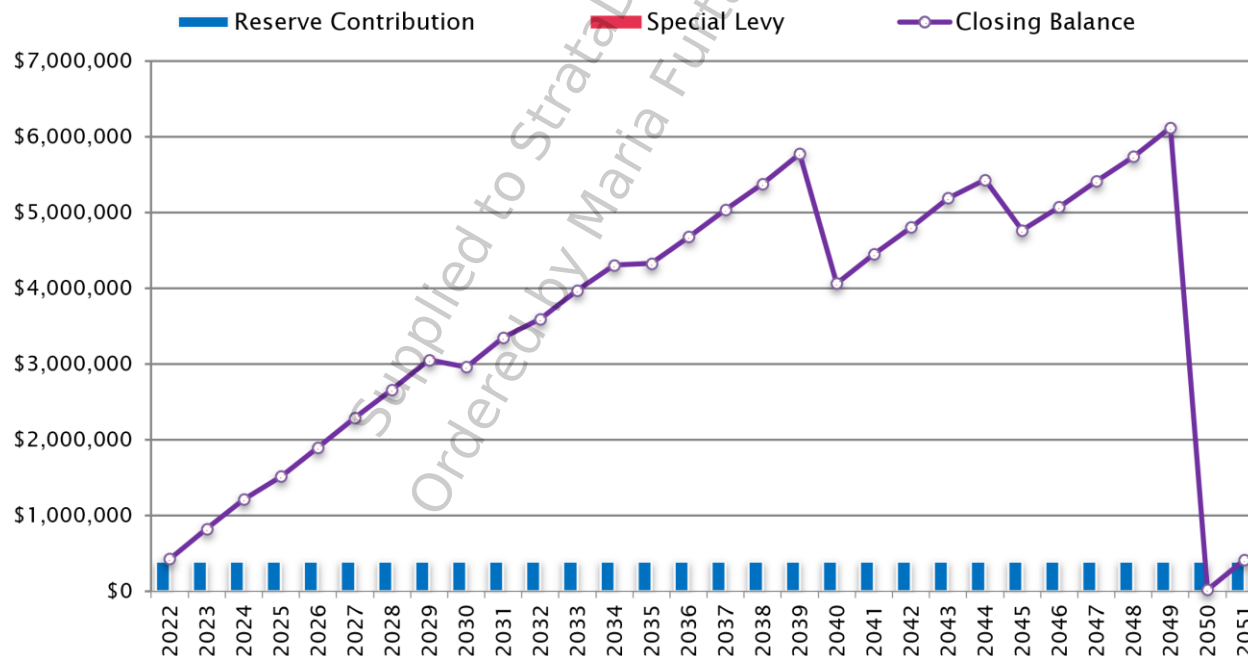


Figure 6.5 CRF balance, contribution and special levies based on a Progressive Reserve calculation.

# 7 Next Steps

The Depreciation Report identifies the predictable major maintenance and renewals expenditures that Belmont Residences West is likely to encounter over the next 30 years. Estimated timelines have been provided to assist the Strata Corporation with the planning process; however, the Depreciation Report should be considered a first step when planning for renewals. Funding scenarios have been developed to provide the Strata Corporation with an objective basis for determining appropriate CRF contributions.

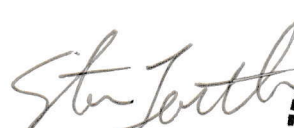
The recommendations below are intended to aid the Strata Corporation in the next steps of the renewals planning process.

### Recommendations

- **Maintenance Plan.** Using the Asset Inventory, develop a maintenance plan, or commission a maintenance plan through RDH. The maintenance plan should provide the Strata Corporation with information on how and when to implement different maintenance activities.
- **Operating vs. Capital Costs.** Identify those small capital items that are generally funded from the annual operating budget, such as exterior lighting, mechanical equipment maintenance, etc. Update the Operating Budget accordingly.
- **Electrical Distribution System Review.** Conduct a review of the electrical distribution equipment. The review should confirm the inspection, cleaning, and maintenance tasks required, and the optimal frequency to carry out the tasks. Update the Report with these findings and recommendations as may be required.
- **Updates.** Plan for an update to the Report in three years' time. On a yearly basis, the Strata Corporation should review and update their CRF funding strategy based on the estimated forecasts presented in the Report.

Yours truly,

**Danielle Toth**  
Building Science Engineer (EIT)  
dtoth@rdh.com  
T 778-557-7059  
RDH Building Science Inc.

  
Reviewed by  
Stephen Lowther | ASCT  
Associate, Project Manager  
slowther@rdh.com  
T 778-557-7165  
RDH Building Science Inc.



- encl. Appendix A: Glossary of Terms  
Appendix B: Asset Inventory  
Appendix C: Asset Service Life Summary  
Appendix D: Tactical Plan Costing  
Appendix E: Funding Scenario Cash Flow Tables  
Appendix F: RDH Qualifications  
Appendix G: Disclosures and Disclaimers, Insurance Certificate



This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix A

## Glossary of Terms

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Glossary

**Annual Contribution** – Funds allocated to the Reserve Fund each fiscal year. Sometimes referred to as the Annual Allocation. Determining the appropriate size of the Annual Allocation is aided with a Reserve Study (a Depreciation Report in B.C.).

**Asset** – An integrated assembly of multiple physical components, which requires periodic maintenance, repair and eventual renewal. Typical examples of assets are: roofs, boilers and hallway carpets.

**Asset Inventory** – The common assets and those parts of a strata lot or limited common property, or both, that the Strata Corporation is responsible to maintain and repair.

**Balcony** - A horizontal surface that projects from the building and does not directly protect the interior from water ingress. Compare with Deck.

**Bundled Projects** – Projects that bundle or combine various related renewal activities into a single project.

**Capital Costs** – Fixed, one-time expenses after which there will only be recurring operational or running costs. Capital costs can be distributed into three general categories: *Catch-up costs*, *Keep-up costs* and *Get-ahead costs*.

**Catch-up Costs** – The costs associated with the accumulated backlog of deferred maintenance associated with the assets.

**Chronological Age** – The calendar age of an Asset. Compare with Effective Age.

**Classes of Cost Estimates** – Until a project is actually constructed, a cost estimate represents the best judgement of the professional according to their experience and knowledge and the information available at the time. Its completeness and accuracy is influenced by many factors, including the project status and development stage. Estimates have a limited life and are subject to inflation and fluctuating market conditions. The precision of cost estimating is categorized into the following four classes and are as defined in guidelines prepared by the Association of Professional Engineers and Geoscientists of B.C. The percentage figures in parentheses refer to the level of precision or reliability of the cost estimates.

- **Class A Estimate** (±10-15%): A detailed estimate based on quantity take-offs from final drawings and specifications. It is used to evaluate tenders or as a basis of cost control during day-labour construction.
- **Class B Estimate** (±15-25%): An estimate prepared after site investigations and studies have been completed, and the major systems defined. It is based on a project brief and preliminary design. It is used for obtaining effective project approval and for budgetary control.
- **Class C Estimate** (±25-40%): An estimate prepared with limited site information and based on probable conditions affecting the project. It represents the summation of all identifiable project elemental costs and is used for program planning, to establish a more specific definition of client needs and to obtain preliminary project approval.
- **Class D Estimate** (±50%): A preliminary estimate which, due to little or no site information, indicates the approximate magnitude of cost of the proposed project, based on the client's broad requirements. This overall cost estimate may be derived from lump sum or unit costs for a similar project. It may be used in developing long term capital plans and for preliminary discussion of proposed capital projects.

**Closing Balance** – Alternatively referred to as the Starting Balance. The balance of funds remaining in the reserve account at the end of a fiscal period (Fiscal year end, calendar year or study period). The Closing Balance becomes the Opening Balance for the subsequent fiscal period.

**Comprehensive Projects** - Projects that are implemented as one coordinated undertaking.

**Contingency Costs** – An allowance for unexpected or unforeseen costs that may impact monies required for projects to maintain or replace assets. (Not to be confused with costs of Renewal or Major Maintenance projects which are paid for out of the Reserve Fund)

**Contingency Reserve Fund (CRF)** – Also known as Reserve Fund. The account into which the accumulated Annual Contributions are deposited and from which costs are withdrawn for Renewal projects and Major Maintenance projects.

**Current Year Dollars (CYD)** – Dollars in the year they were actually received or paid, unadjusted for price changes. Compare with Future Year Dollars.

**Deck** - A horizontal surface that protects interior space from water ingress. The surface functions as a roof. Compare with Balcony.

**Drained Wall Assembly** - Also known as rainscreen wall assembly. Refers to a strategy for rain penetration control that relies on deflection of the majority of water at the cladding (stucco, wood, etc.) but also incorporates a cavity that provides a drainage path for water that penetrates past the cladding. In drained/rainscreen wall assembly the cladding is installed on strapping or furring strips so that there is a gap between it and the *sheathing membrane*. Compare with Undrained Wall Assembly.

**Effective Age** – The Age of an asset relative to its condition. Compare with Chronological Age.

**Financial Assessment** – Also known as a financial analysis. The cost estimates associated with major maintenance and renewal projects, and identifications of funds in the contingency reserve fund (CRF) that may be available to pay for these costs.

**Funding Model** – Also known as a Funding Scenario. A mathematical model used to establish an appropriate funding level for sustaining the assets in a building. All major maintenance and renewal costs are projected onto the CRF balance for the 30-year planning period to demonstrate any years where the CRF balance is predicted to be less than the predicted costs for that year. Running a number of scenarios using different parameters (such as inflation rates and interest rates) can serve as a sensitivity analysis to determine the financial impact of different funding levels. The four main types of funding models are listed below and if used are described in Section 6 of the Report.

- Statutory Funding Model
- Current Funding Model
- Alternate Funding Model
- Progressive Funding Models

**Funding Scenarios** – See Funding Model

**Future Year Dollars (FYD)** – The projected cost of future asset renewal projects, which accounts for inflation and escalation factors.

**Get Ahead Costs** – These are costs associated with adaptation of the building to counter the forces of retirement associated with different forms of obsolescence, such as:

- **Functional obsolescence** - Reduction of an object's usefulness or desirability because of an outdated design feature
- **Legal obsolescence** - Force of retirement of assets due to legislation changes, or other directive/order, issued by an authority having jurisdiction.
- **Style obsolescence** - When an asset is no longer desirable because it has fallen out of popular fashion

Some of the costs in this category are discretionary spending that result in either a change or an improvement to the existing strata building. This category includes projects to alter the physical plant for changes in use, codes and standards. Some typical examples include:

- Energy retrofits
- Code retrofits
- Hazardous material abatement
- Barrier free access retrofits
- Seismic Upgrades

**Keep-up Costs** – The monies required for renewal projects as each asset reaches the end of its useful service life. If an asset is not replaced at the end of its useful service life and is kept in operation, through targeted repairs, then these costs get reclassified into the “catch-up” category.

**Maintenance** - Activities that preserve the Assets, to ensure the Assets will last their predicted service lives and perform as expected.

**Major Maintenance** – Any maintenance work for common expenses that usually occurs less often than once a year or that do not usually occur. Major maintenance provides for the preservation of assets to ensure that they achieve their full intended service life. Major maintenance is funded from the CRF.

**Opening Balance** – Alternatively referred to as the Starting Balance. The amount of money in an account at the beginning of a fiscal period. Opening balances are derived from the balance sheet and are used in cash flow calculations in the Funding Model. Compare with Closing Balance.

**Operating Costs** – Frequently recurring expenses that arise during the course of a single fiscal year and are paid from the operating budget as opposed to the Reserve Fund.

**Operational Plan/Horizon (1 year)** – The annual operating period encompasses one fiscal cycle (12 months). The Reserve Contribution in the operating budget should reflect the majority of the projects in the *Tactical Plan* (5 or 10 years) and ideally should also contemplate elements of the *Strategic Plan* (30 years).

**Phased Projects** - Projects that are carried out in multiple stages rather than as a single coordinated project.

**Physical Assessment** – Also known as a physical analysis. The identification of all physical assets the Strata Cooperation is responsible for and the prediction of major maintenance and renewal activities regarding these assets.

**Placeholder** – an item or asset that is not currently part of the strata cost of maintenance or repair and may be owned by another entity such as a utility, tenant, or section.

**Progressive Reserve** – Also known as Percent Funded. The ratio, at a particular point of time (typically the beginning of the fiscal year), of the actual or projected Reserve Fund balance to the accrued Reserve Fund balance, expressed as a percentage. For example: If the 100% funded balance is \$100,000 and there is \$76,000 in the Reserve Fund, the Reserve Fund is 76% funded.

Since funds can typically be allocated from one asset to another with ease, this parameter has no real meaning on an individual reserve component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve Fund at a particular point in time. The value of this parameter is to provide a more stable measure of Reserve Fund strength, since cash in reserve may mean very different things to different governing bodies or Owner groups.

- **Poor Level** - When the Percent Funded falls to 0% - 30%, the current reserves may be considered to be at a 'poor' level. At this funding level, Special Levies are common. This is also commonly known as the Unfunded or Special Levy Model. The Owner Group does not have a Reserve Fund balance that will cover expected renewal costs and the only recourse is to raise funds by Special Levies to cover those costs when they become due.
- **Fair Level** - If the Percent Funded level is 31 to 70% then the current reserve may be considered to be in a mid-range level.
- **Good Level** - If the Percent Funded level is 70% or higher this is likely to be considered 'strong' because cash flow problems are rare.

**Renewal** – The replacement or refurbishment of an Asset as it reaches the end of its useful service life.

**Renewal Cost** – The cost required to replace an Asset, which is paid from the Reserve Fund, Special Levy or combination thereof.

**Reserve Contribution** – See Annual contribution.

**Reserve Fund** – See Contingency Reserve Fund (CRF)

**Reserve Income** – The interest earned from investing the money deposited in the Contingency Reserve Fund.

**Reserve Study** – Also referred to as a Reserve Fund Study or Depreciation Report in BC.

- A long-range financial planning tool that identifies the current status of the Owners' Reserve Fund and recommends a stable and equitable funding plan to offset the costs of anticipated future major expenditures associated with replacement of the assets and major maintenance.
- The purpose of the Reserve Study is to provide a plan for appropriate funding for renewal and major maintenance work.
- While Reserve Studies provide analysis of the timing, costs, and funding for renewal projects, they should ideally be supported by a maintenance plan that assists the Owners to plan for maintenance activities so that assets achieve their predicted service lives.

**Service Life** - The estimated period of time over which an asset (and its components or assembly) provides adequate performance and function.

**Sheathing Membrane** - A generic term for a membrane layer that resists the passage of liquid water (and possibly air and vapour) through vertical, drained surfaces.

**Special Levy** - Also referred to as a "Special Assessment". A financial levy to be paid by the Owner group to finance large-scale projects for major maintenance, repairs, renewal, or rehabilitation of an asset, which occur as result of a shortfall in available funds and requires special decision making and approval procedures.

**Statutory Funding Model** - A funding model which uses the Strata Property Act and Regulations to determine the minimum amount of money to contribute to the Contingency Reserve Fund on an annual basis.

**Strategic Plan/Horizon** - The longest of the three planning horizons, which typically covers the full study period of 30 years and identifies the long-term needs of the assets.

**Tactical Plan/Horizon** - A period of planning for asset Renewal projects and Major Maintenance projects, which typically extends five or ten years from the current year.

**Targeted Projects:** Projects that are localized to particular portions of the building.

**Undrained Wall Assembly** - Also known as face seal wall assembly. Refers to a strategy for rain penetration control that relies on the elimination of holes through the cladding. In undrained/face seal wall assemblies, the cladding is installed directly against the *sheathing membrane*. Compare with Drained Wall Assembly.

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix B

## Asset Inventory

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Asset Inventory – 2022

#### Structural

#### Struct 01 - CIP Reinforced Concrete Foundation & Parkade Structure



##### Location

Partially concealed asset; building foundation and parkade structure.

##### Description

Cast-in-place (CIP), reinforced concrete structural components including, but not limited to: below grade strip and spread footings, slabs-on-grade supported directly on existing grade, columns, bands, at-/below-grade foundation walls, and suspended slabs (parkade roof/ceiling).

##### Information

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2095
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Provided maintenance and repairs are completed to adjacent assets, the concrete foundation and parkade structure is not likely to require renewal.	2095	75 Yrs (0)	\$0	\$0	\$0

#### Struct 02 - Wood Structure



##### Location

Partially concealed asset; building superstructure.

##### Description

Wood framed structural lumber and sheathing assembled to support the building's roof, walls, floor, balconies, and various systems.

##### Information

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2095
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Provided maintenance and repairs are completed to surrounding systems, the wood structure is not likely to require renewal.	2095	75 Yrs (0)	\$0	\$0	\$0

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Struct 03 - Exposed Structural Timber



**Location**

Columns at lobby entrance exterior. Beams above rear entrance to common area on south elevation.

**Description**

Engineered glulam wood beams and columns with concealed steel connections.

**Information**

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2028
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat exposed structural timber, as required.	2028	8 Yrs (3)	\$2,000	\$6,000	\$8,000
R02	Replace components of exposed structural timber beams and columns, as required.	2070	50 Yrs (0)	\$0	\$0	\$0

### Enclosure

#### Encl 01 - Aluminum Panel Soffit



**Location**

Underside of balconies.

**Description**

Perforated aluminum panel soffit.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2060
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace soffit panels and associated components, such as venting strips.	2060	40 Yrs (0)	\$0	\$0	\$0

#### Encl 02 - Fiber Cement Soffit



**Location**

Underside of roof eaves.

**Description**

Panel-and-baton and wood-style fiber-cement panel soffit.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat fiber cement board soffits as required.	2030	10 Yrs (3)	\$7,350	\$22,050	\$31,600
R02	Replace fiber cement board soffit and associated components.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Asset Inventory – 2022

#### Encl 03 - Exposed SBS Membrane Roof



##### Location

Main low-sloped roof and canopy roofs over lobby and common room exterior entrance.

##### Description

Two plies of bituminous and modified bituminous styrene-butadiene-styrene (SBS) membrane at low-slope roof. The membrane is exposed and the top ply is protected by embedded granules.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended. (Delay start 10 years).	2030	5 Yrs (3)	\$3,000	\$9,000	\$12,600
R01	Replace SBS membrane roof assembly and associated component such as drains and flashing.	2040	20 Yrs (1)	\$480,000	\$480,000	\$690,000

#### Encl 04 - Roof Hatch



##### Location

Main low-sloped roof.

##### Description

Roof hatch providing access to low-sloped roof.

##### Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace roof hatches.	2050	30 Yrs (1)	\$1,500	\$1,500	\$2,600

#### Encl 05 - Laminated Asphalt Shingle Roof



##### Location

All sloped roofs.

##### Description

Laminated asphalt shingle over a membrane underlayment applied on solid wood sheathing at sloped roof.

##### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Commission a roof assessment and implement maintenance items as recommended. Cost included in SBS membrane J01 roof inspection. (Delay start 10 years).	2030	5 Yrs (3)	\$0	\$0	\$0
R01	Replace asphalt shingle roofs and associated components.	2045	25 Yrs (1)	\$35,700	\$35,700	\$56,000

## Belmont Residences West

### Asset Inventory – 2022

#### Encl 06 - Guardrail Glazed Aluminum



##### Location

Balcony perimeters on all elevations. North elevation patio gates.

##### Description

Powder coated aluminum posts and glass infill panels functioning as a protective barrier at the open sides of balconies to prevent accidental falls from one level to another. Includes patio swing gates for access to north elevation ground floor units.

##### Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$450	\$6,300	\$8,260
J02	Review guardrails for life safety and structural adequacy including attachments.	2030	10 Yrs (2)	\$5,000	\$10,000	\$13,000
R01	Remove and re-install sections of guardrail in conjunction with balcony waterproofing membrane renewal, including inspect and re-certify guardrail.	2035	15 Yrs (1)	\$7,560	\$7,560	\$9,800
R02	Replace balcony guardrails.	2050	30 Yrs (1)	\$70,200	\$70,200	\$120,000

#### Encl 07 - Rooftop Mechanical Enclosure



##### Location

Main low-slope roof surrounding make-up air unit.

##### Description

Concrete blocks with metal posts and planks surrounding the rooftop make-up air unit.

##### Information

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$0	\$0	\$0
R01	Replace rooftop mechanical enclosure fencing.	2050	30 Yrs (1)	\$2,750	\$2,750	\$4,800

# Belmont Residences West

## Asset Inventory – 2022

### Encl 08 - Stone Veneer Wall - Drained



**Location**

Pillar at lobby entrance on the north elevation, balcony supports on north and east elevations, and common area entrance on south elevation.

**Description**

Stone veneer applied with mortar onto structure.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace sections of stone veneer wall as required, along with associated components.	2050	30 Yrs (1)	\$7,700	\$7,700	\$13,000

### Encl 09 - Fiber Cement Wall - Drained



**Location**

Primary exterior wall cladding.

**Description**

Fiber cement horizontal plank cladding, vertical cladding, and shingle cladding with fiber cement trim at corners, doors, windows, and other interfaces installed on wood strapping to create a drained cavity over the exterior sheathing membrane.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and repaint fiber cement cladding.	2030	10 Yrs (3)	\$92,800	\$278,400	\$400,000
R02	Replace fiber cement cladding along with associated flashing and sealants. Consideration should be given to replacement of vent hoods and other accessories that penetrated the cladding at the time of cladding replacement.	2060	40 Yrs (0)	\$0	\$0	\$0

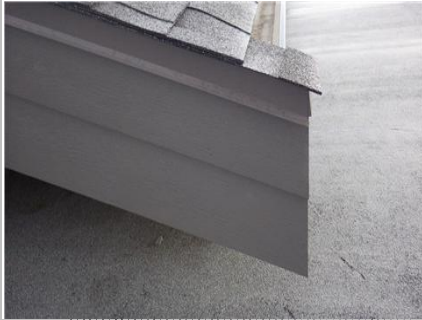
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Encl 10 - Wood Trim Fascia



**Location**

Attic gable fascia.

**Description**

Wood trim boards with coated surface for protection of the substrate and aesthetics.

**Information**

Service Life: 30  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2022

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Locally repair and touch up paint wood trim, as required.	2022	2 Yrs (15)	\$60	\$900	\$1,200
R01	Clean and repaint wood trim.	2026	6 Yrs (5)	\$1,000	\$5,000	\$6,900
R02	Replace wood trim, as required.	2050	30 Yrs (1)	\$4,000	\$4,000	\$7,000

### Encl 11 - Decorative Metal Fascia Assembly



**Location**

Balconies on lower half of glazed infill panel.

**Description**

Horizontal metal trim with wood-tone coated surface.

**Information**

Service Life: 30  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2025

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Touch up painting of decorative metal trim as required.	2025	5 Yrs (6)	\$80	\$480	\$659
R01	Clean and repaint metal fascia.	2026	6 Yrs (5)	\$1,600	\$8,000	\$11,200
R02	Replace decorative metal fascia in conjunction with balcony guardrails.	2050	30 Yrs (1)	\$6,400	\$6,400	\$11,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
 Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Encl 12 - Vinyl Framed Window



**Location**

All elevations and all levels of the building.

**Description**

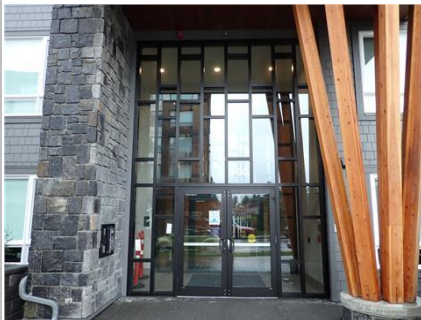
Vinyl framed windows with double insulating glazing units and casement operators.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 20 years).	2040	2 Yrs (5)	\$5,160	\$25,800	\$40,000
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (10)	\$14,000	\$140,000	\$197,000
R01	Replace vinyl windows and associated components.	2050	30 Yrs (1)	\$910,000	\$910,000	\$1,600,000

### Encl 13 - Aluminum Curtainwall



**Location**

Ground floor, north elevation at lobby door.

**Description**

Aluminum framed, thermally broken, aluminum curtain wall window system with insulating glazing units, and no operators. Includes operable lobby doors (interior and exterior).

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (11)	\$60	\$660	\$945
R01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (11)	\$600	\$6,600	\$9,450
R02	Replace aluminum frame lobby doors including electric strike and hardware, as required.	2040	20 Yrs (1)	\$8,000	\$8,000	\$11,000
R03	Replace curtainwall window system.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



## Belmont Residences West

### Asset Inventory – 2022

#### Encl 14 - Steel Swing Door



##### Location

Stairwell exits on north and south elevation. Stairwell entrances in parkade.

##### Description

Steel swing door in a steel frame for emergency egress. Parkade swing doors with glass infill panels.

##### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (8)	\$15	\$120	\$162
R01	Clean and repaint steel door finish.	2028	8 Yrs (3)	\$900	\$2,700	\$3,600
R02	Replace steel swing doors and frames.	2045	25 Yrs (1)	\$9,600	\$9,600	\$15,000

#### Encl 15 - Aluminum Framed Folding Doors



##### Location

South elevation entrance to common amenity room.

##### Description

Entrance doors, aluminum frame folding, double glazed.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (6)	\$5,000	\$30,000	\$40,500
R01	Replace aluminum framed folding glass doors and associated components.	2040	20 Yrs (1)	\$13,000	\$13,000	\$19,000

# Belmont Residences West

## Asset Inventory – 2022

### Encl 16 - Metal Clad Swing Door



**Location**

Balcony entrances.

**Description**

Metal clad wood frame swing door with insulating glazing units.

**Information**

Service Life: 25  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2030

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace or repair gasket and weatherstripping, as required. (Delay start 10 years).	2030	2 Yrs (8)	\$180	\$1,440	\$1,960
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable. (Delay start 10 years).	2030	2 Yrs (8)	\$1,200	\$9,600	\$13,000
R01	Replace metal clad balcony swing doors.	2045	25 Yrs (1)	\$80,000	\$80,000	\$130,000

### Encl 17 - Exposed Vinyl Balcony Membrane



**Location**

Balconies.

**Description**

Sheet vinyl membrane applied over wood balcony sheathing and associated components including flashing. The term 'balcony' refers to an exterior horizontal surface that is intended for pedestrian use, but which projects from the building such that it is not located over occupied space.

**Information**

Service Life: 15  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2035

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace vinyl balcony membrane and associated components.	2035	15 Yrs (2)	\$76,800	\$153,600	\$229,000

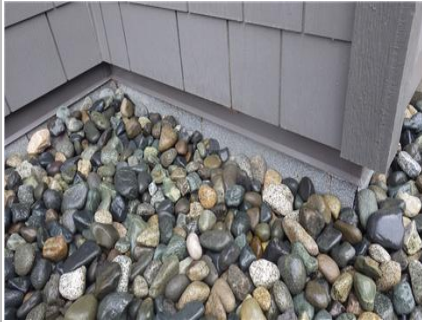
This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

**Belmont Residences West**

**Asset Inventory – 2022**

**Encl 18 - Concealed Podium Membrane with Hard and Soft Landscaping**



**Location**

At-/below-grade; surrounding the building and on top of the parkade structure.

**Description**

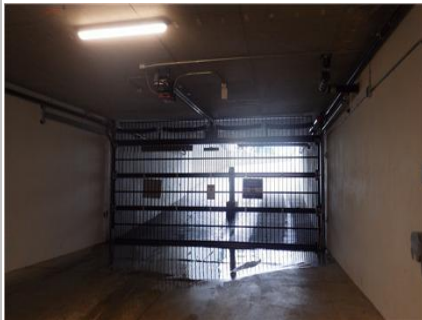
Two plies of bituminous and modified bituminous styrene-butadiene-styrene (SBS) membrane overlaid with drainage mat and various hard and soft landscaping assemblies.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace podium membrane assembly and associated components. Some of the pavers may be salvageable. Price includes overburden removal and re-installation.	2050	30 Yrs (1)	\$2,000,000	\$2,000,000	\$3,500,000

**Encl 19 - Open-grid Overhead Parkade Gate**



**Location**

Parking garage entrance.

**Description**

Pre-finished metal grid overhead gate for underground parkade.

**Information**

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Locally touch up paint at overhead gate, as required.	2022	2 Yrs (15)	\$1,500	\$22,500	\$30,100
R01	Replacement of overhead parkade gate and associated hardware.	2045	25 Yrs (1)	\$7,500	\$7,500	\$12,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/10/29/102  
Ordered by Maria Furtado 2024/10/13/139

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Encl 20 - Exterior Sealant



**Location**

Interfaces and service penetrations at the exterior walls, roofs, and other locations.

**Description**

Sealant of various types located at joints between building enclosure assemblies, as well as around components and penetrations within building enclosure assemblies.

**Information**

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2024
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required. (Delay start 4 years).	2024	2 Yrs (14)	\$2,000	\$28,000	\$38,100
J02	Assess current condition of various sealant and develop renewals plan. The plan should consider current condition, exposure conditions, types of sealant, other work that should be bundled with the sealant work like painting, and phasing of the work.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700
R01	Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.	2030	10 Yrs (3)	\$43,340	\$130,020	\$188,000

### Encl 21 - Aluminum Gutter & Rainwater Leader



**Location**

Roof perimeters.

**Description**

Aluminum gutters and rainwater leaders.

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace damaged gutters and rainwater leader, as required.	2030	10 Yrs (2)	\$450	\$900	\$1,310
R01	Replace gutter, rainwater leaders and associated components such as flashing.	2040	20 Yrs (1)	\$9,000	\$9,000	\$13,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Encl 22 - General & Inspections



**Location**

Throughout building interior and exterior.

**Description**

Miscellaneous interior and exterior components, such as service penetrations and interface details, not related to any particular assembly. Warranty and general reviews.

**Information**

Service Life:	75	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Update depreciation report.	2025	3 Yrs (9)	\$8,500	\$76,500	\$104,600
J02	Perform 2-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	2022	2 Yrs (1)	\$6,500	\$6,500	\$6,500
J03	Perform 5-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	2025	5 Yrs (1)	\$6,500	\$6,500	\$6,900
J04	Perform 10-year extended warranty review in sufficient time prior to expiration of warranty period for certain portions of the work. Prepare list of any deficiencies for correction.	2030	10 Yrs (1)	\$6,500	\$6,500	\$7,600
J05	Perform building enclosure condition assessment for all building enclosure systems. (Delay start 20 years).	2040	5 Yrs (3)	\$6,500	\$19,500	\$30,300
R01	This is not a renewable asset.	2095	75 Yrs (0)	\$0	\$0	\$0

## Electrical

#### Elec 01 - Emergency Generator



**Location**

Main low-slope rooftop.

**Description**

Roof-mounted Cummins gas-fired emergency generator with a raincover.

**Information**

Service Life:	35	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace generator hoses.	2030	10 Yrs (3)	\$1,500	\$4,500	\$6,500
R02	Rebuild emergency generator.	2037	17 Yrs (1)	\$15,000	\$15,000	\$20,000
R03	Replace generator battery packs.	2024	4 Yrs (7)	\$300	\$2,100	\$2,810
R04	Replace emergency generator and transfer switch.	2055	35 Yrs (0)	\$0	\$0	\$0

## Belmont Residences West

### Asset Inventory – 2022

#### Elec 02 - Distribution Transformer – Exterior [PLACEHOLDER]



**Location**

Northeast corner of building site.

**Description**

Pad mounted transformer. Equipment is owned by BC Hydro.

**Information**

Service Life:	45	Install Year:	2020
Chronological Age:	2	Next Event Year:	2065
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace distribution transformers. Work to be coordinated, completed, and paid for by BC Hydro, at their discretion.	2065	45 Yrs (0)	\$0	\$0	\$0

#### Elec 03 - Dry Type Distribution Transformer



**Location**

Electrical room.

**Description**

Siemens, 3 phase, dry-type, coil, and core unit with vibration dampers and 3R enclosure. 5 transformers of various voltages and sizes.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol. Cost carried in electrical distribution event.	2025	5 Yrs (6)	\$0	\$0	\$0
R01	Conduct infrared thermography and ultrasonic scanning tests on distribution transformers. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated with maintenance activities. Cost carried in electrical distribution event.	2025	5 Yrs (6)	\$0	\$0	\$0
R02	Replace distribution transformers as required.	2060	40 Yrs (0)	\$0	\$0	\$0

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Elec 04 - Electrical Distribution



**Location**

Main electrical room.

**Description**

Siemens, 3 phase switchgear units; downstream switchboards, panelboards, breakers, switches, disconnects and wiring to mechanical, lighting and power loads throughout the building.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	2025	5 Yrs (6)	\$8,000	\$48,000	\$65,900
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	2022	2 Yrs (15)	\$500	\$7,500	\$10,030
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800
R02	Cyclical replacement of components of the electrical distribution equipment, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Elec 05 - Exterior Light Fixtures



#### Location

Throughout site.

#### Description

A variety of fixture types, including wall, ground mounted, and recessed soffit pot lighting. LED lamps for exterior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, and timers.

#### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	2023	3 Yrs (10)	\$400	\$4,000	\$5,420
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	2026	6 Yrs (5)	\$800	\$4,000	\$5,550
R03	Cyclical replacement of electronic ballasts.	2030	10 Yrs (3)	\$1,050	\$3,150	\$4,500
R04	Replace exterior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2040	20 Yrs (1)	\$10,000	\$10,000	\$14,000

### Elec 06 - Interior Light Fixtures



#### Location

All common areas throughout the building.

#### Description

A variety of fixture types, including fixed surface pendants and sconces and recessed pots. LED and fluorescent lamps for interior direct, indirect and accent lighting applications. A variety of light fixture controls, including switches, motion sensors, timers, and dimmers.

#### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	2023	3 Yrs (10)	\$228	\$2,280	\$3,070
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	2026	6 Yrs (5)	\$800	\$4,000	\$5,550
R03	Cyclical replacement of electronic ballasts.	2030	10 Yrs (3)	\$1,995	\$5,985	\$8,600
R04	Replace interior light fixtures, as required, for aesthetic purposes, to match ballast replacement cycles, or technological obsolescence.	2040	20 Yrs (1)	\$28,500	\$28,500	\$41,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



**Belmont Residences West**

**Asset Inventory – 2022**

**Elec 07 - Proximity Access Control**



**Location**

Lobbies, parking garage, elevators, and common area entrances.

**Description**

Local proximity access control system components include fob devices for building occupants, fob readers, RTE sensors, electric strikes, and door controllers. Network level components include door control panel, communication boards, backup batteries, RTE board, conduit, cable, and connectors.

**Information**

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace media in recording device to maintain continuous records from proximity access control devices. Retain records in secure archive for period determined by policy.	2026	6 Yrs (5)	\$500	\$2,500	\$3,480
R02	Install or modernize components of the proximity access control system, excluding field wiring, as required by technological obsolescence.	2032	15 Yrs (2)	\$32,000	\$64,000	\$91,000

**Elec 08 - Enterphone System**



**Location**

Outside lobby doors.

**Description**

Bullet surface mounted, telephone entry panels with associated key pads and display panels.

**Information**

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace enterphone control panels, excluding field wiring.	2045	25 Yrs (1)	\$6,000	\$6,000	\$9,500

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Elec 09 - EV Charger



**Location**

Parkade.

**Description**

Wall mounted EVduty electric vehicle (EV) charging station.

**Information**

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace EV chargers, excluding field wiring.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

### Elec 10 - Door Actuator



**Location**

Interior parkade entrance doors and lobby entrance doors.

**Description**

Door actuator used to operate building access doors.

**Information**

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of door actuator units.	2030	10 Yrs (3)	\$4,500	\$13,500	\$19,500

### Mechanical

### Mech 01 - Heat Tracing - Freeze Protection



**Location**

Throughout the parking garage.

**Description**

Heat trace controller and wiring for piping systems exposed to freezing (self regulating heater cable with parallel circuit heater strip and outer thermoplastic elastomer jacket) under pipe insulation.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of components of electric heat tracing cable, including control module and pipe insulation.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Mech 02 - Gas Detection - Parking Garage



##### Location

Mounted to columns and walls throughout the parking garage.

##### Description

Electronic sensing devices for detection of carbon monoxide (CO), nitrogen dioxide (NO2), and hydrogen (H2) produced by vehicles and to activate the exhaust fans accordingly.

##### Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of gas detection sensors.	2030	5 Yrs (5)	\$9,000	\$45,000	\$66,000

#### Mech 03 - Piping - Domestic Water Distribution



##### Location

Connected to fixtures throughout the building.

##### Description

Copper piping for vertical/horizontal mains system. Cross-linked polyethylene (PEX) and braided stainless flex distribution piping within the suites and at fixtures and trap primers. Soldered, crimped, and mechanical connections.

##### Information

Service Life:	35	Install Year:	2020
Chronological Age:	2	Next Event Year:	2050
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Comprehensive third-party testing and inspection of the copper domestic water distribution system.	2050	30 Yrs (1)	\$12,500	\$12,500	\$22,000
R01	Replace components of domestic water distribution system, including domestic valves. Extent and timing of renewal will be dependent on the third-party testing and inspection of the domestic water distribution piping.	2055	35 Yrs (0)	\$0	\$0	\$0

#### Mech 04 - Piping - Gas Distribution



##### Location

Throughout building.

##### Description

Natural gas distribution system consisting of threaded steel piping from meter to equipment.

##### Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of fittings and valves of natural gas piping, as required.	2070	20 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Mech 05 - Drainage - Sanitary



**Location**

Connected to waste fixtures throughout the building.

**Description**

Polyvinyl chloride (PVC) drain-waste-vent (DWV) piping, P-traps, and fittings at fixtures. Cast iron drainage piping in parkade.

**Information**

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Insert video cameras into main lines to conduct pipe inspection.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800
J02	Jetflush/auger lateral drain lines.	2030	10 Yrs (3)	\$4,000	\$12,000	\$17,400
R01	Repair components of sanitary drainage system, as required.	2070	50 Yrs (0)	\$0	\$0	\$0

### Mech 06 - Drainage - Perimeter and Foundation



**Location**

Perimeter of podium.

**Description**

Polyvinyl chloride (PVC) perforated piping forming part of a sub-surface perimeter drainage system around perimeter of building and underground structures.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	2025	5 Yrs (6)	\$1,800	\$10,800	\$14,800
J02	Jetflush or auger drains to remove buildup and blockages.	2025	5 Yrs (6)	\$1,800	\$10,800	\$14,800
R01	Repair and/replace components of perimeter drainage system, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Mech 07 - Boiler - DWH Heating - Gas Fired - Condensing



**Location**

Mechanical room.

**Description**

Lochnivar Armor AWN286PM and AWN286, natural gas-fired, 96% thermal efficiency condensing water heaters, direct vented. Water heaters are connected to storage tanks.

**Information**

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of gas fired domestic hot water heaters. <Unit cost is relative to capacity in BTUH. Range \$2000 for small domestic at 199,000 btuh, to \$20,000 for deluxe modulating at 800,000 btuh.>	2032	12 Yrs (2)	\$16,000	\$32,000	\$45,000

### Mech 08 - Storage Tank - DHW



**Location**

Mechanical room.

**Description**

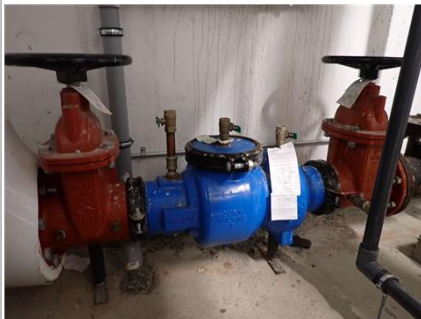
AO Smith TJV-120M 119 US gallon domestic hot water storage tanks, fed by gas-fired boiler and serving in-suite fixtures.

**Information**

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	2025	5 Yrs (6)	\$2,000	\$12,000	\$16,600
R02	Replace domestic hot water storage tanks.	2032	12 Yrs (2)	\$20,000	\$40,000	\$55,000

### Mech 09 - Valves - Cross Connection & Backflow Prevention



**Location**

Mechanical room.

**Description**

Various types and sizes of backflow prevention valves, including vacuum breakers, double check, reduced pressure valves on systems.

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of cross connection & back flow prevention valves, as required.	2040	20 Yrs (1)	\$6,000	\$6,000	\$8,600

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Mech 10 - Valves - Plumbing Flow Control and Directional



**Location**

Mechanical room.

**Description**

Various types and sizes of valves, including pressure reducing valves, isolation valves, two-way and three-way valves, circuit flow control valves and check valves to regulate the flow of water through domestic plumbing systems.

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of flow control and directional valves, as required.	2040	20 Yrs (1)	\$6,000	\$6,000	\$8,600

### Mech 11 - Pump - Domestic Water Booster



**Location**

Mechanical room.

**Description**

Baldor Reliance duplex system with 3 HP Grundfos Hydro MPC E 2CR 20-1 pumps, packaged motor control system, and control panel to supply constant boosted pressure to fixtures and equipment on higher levels.

**Information**

Service Life:	14	Install Year:	2020
Chronological Age:	2	Next Event Year:	2027
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace motor bearings, pump bearings and seals. Inspect mounts and housing, repair as required.	2027	7 Yrs (4)	\$1,650	\$6,600	\$9,100
R02	Replace domestic water booster pumps and motor control panel.	2034	14 Yrs (2)	\$8,000	\$16,000	\$23,000

### Mech 12 - Tank - Expansion - DHW - Diaphragm



**Location**

Mechanical room.

**Description**

Amtrol ST-80VC floor mounted expansion tank for domestic water system (ET-1). Amtrol ST-60V draw down tank (ET-2).

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of expansion tanks, as required.	2040	20 Yrs (1)	\$3,000	\$3,000	\$4,300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Asset Inventory – 2022

#### Mech 13 - Pumps - Storm Lift and Control Panel - Duplex



##### Location

Parkade; partially concealed asset at perimeter and sub-slab drainage.

##### Description

Duplex storm lift system using two Myers WHR10H-53 pumps with 1.0 HP each, and control panels for storm lift and drainage.

##### Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul storm sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclic replacement of storm lift sump pumps and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

#### Mech 14 - Oil Interceptor



##### Location

Parkade.

##### Description

Multi-chamber flow-through interceptor with hatches to grade.

##### Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace oil interceptor.	2070	50 Yrs (0)	\$0	\$0	\$0

#### Mech 15 - Pump - DHW - Circulation and Recirculation



##### Location

Mechanical room.

##### Description

2 Grundfos MAGNA3 40-180 F N pipe-mounted pumps for domestic hot water circulation from boilers to tank. 2 Grundfos UPS 40-240 F B pumps for domestic hot water recirculation for residential recirculation.

##### Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of recirculating pumps, as required.	2030	8 Yrs (3)	\$6,000	\$18,000	\$24,900

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

**Belmont Residences West**

**Asset Inventory – 2022**

**Mech 16 - Well Water System [PLACEHOLDER]**



**Location**

Mechanical room.

**Description**

Wellmaster Pumps well water pressure tank and Pentair Pentek Intellidrive with M50432 motor for pump. System includes well, pump, storage, and distribution. Previously used for irrigation, currently not in use due to high iron content in well water.

**Information**

Service Life:	8	Install Year:	2020
Chronological Age:	2	Next Event Year:	2028
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Costs for well water system are zero since this asset will not be maintained.	2028	8 Yrs (0)	\$0	\$0	\$0

**Mech 17 - Drainage - Storm - Internal**



**Location**

Podium drains and parkade.

**Description**

Trench drains, catch basins and associated piping systems for rainwater runoff.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
R01	Repair and/or replace components of storm water drainage collection system, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered by Maria Furtado 2022/09/02  
Submitted to StrataDocs 2022/09/02  
Document Uploaded and Verified: 2022/09/02

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



**Belmont Residences West**

**Asset Inventory – 2022**

**Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex**



**Location**

Parkade; partially concealed in sanitary service.

**Description**

Duplex sanitary lift system using two Myers WHR10H-53 pumps with 1.0 HP each, and control panels for sanitary lift and drainage.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul sanitary sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclical replacement of sanitary lift sump pumps and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

**Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex**



**Location**

Parkade; partially concealed at elevator pits.

**Description**

Simplex elevator sump pump system with 1/2 HP Zoeller BA282 pump, and control panel for elevator pit lift and drainage.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Overhaul storm sump pumps.	2025	5 Yrs (4)	\$2,000	\$8,000	\$10,500
R02	Cyclical replacement of elevator pit sump pump and control panel.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

**Mech 20 - Heat Pump - Air-to-air [PLACEHOLDER]**



**Location**

Select balconies.

**Description**

CAC/BDP ground mounted, heat pump outdoor fan coil unit, comprising direct expansion air-side coil, and blower/filter section with a decorative exterior case. Owned by unit owners who upgraded for it during construction.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of heat pumps. Cost is zero since unit heat pumps are owned by unit owners.	2035	15 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Mech 21 - Baseboard - Electric



**Location**

Hallways on all levels.

**Description**

Standard grade, wall mounted, electric convector baseboard heaters with electrical fins for localized space heating and integral thermostat control.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2060
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of electric baseboard heaters, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

#### Mech 22 - Outdoor Fireplace - Gas



**Location**

South side of building in exterior common area.

**Description**

Natural gas outdoor fireplace with fireplace enclosure, flue, gas piping, gas valve, and other components.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	2025	5 Yrs (6)	\$200	\$1,200	\$1,660
R02	Replace components of fireplace, such as gas valve and switch.	2050	30 Yrs (1)	\$1,500	\$1,500	\$2,600

#### Mech 23 - Wall-Mounted Electric Cadet Heater



**Location**

Lobby, stairwells, and various service rooms throughout parkade.

**Description**

Wall-mounted electric fan heaters with switch control for localized space heating.

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclic replacement of cadet heaters, as required.	2040	20 Yrs (1)	\$3,600	\$3,600	\$5,100

## Belmont Residences West

### Asset Inventory – 2022

#### Mech 24 - Condensate Neutralizer



**Location**

Mechanical room: condensing boiler drains.

**Description**

Neutra-Safe CN2-300 condensate neutralization unit for neutralizing boiler condensate before running to drain. Calcite and magnesium oxide media.

**Information**

Service Life:	8	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace neutralizing media.	2023	Annually (1)	\$500	\$500	\$510
R01	Cyclical replacement of components of acid waste equipment.	2028	8 Yrs (3)	\$4,000	\$12,000	\$16,000

#### Mech 25 - Unit Heater - Electric



**Location**

Storage rooms and equipment rooms in parkade.

**Description**

StelPro, 5kW, electric unit heater, ceiling-mounted with fan and louver.

**Information**

Service Life:	17	Install Year:	2020
Chronological Age:	2	Next Event Year:	2037
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of electric unit heaters, as required.	2037	17 Yrs (1)	\$3,000	\$3,000	\$4,000

#### Mech 26 - Condensing Unit - Heat Pump



**Location**

Condensing unit in parkade; partially concealed in common amenity room ceiling.

**Description**

Wall mounted heat pump with fan coil units for forced air conditioning and heating servicing the common amenity room.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of components of condensing units and fan coil units on heat pump system.	2035	15 Yrs (2)	\$4,000	\$8,000	\$12,200

## Belmont Residences West

### Asset Inventory – 2022

#### Mech 27 - Condensing Units - Air Conditioner



##### Location

Parkade and electrical room.

##### Description

Carrier 5 ton DX cooling system with fan coil unit in electrical room and wall-mounted condensing unit in parkade.

##### Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replacement of components of electrical room AC units.	2035	15 Yrs (2)	\$14,000	\$28,000	\$42,000

#### Mech 28 - Outdoor Air Handler - Makeup Air - Gas



##### Location

West end of rooftop.

##### Description

EngA outdoor rooftop unit, belt-driven, centrifugal fan with indirect natural gas fired heating to supply tempered make-up air to the interior spaces. Capacity 250,000 btuh input; 203,000 btuh output; 3500 CFM.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2033
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Half-life refit of unit.	2033	13 Yrs (2)	\$15,000	\$30,000	\$43,000
R01	Cyclical replacement of pulleys and motors and vibration isolation, as required.	2028	8 Yrs (3)	\$2,000	\$6,000	\$8,000
R02	Cyclical rebuild or replacement of rooftop make-up air unit.	2040	20 Yrs (1)	\$350,000	\$350,000	\$500,000

#### Mech 29 - Ceiling Fan



##### Location

Common amenity room on level 1.

##### Description

Fractional horse power, ceiling mounted, circular paddle fans.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of ceiling fans, as required.	2040	20 Yrs (1)	\$400	\$400	\$570

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Mech 30 - Miscellaneous Exhaust Fan - Small Service - Cabinet



#### Location

Parkade service rooms: storage rooms, mechanical room, dog wash, kayak room, garbage room, and communications room.

#### Description

Individual ceiling mounted direct drive exhaust fans operating continuously. Fans pick up exhaust air and discharge it through ductwork into the parkade. Combination of Broan L1500L, L900L, L500L, L400L, and L250L exhaust fans.

#### Information

Service Life:	12	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of failed or damaged general purpose cabinet exhaust fans, as required.	2032	12 Yrs (2)	\$15,000	\$30,000	\$41,000

### Mech 31 - Rooftop Exhaust Fan - Centrifugal Mushroom



#### Location

Rooftop above elevator shaft.

#### Description

Delhi ALX105DDEC belt driven centrifugal fan servicing elevator equipment with electric motor. Equipped with backdraft damper.

#### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace motor and drives.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R02	Rebuild of rooftop exhaust fan, as required.	2040	20 Yrs (1)	\$2,000	\$2,000	\$2,900

### Mech 32 - Transfer Fans - Parkade



#### Location

Parkade ceiling.

#### Description

Delhi Blowers 218-INS, 3 HP belt driven centrifugal fans suspended from parkade ceiling structure.

#### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2023
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	2023	3 Yrs (10)	\$1,000	\$10,000	\$13,400
R02	Rebuild of parkade transfer fans, as required.	2040	20 Yrs (1)	\$5,000	\$5,000	\$7,100

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

**Belmont Residences West**

**Asset Inventory – 2022**

**Mech 33 - Mini Make Up Air Unit - Indoor**



**Location**

Concealed in common area lounge ceiling.

**Description**

Thermolec FER-6 air handling unit, with heating coil to supply tempered make-up air to the interior common area lounge space.

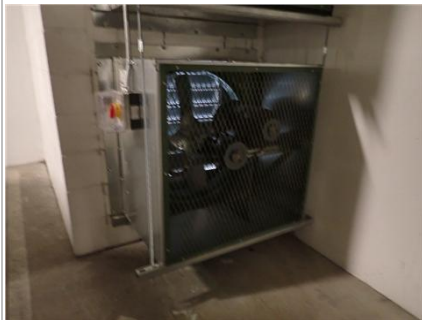
**Information**

Service Life: 25  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2028

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors and vibration isolation, as required.	2028	8 Yrs (3)	\$500	\$1,500	\$1,990
R02	Cyclical rebuild or replacement of mini make-up air unit.	2045	15 Yrs (1)	\$3,000	\$3,000	\$4,700

**Mech 34 - Exhaust Fan - Parkade**



**Location**

Sidewall of parkade.

**Description**

LFI HV30CBS exhaust fans. Belt-driven propeller type.

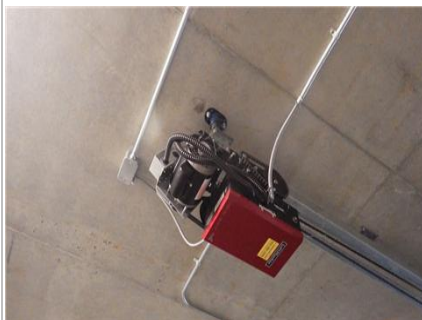
**Information**

Service Life: 20  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2023

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	2023	3 Yrs (10)	\$1,000	\$10,000	\$13,400
R02	Rebuild of parkade exhaust fans, as required.	2040	20 Yrs (1)	\$2,000	\$2,000	\$2,900

**Mech 35 - Overhead Gate Motor**



**Location**

Entrance to parking garage.

**Description**

LiftMaster Logic 6.0 1/2 HP AC motor and door operator mechanism. Door not included in this asset.

**Information**

Service Life: 7  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2027

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace overhead gate motor and drive unit.	2027	7 Yrs (4)	\$2,500	\$10,000	\$13,800

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

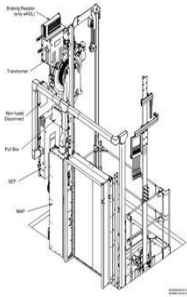
Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Elevator

#### Elev 01 - Traction Elevator



##### Location

Hoistway and elevator penthouse.

##### Description

Traction elevator with KCM831 Control System and KDL16 Drive. Machine mount, controls, drives, transformer, and machines. 2500 lbs. capacity. 150 fpm speed.

##### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace elevator hoist ropes. This is contingent on the condition of the hoist ropes and subject to further review.	2035	15 Yrs (2)	\$50,000	\$100,000	\$152,000
R01	Replace elevator machines, controls and drive systems.	2045	25 Yrs (1)	\$310,000	\$310,000	\$490,000

#### Elev 02 - Elevator Cab & Hoistway



##### Location

Elevator cab, fixtures, and hoistway.

##### Description

Doors, car operating panel, door protection, door operator, cab interior, and fixtures.

##### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace door operators and door detectors.	2040	20 Yrs (1)	\$50,000	\$50,000	\$71,000
R02	Replace operating fixtures and upgrade cab interior finishes.	2045	25 Yrs (1)	\$90,000	\$90,000	\$140,000

# Belmont Residences West

## Asset Inventory – 2022

### Fire Safety

#### Fire 01 - Fire Alarm Panel - Addressable



**Location**

Electrical room and annunciator panel in lobby.

**Description**

Honeywell NFS-320C microprocessor and supervised unit with 32 LCD and 32 ACS type annunciator and display.

**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace battery packs.	2025	5 Yrs (6)	\$250	\$1,500	\$2,070
R02	Replace fire alarm annunciator panels and control panel, excluding field wiring and field devices.	2040	30 Yrs (1)	\$40,000	\$40,000	\$57,000

#### Fire 02 - Fire Detection & Alarm



**Location**

Hallways, stairways, and common areas.

**Description**

Smoke detectors, heat detectors, flow switches, tamper switches, horns, pull stations, wiring, and other fixed apparatus field devices to detect fire and smoke conditions and initiate timely response.

**Information**

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related fire detection and alarm modules, excluding field wiring.	2030	10 Yrs (3)	\$34,400	\$103,200	\$149,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/10/20  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



# Belmont Residences West

## Asset Inventory – 2022

### Fire 03 - Dry Sprinklers - Wet System



**Location**

Balconies and patios.

**Description**

Dry sidewall sprinklers on a wet distribution system, extending from a heated space to unheated coverage area.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace all heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700
R02	Replace all exterior mounted wet sprinkler system heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	2050	30 Yrs (1)	\$12,000	\$12,000	\$21,000

### Fire 04 - Sprinkler Valve Assembly - Dry



**Location**

Mechanical room and stairwells below attic spaces.

**Description**

Tyco dry sprinkler valves, trim and gauges, steel piping.

**Information**

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace gaskets in dry sprinkler valves.	2040	20 Yrs (1)	\$600	\$600	\$860
R02	Rebuild dry sprinkler valves.	2040	20 Yrs (1)	\$4,000	\$4,000	\$5,700
R03	Replace dry sprinkler valves, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Fire 05 - Dry Sprinkler Compressor



**Location**

Mechanical room and concealed attic spaces (assumed).

**Description**

Baldor Reliance compressor with 2 HP SuperE Motor and 3470 RPM to maintain the pressure of air in the dry fire sprinkler lines throughout the parkade and attic spaces.

**Information**

Service Life:	14	Install Year:	2020
Chronological Age:	2	Next Event Year:	2034
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace dry fire sprinkler compressor.	2034	14 Yrs (2)	\$4,000	\$8,000	\$11,800

### Fire 06 - Portable Fire Extinguisher



**Location**

Common hallways and rooms.

**Description**

Wall mounted, manually operated, 5lbs and 10lbs ABC type, pressurized vessels for controlled discharge of chemicals to extinguish small fires.

**Information**

Service Life:	24	Install Year:	2020
Chronological Age:	2	Next Event Year:	2044
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of fire extinguishers. Ongoing replacements, as required, are assumed to be covered by the annual operating budget.	2044	12 Yrs (1)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Fire 07 - Sprinkler & Standpipe - Wet



**Location**

Hallways, stairwells, and common areas on level 1-5.

**Description**

Standard upright, pendent sprinkler heads, flow switches and indicating devices, gauges, PVC distribution lines.

**Information**

Service Life: 100  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2040

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renew compromised portions of piping, gaskets, connections, valves, devices and trim to maintain required function. (Delay start 20 years).	2040	5 Yrs (3)	\$8,600	\$25,800	\$41,000
R02	Replace all heads, or submit representative sample of heads for testing by a recognized testing agency at the 50th anniversary, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25. (Delay start 50 years).	2070	10 Yrs (0)	\$0	\$0	\$0
R03	Replace entire wet sprinkler and standpipe system including risers, branch piping, valves, heads, swaybracing, and all related trim, back to Sprinkler Room.	2120	100 Yrs (0)	\$0	\$0	\$0

### Fire 08 - Sprinkler System - Dry



**Location**

Throughout parkade including storage rooms, common rooms, and mechanical rooms. In rooftop attics.

**Description**

Exposed upright dry sprinklers, sprinkler head guards, steel piping.

**Information**

Service Life: 60  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2070

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace all heads, or submit representative sample of heads for testing by recognized testing agency at the 50th anniversary, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25. (Delay start 50 years).	2070	10 Yrs (0)	\$0	\$0	\$0
R02	Replace entire system including risers, branch piping, valves, heads, swaybracing, and all related trim, back to Sprinkler Room.	2080	60 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Fire 09 - Emergency Egress Equipment



**Location**

Hallways and common areas.

**Description**

LED unit battery packs in green exit signs.

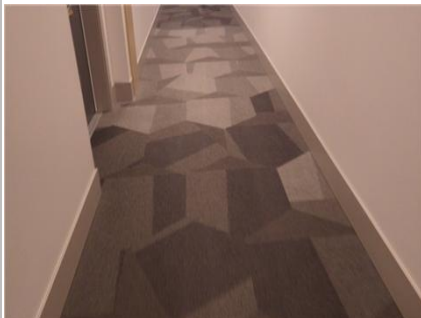
**Information**

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2040
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of emergency egress LED exit signs.	2040	15 Yrs (1)	\$2,250	\$2,250	\$3,200

#### Interior Finishes

#### Finish 01 - Sheet Carpet



**Location**

Hallways, stairwells, and common rooms.

**Description**

Synthetic, low level loop, textile sheet floor covering glued over floor substrate.

**Information**

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renew carpet.	2030	10 Yrs (3)	\$71,200	\$213,600	\$303,000

#### Finish 02 - Floor Tile



**Location**

Level 1 lobby entrance and common lounge area. Parkade elevator entrance.

**Description**

Floor tile on thin set mortar with grout.

**Information**

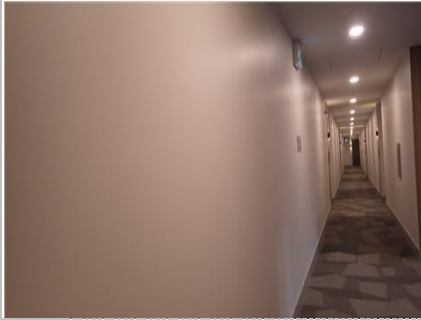
Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2032
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Recolour or replace tile grout, as required.	2032	12 Yrs (2)	\$4,800	\$9,600	\$13,300
R01	Renew stone floor tile.	2060	40 Yrs (0)	\$0	\$0	\$0

## Belmont Residences West

### Asset Inventory – 2022

#### Finish 03 - Paint



##### Location

Hallways, stairwells, and common areas.

##### Description

Primers and multiple pigmented coating finishes applied to interior gypsum wallboard.

##### Information

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and repaint interior walls in high traffic areas, as required.	2025	5 Yrs (3)	\$35,000	\$105,000	\$137,000
R02	Repaint wall surface including preparation of substrate.	2030	10 Yrs (3)	\$42,000	\$126,000	\$182,000

#### Finish 04 - Wallpaper Covering



##### Location

Levels 1-5 at elevator entrances and level 1 lounge.

##### Description

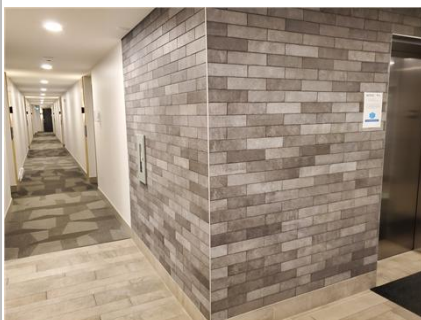
Decorative wallpaper sheet covering adhered to substrate sheathing.

##### Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace wall paper covering, as required.	2035	15 Yrs (2)	\$3,000	\$6,000	\$9,100

#### Finish 05 - Wall Tile Veneer



##### Location

Level 1 at elevator entrances.

##### Description

Ceramic tile on mortar bed.

##### Information

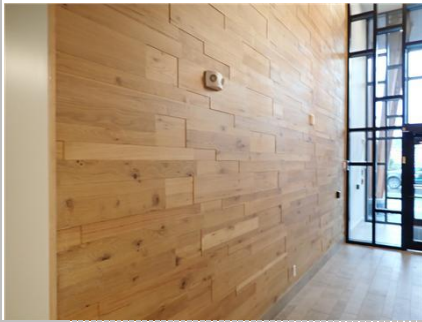
Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace grout and sealant at wall tile, as required.	2030	10 Yrs (2)	\$800	\$1,600	\$2,040
R02	Replace wall tile veneer.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

## Belmont Residences West

### Asset Inventory – 2022

#### Finish 06 - Wood Paneling



**Location**

Level 1 lobby entrance.

**Description**

Decorative wood paneling; wood veneer on substrate sheathing and structural framing.

**Information**

Service Life: 25  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2045

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace wood paneling, as required.	2045	25 Yrs (1)	\$2,800	\$2,800	\$4,400

#### Finish 07 - Baseboard, Molding, and Casing



**Location**

Trim in hallways, stairwells, and common areas.

**Description**

Linear components constructed out of painted wood. Includes synthetic cove at wall to floor interface.

**Information**

Service Life: 40  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2060

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace sections of damaged baseboard, molding, and casing, as required.	2060	40 Yrs (0)	\$0	\$0	\$0

Supplied to StrataDocs 2022/09/02  
 Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Asset Inventory – 2022

### Amenities

#### Amen 01 - Dogwash Room



#### Location

Dogwash room in parking garage.

#### Description

Stainless steel dogwash station complete with fixtures, hardware, and accessories for washing dogs outside of suites. Asset also includes grooming bench, electric dryer, small domestic hot water tank, solids interceptor (downstream drainage), decorative wall paper, and tile flooring.

#### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	7		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	2025	5 Yrs (6)	\$1,500	\$9,000	\$12,400
R02	Cyclical replacement of dogwash station, fixtures, hardware and accessories, hot water tank, expansion tank, and associated mechanical components, as required	2040	10 Yrs (2)	\$3,000	\$6,000	\$9,500

#### Amen 02 - Amenity Room



#### Location

Common area lounge on ground floor.

#### Description

Lounge featuring tables, chairs, booths, counters, Danby mini refrigerator, Panasonic microwave, Whirlpool dishwasher, wall-mounted television, sink with faucet, and various interior finishes.

#### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	2025	5 Yrs (6)	\$1,500	\$9,000	\$12,400
R02	Cyclical replacement of amenity room domestic appliances including mini refrigerator, microwave, dishwasher, television, and faucet, as required.	2045	25 Yrs (1)	\$10,000	\$10,000	\$16,000

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Asset Inventory – 2022

#### Amen 03 - Outdoor Barbecue



**Location**

Exterior common lounge area.

**Description**

Natural gas BBQ grill.

**Information**

Service Life:	10	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace outdoor barbecue equipment.	2030	10 Yrs (3)	\$2,000	\$6,000	\$8,700

#### Amen 04 - Public Signage



**Location**

North elevation at lobby entrance.

**Description**

Exterior signage and a variety of permanently displayed information placards in the common areas of the building.

**Information**

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace damaged and outdated public signage, as required.	2045	25 Yrs (1)	\$2,000	\$2,000	\$3,200

#### Amen 05 - Bicycle Rack



**Location**

Bicycle and kayak storage rooms in parkade. Lobby entrance.

**Description**

Wall mounted, steel frame bicycle racks in parkade bike storage rooms. Metal ground-mounted bike racks at exterior entrance to lobby.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Touch up painting of bike racks, as required.	2025	5 Yrs (5)	\$500	\$2,500	\$3,270
R01	Replace bicycle racks, as required.	2050	30 Yrs (1)	\$72,000	\$72,000	\$130,000



## Belmont Residences West

### Asset Inventory – 2022

#### Amen 06 - Interior Furnishings & Accessories



**Location**

Lobby, hallways, and various common areas throughout the building.

**Description**

Chairs, tables, plants, decor, and various other interior furnishings.

**Information**

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace interior furniture and associated component.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

#### Amen 07 - Central Mailboxes



**Location**

Lobby entrance.

**Description**

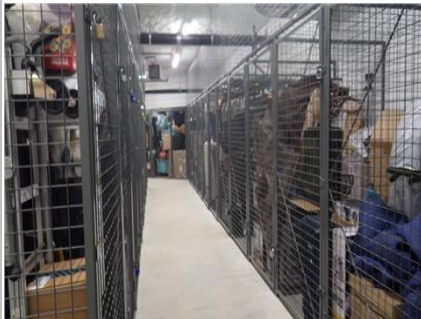
Flush mounted, front loading, brushed aluminum finish, and extruded aluminum trim.

**Information**

Service Life:	30	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Rekey cylinder on master lock.	2025	5 Yrs (5)	\$300	\$1,500	\$1,960
R01	Replace central mailboxes, as required.	2050	30 Yrs (1)	\$6,000	\$6,000	\$10,000

#### Amen 08 - Metal Storage Locker



**Location**

Storage rooms in parkade.

**Description**

Pre-finished metal storage lockers with doors and hardware.

**Information**

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2045
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace metal storage lockers, as required.	2045	25 Yrs (1)	\$6,000	\$6,000	\$9,500

## Belmont Residences West

### Asset Inventory – 2022

#### Amen 09 - Bike Station



#### Location

Parkade outside bicycle storage room.

#### Description

Various bicycle tools, air pump, hose, wall decals, and bike stand.

#### Information

Service Life:	25	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of bike station tools, as required.	2025	5 Yrs (5)	\$500	\$2,500	\$3,350
R02	Replace bike station features including bike stand and wall decals, as required.	2045	25 Yrs (1)	\$3,500	\$3,500	\$5,500

#### Amen 10 - Amenity Center - Belmont Club - Shared Air Space Parcel



#### Location

Off-site amenity center in Belmont Club; amenity center is ground-floor of a separate building located down the street from Belmont Residences West.

#### Description

Amenity center including lobby area, reception, 2 offices, kids room, 2 activity rooms, community room, music room, 6 washrooms, a multi-function room, and 2 storage rooms. Responsibility for furnishings, mechanical, electrical, and structural systems are shared between Belmont Residences West and Belmont Residences East as defined in the air space parcel agreement for Belmont Club (ASP2) in Schedule A of the agreement, along with commercial retail units in the building. The Belmont Club ownership is currently 51% Developer and 49% EPS6035; when construction of Belmont Residences East is complete, the ownership will be 50/50 between EPS6035 and Belmont Residences East.

#### Information

Service Life:	5	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	2025	5 Yrs (6)	\$3,000	\$18,000	\$24,800

## Belmont Residences West

### Asset Inventory – 2022

#### Sitework

#### Site 01 - Wood Fencing Divider



##### Location

South elevation patios and west elevation perimeter.

##### Description

Wood fence with posts and horizontal panels for privacy; steel hardware for gates and connections to concrete.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat wood fencing, as required.	2026	6 Yrs (4)	\$900	\$3,600	\$4,670
R02	Replace gate hardware.	2030	10 Yrs (2)	\$200	\$400	\$580
R03	Replace wood fencing.	2040	20 Yrs (1)	\$18,000	\$18,000	\$26,000

#### Site 02 - Low Wood Fencing



##### Location

South elevation patios and yards.

##### Description

4 feet high wood fence with posts and 3 rows of horizontal panels; gates with hardware. Steel connections from fencing to concrete foundation blocks.

##### Information

Service Life:	20	Install Year:	2020
Chronological Age:	2	Next Event Year:	2026
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Clean and recoat wood fencing, as required.	2026	6 Yrs (4)	\$175	\$700	\$920
R02	Replace gate hardware.	2030	10 Yrs (2)	\$800	\$1,600	\$2,340
R03	Replace wood fencing.	2040	20 Yrs (1)	\$4,500	\$4,500	\$6,400

#### Site 03 - Metal Fencing



##### Location

South elevation perimeter.

##### Description

Chainlink metal fence with painted posts and fencing.

##### Information

Service Life:	40	Install Year:	2020
Chronological Age:	2	Next Event Year:	2030
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Repaint chainlink metal fencing, as required.	2030	10 Yrs (3)	\$5,400	\$16,200	\$23,400
R01	Replace chainlink metal fencing.	2060	40 Yrs (0)	\$0	\$0	\$0

## Belmont Residences West

### Asset Inventory – 2022

#### Site 04 - Metal Guardrail



##### Location

Parkade entrance perimeter.

##### Description

4-foot rail and pickets metal fence with prefinished posts mounted on concrete walls for fall protection.

##### Information

Service Life: 40  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2025

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	2025	5 Yrs (6)	\$500	\$3,000	\$4,140
J02	Repaint metal guardrail, as required.	2030	10 Yrs (3)	\$1,500	\$4,500	\$6,500
R01	Replace metal guardrail.	2060	40 Yrs (0)	\$0	\$0	\$0

#### Site 05 - Glazed Aluminum Frame Divider



##### Location

Dividers on patios on north and south elevations. Gates and hardware at north elevation patio entrances.

##### Description

Powder coated aluminum frame and translucent glass infill panels functioning as a 6' high privacy barrier between patios. 4' high gates and hardware in some locations.

##### Information

Service Life: 30  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2022

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	2022	2 Yrs (14)	\$150	\$2,100	\$2,750
R01	Replace glazed aluminum frame dividers.	2050	30 Yrs (1)	\$5,700	\$5,700	\$9,900

#### Site 06 - Interlocking Concrete Block Retaining Wall



##### Location

Landscaping surrounding building over podium.

##### Description

Interlocking concrete block retaining wall for planters.

##### Information

Service Life: 30  
 Chronological Age: 2  
 Effective Age: 2

Install Year: 2020  
 Next Event Year: 2040

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Reconstruct sections of interlocking concrete block retaining walls, as required. (Delay start 20 years).	2040	5 Yrs (3)	\$6,480	\$19,440	\$30,300
R02	Concrete block retaining wall is included in podium renewal.	2050	30 Yrs (1)	\$0	\$0	\$0

## Belmont Residences West

### Asset Inventory – 2022

#### Site 07 - Soft Landscaping



##### Location

Site surrounding building.

##### Description

Lawn, ground cover, shrubs, perennials, and small trees.

##### Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2035
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Renovate sections of the soft landscaping, as required.	2035	15 Yrs (2)	\$24,120	\$48,240	\$73,000

#### Site 08 - Irrigation System



##### Location

Throughout soft landscaping surrounding building.

##### Description

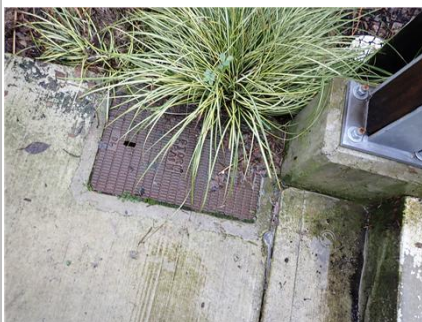
Controller with time clock, network of pipes, valves, and irrigation heads distributed around the soft landscaping.

##### Information

Service Life:	15	Install Year:	2020
Chronological Age:	2	Next Event Year:	2022
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Replace the back-up battery in the timer/controller.	2022	2 Yrs (15)	\$250	\$3,750	\$5,020
R01	Cyclical replacement of components of irrigation sprinkler system, as required.	2035	15 Yrs (2)	\$5,000	\$10,000	\$15,200

#### Site 09 - Underground Drainage Services - Storm



##### Location

Concealed asset.

##### Description

Storm sewer from buildings and catch basins to property line.

##### Information

Service Life:	80	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	Review underground drainage piping by video camera for condition and performance.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R01	Replace components of underground storm drainage services.	2100	80 Yrs (0)	\$0	\$0	\$0

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Asset Inventory – 2022

#### Site 10 - Underground Drainage Services - Sanitary



##### Location

Concealed below grade; from the building to the municipal main.

##### Description

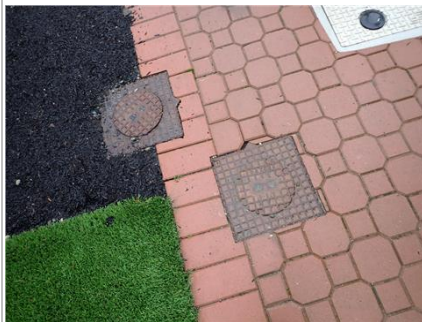
Sanitary sewer system from the buildings to the property line, including all appurtenances.

##### Information

Service Life:	80	Install Year:	2020
Chronological Age:	2	Next Event Year:	2025
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
J01	CCTV length of services for inspection of condition and function.	2025	5 Yrs (6)	\$1,000	\$6,000	\$8,300
J02	Powerflush underground sanitary drains to remove buildup and debris.	2030	10 Yrs (3)	\$1,000	\$3,000	\$4,300
R01	Replace portions of underground sanitary services, including all appurtenances.	2100	80 Yrs (0)	\$0	\$0	\$0

#### Site 11 - Underground Water Services with PVC/Copper and Ductile Piping



##### Location

Concealed below grade; from the building to the municipal main.

##### Description

Fire, irrigation, and domestic water supplies, from the property line to the buildings and hydrant.

##### Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace underground water services with PVC/copper piping, hydrants, valves, and connections.	2070	50 Yrs (0)	\$0	\$0	\$0

#### Site 12 - Electrical Site Services



##### Location

Concealed below grade; from the building electrical room to the BC Hydro pad-mounted transformer.

##### Description

Underground secondary distribution conduits and services from individual pad mounted transformers to building electrical rooms.

##### Information

Service Life:	50	Install Year:	2020
Chronological Age:	2	Next Event Year:	2070
Effective Age:	2		

Ref	Maintenance Description	Next Event	Frequency (30 Yr Count)	Current Cost	30 Year Current Cost	30 Year Future Cost
R01	Replace underground electrical services.	2070	50 Yrs (0)	\$0	\$0	\$0

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix C

## Asset Service Life Summary

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



## Belmont Residences West

### Asset Service Life Summary – 2022

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Struct 01	CIP Reinforced Concrete Foundation & Parkade Structure	2 <input type="text"/>	73 <input type="text"/>
Struct 02	Wood Structure	2 <input type="text"/>	73 <input type="text"/>
Struct 03	Exposed Structural Timber	2 <input type="text"/>	48 <input type="text"/>
Encl 01	Aluminum Panel Soffit	2 <input type="text"/>	38 <input type="text"/>
Encl 02	Fiber Cement Soffit	2 <input type="text"/>	38 <input type="text"/>
Encl 03	Exposed SBS Membrane Roof	2 <input type="text"/>	18 <input type="text"/>
Encl 04	Roof Hatch	2 <input type="text"/>	28 <input type="text"/>
Encl 05	Laminated Asphalt Shingle Roof	2 <input type="text"/>	23 <input type="text"/>
Encl 06	Guardrail Glazed Aluminum	2 <input type="text"/>	28 <input type="text"/>
Encl 07	Rooftop Mechanical Enclosure	2 <input type="text"/>	28 <input type="text"/>
Encl 08	Stone Veneer Wall - Drained	2 <input type="text"/>	28 <input type="text"/>
Encl 09	Fiber Cement Wall - Drained	2 <input type="text"/>	38 <input type="text"/>
Encl 10	Wood Trim Fascia	2 <input type="text"/>	28 <input type="text"/>
Encl 11	Decorative Metal Fascia Assembly	2 <input type="text"/>	28 <input type="text"/>
Encl 12	Vinyl Framed Window	2 <input type="text"/>	28 <input type="text"/>
Encl 13	Aluminum Curtainwall	2 <input type="text"/>	38 <input type="text"/>
Encl 14	Steel Swing Door	2 <input type="text"/>	23 <input type="text"/>
Encl 15	Aluminum Framed Folding Doors	2 <input type="text"/>	18 <input type="text"/>
Encl 16	Metal Clad Swing Door	2 <input type="text"/>	23 <input type="text"/>
Encl 17	Exposed Vinyl Balcony Membrane	2 <input type="text"/>	13 <input type="text"/>
Encl 18	Concealed Podium Membrane with Hard and Soft Landscaping	2 <input type="text"/>	28 <input type="text"/>
Encl 19	Open-grid Overhead Parkade Gate	2 <input type="text"/>	23 <input type="text"/>
Encl 20	Exterior Sealant	2 <input type="text"/>	8 <input type="text"/>
Encl 21	Aluminum Gutter & Rainwater Leader	2 <input type="text"/>	18 <input type="text"/>
Encl 22	General & Inspections	2 <input type="text"/>	73 <input type="text"/>
Elec 01	Emergency Generator	2 <input type="text"/>	33 <input type="text"/>
Elec 02	Distribution Transformer - Exterior [PLACEHOLDER]	2 <input type="text"/>	43 <input type="text"/>
Elec 03	Dry Type Distribution Transformer	2 <input type="text"/>	38 <input type="text"/>
Elec 04	Electrical Distribution	2 <input type="text"/>	38 <input type="text"/>
Elec 05	Exterior Light Fixtures	2 <input type="text"/>	18 <input type="text"/>
Elec 06	Interior Light Fixtures	2 <input type="text"/>	18 <input type="text"/>
Elec 07	Proximity Access Control	2 <input type="text"/>	10 <input type="text"/>
Elec 08	Enterphone System	2 <input type="text"/>	23 <input type="text"/>
Elec 09	EV Charger	2 <input type="text"/>	23 <input type="text"/>
Elec 10	Door Actuator	2 <input type="text"/>	8 <input type="text"/>
Mech 01	Heat Tracing - Freeze Protection	2 <input type="text"/>	13 <input type="text"/>
Mech 02	Gas Detection - Parking Garage	2 <input type="text"/>	8 <input type="text"/>
Mech 03	Piping - Domestic Water Distribution	2 <input type="text"/>	33 <input type="text"/>
Mech 04	Piping - Gas Distribution	2 <input type="text"/>	48 <input type="text"/>
Mech 05	Drainage - Sanitary	2 <input type="text"/>	48 <input type="text"/>

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered by Maria Furtado on 2022/09/02  
 Document Uploaded and Verified: 2022/09/02

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Mech 06	Drainage - Perimeter and Foundation	2	38
Mech 07	Boiler - DWH Heating - Gas Fired - Condensing	2	10
Mech 08	Storage Tank - DHW	2	10
Mech 09	Valves - Cross Connection & Backflow Prevention	2	18
Mech 10	Valves - Plumbing Flow Control and Directional	2	18
Mech 11	Pump - Domestic Water Booster	2	12
Mech 12	Tank - Expansion - DHW - Diaphragm	2	18
Mech 13	Pumps - Storm Lift and Control Panel - Duplex	2	13
Mech 14	Oil Interceptor	2	48
Mech 15	Pump - DHW - Circulation and Recirculation	2	8
Mech 16	Well Water System [PLACEHOLDER]	2	6
Mech 17	Drainage - Storm - Internal	2	38
Mech 18	Pumps - Sanitary Lift and Control Panel - Duplex	2	13
Mech 19	Pump - Elevator Pit Sump Pump and Control Panel - Simplex	2	13
Mech 20	Heat Pump - Air-to-air [PLACEHOLDER]	2	13
Mech 21	Baseboard - Electric	2	38
Mech 22	Outdoor Fireplace - Gas	2	28
Mech 23	Wall-Mounted Electric Cadet Heater	2	18
Mech 24	Condensate Neutralizer	2	6
Mech 25	Unit Heater - Electric	2	15
Mech 26	Condensing Unit - Heat Pump	2	13
Mech 27	Condensing Units - Air Conditioner	2	13
Mech 28	Outdoor Air Handler - Makeup Air - Gas	2	18
Mech 29	Ceiling Fan	2	18
Mech 30	Miscellaneous Exhaust Fan - Small Service - Cabinet	2	10
Mech 31	Rooftop Exhaust Fan - Centrifugal Mushroom	2	18
Mech 32	Transfer Fans - Parkade	2	18
Mech 33	Mini Make Up Air Unit - Indoor	2	23
Mech 34	Exhaust Fan - Parkade	2	18
Mech 35	Overhead Gate Motor	2	5
Elev 01	Traction Elevator	2	23
Elev 02	Elevator Cab & Hoistway	2	23
Fire 01	Fire Alarm Panel - Addressable	2	18
Fire 02	Fire Detection & Alarm	2	8
Fire 03	Dry Sprinklers - Wet System	2	28
Fire 04	Sprinkler Valve Assembly - Dry	2	38
Fire 05	Dry Sprinkler Compressor	2	12
Fire 06	Portable Fire Extinguisher	2	22
Fire 07	Sprinkler & Standpipe - Wet	2	98
Fire 08	Sprinkler System - Dry	2	58
Fire 09	Emergency Egress Equipment	2	18
Finish 01	Sheet Carpet	2	8
Finish 02	Floor Tile	2	38

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

Asset Ref	Asset Name	Chronological Age	Estimated Remaining SL
Finish 03	Paint	2 <input type="text"/>	8 <input type="text"/>
Finish 04	Wallpaper Covering	2 <input type="text"/>	13 <input type="text"/>
Finish 05	Wall Tile Veneer	2 <input type="text"/>	23 <input type="text"/>
Finish 06	Wood Paneling	2 <input type="text"/>	23 <input type="text"/>
Finish 07	Baseboard, Molding, and Casing	2 <input type="text"/>	38 <input type="text"/>
Amen 01	Dogwash Room	2 <input type="text"/>	18 <input type="text"/>
Amen 02	Amenity Room	2 <input type="text"/>	23 <input type="text"/>
Amen 03	Outdoor Barbecue	2 <input type="text"/>	8 <input type="text"/>
Amen 04	Public Signage	2 <input type="text"/>	23 <input type="text"/>
Amen 05	Bicycle Rack	2 <input type="text"/>	28 <input type="text"/>
Amen 06	Interior Furnishings & Accessories	2 <input type="text"/>	13 <input type="text"/>
Amen 07	Central Mailboxes	2 <input type="text"/>	28 <input type="text"/>
Amen 08	Metal Storage Locker	2 <input type="text"/>	23 <input type="text"/>
Amen 09	Bike Station	2 <input type="text"/>	23 <input type="text"/>
Amen 10	Amenity Center - Belmont Club	2 <input type="text"/>	3 <input type="text"/>
Site 01	Wood Fencing Divider	2 <input type="text"/>	18 <input type="text"/>
Site 02	Low Wood Fencing	2 <input type="text"/>	18 <input type="text"/>
Site 03	Metal Fencing	2 <input type="text"/>	38 <input type="text"/>
Site 04	Metal Guardrail	2 <input type="text"/>	38 <input type="text"/>
Site 05	Glazed Aluminum Frame Divider	2 <input type="text"/>	28 <input type="text"/>
Site 06	Interlocking Concrete Block Retaining Wall	2 <input type="text"/>	28 <input type="text"/>
Site 07	Soft Landscaping	2 <input type="text"/>	13 <input type="text"/>
Site 08	Irrigation System	2 <input type="text"/>	13 <input type="text"/>
Site 09	Underground Drainage Services - Storm	2 <input type="text"/>	78 <input type="text"/>
Site 10	Underground Drainage Services - Sanitary	2 <input type="text"/>	78 <input type="text"/>
Site 11	Underground Water Services with PVC/Copper and Ductile Piping	2 <input type="text"/>	48 <input type="text"/>
Site 12	Electrical Site Services	2 <input type="text"/>	48 <input type="text"/>

Supplied to StrataDocs 2022/09/02  
 Ordered by Maria Furtado 2024/01/30

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix D

## Tactical Plan Costing

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

# Belmont Residences West

## Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Enclosure</b>						
<b>Encl 06 - Guardrail Glazed Aluminum</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2022	\$450	\$450
<b>Encl 10 - Wood Trim Fascia</b>						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2022	\$60	\$60
<b>Encl 19 - Open-grid Overhead Parkade Gate</b>						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2022	\$1,500	\$1,500
<b>Encl 22 - General &amp; Inspections</b>						
J02	Perform 2-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	Warranty Review	2	2022	\$6,500	\$6,500
<b>Electrical</b>						
<b>Elec 04 - Electrical Distribution</b>						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2022	\$500	\$500
<b>Sitework</b>						
<b>Site 05 - Glazed Aluminum Frame Divider</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2022	\$150	\$150
<b>Site 08 - Irrigation System</b>						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2022	\$250	\$250
<b>Electrical</b>						
<b>Elec 05 - Exterior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2023	\$400	\$410
<b>Elec 06 - Interior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2023	\$228	\$230
<b>Mechanical</b>						
<b>Mech 24 - Condensate Neutralizer</b>						
J01	Replace neutralizing media.	Warranty Review	1	2023	\$500	\$510
<b>Mech 32 - Transfer Fans - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2023	\$1,000	\$1,000
<b>Mech 34 - Exhaust Fan - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2023	\$1,000	\$1,000
<b>Enclosure</b>						
<b>Encl 06 - Guardrail Glazed Aluminum</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2024	\$450	\$470
<b>Encl 10 - Wood Trim Fascia</b>						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2024	\$60	\$62

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

# Belmont Residences West

## Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Encl 19 - Open-grid Overhead Parkade Gate</b>						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2024	\$1,500	\$1,600
<b>Encl 20 - Exterior Sealant</b>						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2024	\$2,000	\$2,100
<b>Electrical</b>						
<b>Elec 01 - Emergency Generator</b>						
R03	Replace generator battery packs.	Renew Component	4	2024	\$300	\$310
<b>Elec 04 - Electrical Distribution</b>						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2024	\$500	\$520
<b>Sitework</b>						
<b>Site 05 - Glazed Aluminum Frame Divider</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2024	\$150	\$160
<b>Site 08 - Irrigation System</b>						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2024	\$250	\$260
<b>Enclosure</b>						
<b>Encl 11 - Decorative Metal Fascia Assembly</b>						
J01	Touch up painting of decorative metal trim as required.	Maintenance Level 1	5	2025	\$80	\$85
<b>Encl 22 - General &amp; Inspections</b>						
J01	Update depreciation report.	Maintenance Level 3	3	2025	\$8,500	\$9,000
J03	Perform 5-year warranty review in sufficient time prior to expiration of warranty period. Prepare list of deficiencies for correction.	Warranty Review	5	2025	\$6,500	\$6,900
<b>Electrical</b>						
<b>Elec 04 - Electrical Distribution</b>						
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	Maintenance Level 3	5	2025	\$8,000	\$8,500
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	Renew Component	5	2025	\$3,000	\$3,200
<b>Mechanical</b>						
<b>Mech 05 - Drainage - Sanitary</b>						
J01	Insert video cameras into main lines to conduct pipe inspection.	Maintenance Level 3	5	2025	\$3,000	\$3,200
<b>Mech 06 - Drainage - Perimeter and Foundation</b>						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	Maintenance Level 3	5	2025	\$1,800	\$1,900
J02	Jetflush or auger drains to remove buildup and blockages.	Maintenance Level 3	5	2025	\$1,800	\$1,900

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Mech 08 - Storage Tank - DHW</b>						
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	Renew Component	5	2025	\$2,000	\$2,100
<b>Mech 13 - Pumps - Storm Lift and Control Panel - Duplex</b>						
R01	Overhaul storm sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
<b>Mech 17 - Drainage - Storm - Internal</b>						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	Maintenance Level 2	5	2025	\$1,000	\$1,100
<b>Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex</b>						
R01	Overhaul sanitary sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
<b>Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex</b>						
R01	Overhaul storm sump pumps.	Renew Component	5	2025	\$2,000	\$2,100
<b>Mech 22 - Outdoor Fireplace - Gas</b>						
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	Renew Component	5	2025	\$200	\$210
<b>Fire Safety</b>						
<b>Fire 01 - Fire Alarm Panel - Addressable</b>						
R01	Replace battery packs.	Renew Component	5	2025	\$250	\$270
<b>Interior Finishes</b>						
<b>Finish 03 - Paint</b>						
R01	Clean and repaint interior walls in high traffic areas, as required.	Renew Component	5	2025	\$35,000	\$37,000
<b>Amenities</b>						
<b>Amen 01 - Dogwash Room</b>						
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	Renew Component	5	2025	\$1,500	\$1,600
<b>Amen 02 - Amenity Room</b>						
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	Renew Component	5	2025	\$1,500	\$1,600
<b>Amen 05 - Bicycle Rack</b>						
J01	Touch up painting of bike racks, as required.	Maintenance Level 3	5	2025	\$500	\$530
<b>Amen 07 - Central Mailboxes</b>						
J01	Rekey cylinder on master lock.	Maintenance Level 2	5	2025	\$300	\$320
<b>Amen 09 - Bike Station</b>						
R01	Cyclical replacement of bike station tools, as required.	Renew Component	5	2025	\$500	\$530
<b>Amen 10 - Amenity Center - Belmont Club</b>						
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	Renew Assembly	5	2025	\$3,000	\$3,200
<b>Sitework</b>						
<b>Site 04 - Metal Guardrail</b>						
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	Maintenance Level 2	5	2025	\$500	\$530
<b>Site 09 - Underground Drainage Services - Storm</b>						
J01	Review underground drainage piping by video camera for condition and performance.	Maintenance Level 3	5	2025	\$1,000	\$1,100

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Site 10 - Underground Drainage Services - Sanitary</b>						
J01	CCTV length of services for inspection of condition and function.	Maintenance Level 3	5	2025	\$1,000	\$1,100
<b>Enclosure</b>						
<b>Encl 06 - Guardrail Glazed Aluminum</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2026	\$450	\$490
<b>Encl 10 - Wood Trim Fascia</b>						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2026	\$60	\$65
R01	Clean and repaint wood trim.	Renew Component	6	2026	\$1,000	\$1,100
<b>Encl 11 - Decorative Metal Fascia Assembly</b>						
R01	Clean and repaint metal fascia.	Renew Component	6	2026	\$1,600	\$1,700
<b>Encl 19 - Open-grid Overhead Parkade Gate</b>						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2026	\$1,500	\$1,600
<b>Encl 20 - Exterior Sealant</b>						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2026	\$2,000	\$2,200
<b>Electrical</b>						
<b>Elec 04 - Electrical Distribution</b>						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2026	\$500	\$540
<b>Elec 05 - Exterior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2026	\$400	\$430
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	Renew Component	6	2026	\$800	\$870
<b>Elec 06 - Interior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2026	\$228	\$250
R02	Cyclical replacement of lighting controls (timers, motion sensors, etc.) as required.	Renew Component	6	2026	\$800	\$870
<b>Elec 07 - Proximity Access Control</b>						
R01	Replace media in recording device to maintain continuous records from proximity access control devices. Retain records in secure archive for period determined by policy.	Renew Component	6	2026	\$500	\$540
<b>Mechanical</b>						
<b>Mech 32 - Transfer Fans - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2026	\$1,000	\$1,100
<b>Mech 34 - Exhaust Fan - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2026	\$1,000	\$1,100
<b>Sitework</b>						
<b>Site 01 - Wood Fencing Divider</b>						
R01	Clean and recoat wood fencing, as required.	Renew Component	6	2026	\$900	\$970

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Site 02 - Low Wood Fencing</b>						
R01	Clean and recoat wood fencing, as required.	Renew Component	6	2026	\$175	\$190
<b>Site 05 - Glazed Aluminum Frame Divider</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2026	\$150	\$160
<b>Site 08 - Irrigation System</b>						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2026	\$250	\$270
<b>Mechanical</b>						
<b>Mech 11 - Pump - Domestic Water Booster</b>						
R01	Replace motor bearings, pump bearings and seals. Inspect mounts and housing, repair as required.	Renew Component	7	2027	\$1,650	\$1,800
<b>Mech 35 - Overhead Gate Motor</b>						
R01	Replace overhead gate motor and drive unit.	Renew Assembly	7	2027	\$2,500	\$2,800
<b>Structural</b>						
<b>Struct 03 - Exposed Structural Timber</b>						
R01	Clean and recoat exposed structural timber, as required.	Renew Component	8	2028	\$2,000	\$2,300
<b>Enclosure</b>						
<b>Encl 06 - Guardrail Glazed Aluminum</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2028	\$450	\$510
<b>Encl 10 - Wood Trim Fascia</b>						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2028	\$60	\$68
<b>Encl 14 - Steel Swing Door</b>						
R01	Clean and repaint steel door finish.	Renew Component	8	2028	\$900	\$1,000
<b>Encl 19 - Open-grid Overhead Parkade Gate</b>						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2028	\$1,500	\$1,700
<b>Encl 20 - Exterior Sealant</b>						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2028	\$2,000	\$2,300
<b>Encl 22 - General &amp; Inspections</b>						
J01	Update depreciation report.	Maintenance Level 3	3	2028	\$8,500	\$9,600
<b>Electrical</b>						
<b>Elec 01 - Emergency Generator</b>						
R03	Replace generator battery packs.	Renew Component	4	2028	\$300	\$340
<b>Elec 04 - Electrical Distribution</b>						
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2028	\$500	\$560
<b>Mechanical</b>						
<b>Mech 24 - Condensate Neutralizer</b>						
R01	Cyclical replacement of components of acid waste equipment.	Renew Assembly	8	2028	\$4,000	\$4,500

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Mech 28 - Outdoor Air Handler - Makeup Air - Gas</b>						
R01	Cyclical replacement of pulleys and motors and vibration isolation, as required.	Renew Component	8	2028	\$2,000	\$2,300
<b>Mech 33 - Mini Make Up Air Unit - Indoor</b>						
R01	Cyclical replacement of motors and vibration isolation, as required.	Renew Component	8	2028	\$500	\$560
<b>Sitework</b>						
<b>Site 05 - Glazed Aluminum Frame Divider</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2028	\$150	\$170
<b>Site 08 - Irrigation System</b>						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2028	\$250	\$280
<b>Electrical</b>						
<b>Elec 05 - Exterior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in exterior lighting fixtures. A set of lamps is replaced at a scheduled time.	Renew Component	3	2029	\$400	\$460
<b>Elec 06 - Interior Light Fixtures</b>						
R01	Cyclical group replacement of lamps in interior lighting fixtures. A set of lamps are replaced at a scheduled time.	Renew Component	3	2029	\$228	\$260
<b>Mechanical</b>						
<b>Mech 32 - Transfer Fans - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on transfer fans, as required.	Renew Component	3	2029	\$1,000	\$1,100
<b>Mech 34 - Exhaust Fan - Parkade</b>						
R01	Cyclical replacement of motors, fan blades and bearings on supply and exhaust fans, as required.	Renew Component	3	2029	\$1,000	\$1,100
<b>Enclosure</b>						
<b>Encl 02 - Fiber Cement Soffit</b>						
R01	Clean and recoat fiber cement board soffits as required.	Renew Component	10	2030	\$7,350	\$8,600
<b>Encl 03 - Exposed SBS Membrane Roof</b>						
J01	Commission a roof assessment of SBS and shingled roof and implement maintenance items as recommended.	Assessment	5	2030	\$3,000	\$3,500
<b>Encl 06 - Guardrail Glazed Aluminum</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2030	\$450	\$530
J02	Review guardrails for life safety and structural adequacy including attachments.	Assessment	10	2030	\$5,000	\$5,900
<b>Encl 09 - Fiber Cement Wall - Drained</b>						
R01	Clean and repaint fiber cement cladding.	Renew Component	10	2030	\$92,800	\$110,000
<b>Encl 10 - Wood Trim Fascia</b>						
J01	Locally repair and touch up paint wood trim, as required.	Maintenance Level 2	2	2030	\$60	\$70
<b>Encl 11 - Decorative Metal Fascia Assembly</b>						
J01	Touch up painting of decorative metal trim as required.	Maintenance Level 1	5	2030	\$80	\$94
<b>Encl 12 - Vinyl Framed Window</b>						
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$14,000	\$16,000
<b>Encl 13 - Aluminum Curtainwall</b>						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$60	\$70

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
R01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Renew Component	2	2030	\$600	\$700
<b>Encl 14 - Steel Swing Door</b>						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$15	\$18
<b>Encl 15 - Aluminum Framed Folding Doors</b>						
J01	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$5,000	\$5,900
<b>Encl 16 - Metal Clad Swing Door</b>						
J01	Replace or repair gasket and weatherstripping, as required.	Maintenance Level 2	2	2030	\$180	\$210
J02	Replace insulating glazing units (IGUs) with condensation or misting between panes of glass. Refer to manufacturer's warranty if applicable.	Maintenance Level 3	2	2030	\$1,200	\$1,400
<b>Encl 19 - Open-grid Overhead Parkade Gate</b>						
J01	Locally touch up paint at overhead gate, as required.	Maintenance Level 3	2	2030	\$1,500	\$1,800
<b>Encl 20 - Exterior Sealant</b>						
J01	Review condition of sealant at all locations and undertake localized repairs or replacement as required.	Maintenance Level 2	2	2030	\$2,000	\$2,300
J02	Assess current condition of various sealant and develop renewals plan. The plan should consider current condition, exposure conditions, types of sealant, other work that should be bundled with the sealant work like painting, and phasing of the work.	Assessment	10	2030	\$2,000	\$2,300
R01	Replace sealants at interfaces between building enclosure assemblies and at penetrations through assemblies in accordance with sealant renewals plan.	Renew Assembly	10	2030	\$43,340	\$51,000
<b>Encl 21 - Aluminum Gutter &amp; Rainwater Leader</b>						
J01	Replace damaged gutters and rainwater leader, as required.	Maintenance Level 2	10	2030	\$450	\$530
<b>Encl 22 - General &amp; Inspections</b>						
J04	Perform 10-year extended warranty review in sufficient time prior to expiration of warranty period for certain portions of the work. Prepare list of any deficiencies for correction.	Warranty Review	10	2030	\$6,500	\$7,600
<b>Electrical</b>						
<b>Elec 01 - Emergency Generator</b>						
R01	Replace generator hoses.	Renew Component	10	2030	\$1,500	\$1,800
<b>Elec 04 - Electrical Distribution</b>						
J01	Engage an electrical consultant to establish and implement inspection, cleaning, and maintenance requirements, including thermographic survey protocol.	Maintenance Level 3	5	2030	\$8,000	\$9,400
J02	Check raceways and cables for proper mechanical support, check insulation for abrasion or cracks at support points, examine raceway joints for clean and tight connections. Check busducts connections for proper tightness and evidence of overheating, corrosion, arcing or other deterioration. Check for any exposed wiring and visually inspect wiring, where accessible, for signs of distress. Repair as required. Clean and torque dirty and loose connections.	Maintenance Level 3	2	2030	\$500	\$590
R01	Conduct infrared thermography and ultrasonic scanning tests on all switchgear, distribution panels, cable and bus connections, and other critical equipment. Results may diagnose hidden hazards; contractor should provide certificate for insurance purposes. To be coordinated prior to planned maintenance to identify areas that require immediate attention. Tests should be conducted on energized equipment during peak demand periods if possible.	Renew Component	5	2030	\$3,000	\$3,500
<b>Elec 05 - Exterior Light Fixtures</b>						
R03	Cyclical replacement of electronic ballasts.	Renew Component	10	2030	\$1,050	\$1,200
<b>Elec 06 - Interior Light Fixtures</b>						
R03	Cyclical replacement of electronic ballasts.	Renew Component	10	2030	\$1,995	\$2,300

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Elec 10 - Door Actuator</b>						
R01	Cyclical replacement of door actuator units.	Renew Assembly	10	2030	\$4,500	\$5,300
<b>Mechanical</b>						
<b>Mech 02 - Gas Detection - Parking Garage</b>						
R01	Cyclical replacement of gas detection sensors.	Renew Assembly	5	2030	\$9,000	\$11,000
<b>Mech 05 - Drainage - Sanitary</b>						
J01	Insert video cameras into main lines to conduct pipe inspection.	Maintenance Level 3	5	2030	\$3,000	\$3,500
J02	Jetflush/auger lateral drain lines.	Maintenance Level 3	10	2030	\$4,000	\$4,700
<b>Mech 06 - Drainage - Perimeter and Foundation</b>						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions.	Maintenance Level 3	5	2030	\$1,800	\$2,100
J02	Jetflush or auger drains to remove buildup and blockages.	Maintenance Level 3	5	2030	\$1,800	\$2,100
<b>Mech 08 - Storage Tank - DHW</b>						
R01	Cyclical replacement of various components of domestic hot water storage tanks, as required.	Renew Component	5	2030	\$2,000	\$2,300
<b>Mech 13 - Pumps - Storm Lift and Control Panel - Duplex</b>						
R01	Overhaul storm sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
<b>Mech 15 - Pump - DHW - Circulation and Recirculation</b>						
R01	Cyclical replacement of recirculating pumps, as required.	Renew Assembly	8	2030	\$6,000	\$7,000
<b>Mech 17 - Drainage - Storm - Internal</b>						
J01	By means of pipe camera service, visually inspect underground piping runs. Look for build up of silts and dirt fines, tree roots, and other obstructions. Look for standing water indicating saturated soil conditions or impermeable conditions. Jet flush or auger to suit.	Maintenance Level 2	5	2030	\$1,000	\$1,200
<b>Mech 18 - Pumps - Sanitary Lift and Control Panel - Duplex</b>						
R01	Overhaul sanitary sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
<b>Mech 19 - Pump - Elevator Pit Sump Pump and Control Panel - Simplex</b>						
R01	Overhaul storm sump pumps.	Renew Component	5	2030	\$2,000	\$2,300
<b>Mech 22 - Outdoor Fireplace - Gas</b>						
R01	Check integrity of exterior vent cap or coax discharge assembly, and replace if corroded or damaged.	Renew Component	5	2030	\$200	\$230
<b>Mech 31 - Rooftop Exhaust Fan - Centrifugal Mushroom</b>						
R01	Replace motor and drives.	Renew Component	10	2030	\$1,000	\$1,200
<b>Fire Safety</b>						
<b>Fire 01 - Fire Alarm Panel - Addressable</b>						
R01	Replace battery packs.	Renew Component	5	2030	\$250	\$290
<b>Fire 02 - Fire Detection &amp; Alarm</b>						
R01	Cyclical replacement of speakers, heat detectors, smoke detectors and related fire detection and alarm modules, excluding field wiring.	Renew Assembly	10	2030	\$34,400	\$40,000
<b>Fire 03 - Dry Sprinklers - Wet System</b>						
R01	Replace all heads, or submit a representative sample of heads for testing by a recognized testing agency, to the satisfaction of the authority having jurisdiction, in accordance with NFPA 25.	Renew Component	10	2030	\$2,000	\$2,300

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

# Belmont Residences West

## Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Interior Finishes</b>						
<b>Finish 01 - Sheet Carpet</b>						
R01	Renew carpet.	Renew Assembly	10	2030	\$71,200	\$83,000
<b>Finish 03 - Paint</b>						
R02	Repaint wall surface including preparation of substrate.	Renew Assembly	10	2030	\$42,000	\$49,000
<b>Finish 05 - Wall Tile Veneer</b>						
R01	Replace grout and sealant at wall tile, as required.	Renew Component	10	2030	\$800	\$940
<b>Amenities</b>						
<b>Amen 01 - Dogwash Room</b>						
R01	Cyclical replacement of grooming bench, dryer, solids interceptor, and interior finishes, as required.	Renew Component	5	2030	\$1,500	\$1,800
<b>Amen 02 - Amenity Room</b>						
R01	Cyclical replacement of amenity room interior furnishings and finishes, as required.	Renew Component	5	2030	\$1,500	\$1,800
<b>Amen 03 - Outdoor Barbecue</b>						
R01	Replace outdoor barbecue equipment.	Renew Assembly	10	2030	\$2,000	\$2,300
<b>Amen 05 - Bicycle Rack</b>						
J01	Touch up painting of bike racks, as required.	Maintenance Level 3	5	2030	\$500	\$590
<b>Amen 07 - Central Mailboxes</b>						
J01	Rekey cylinder on master lock.	Maintenance Level 2	5	2030	\$300	\$350
<b>Amen 09 - Bike Station</b>						
R01	Cyclical replacement of bike station tools, as required.	Renew Component	5	2030	\$500	\$590
<b>Amen 10 - Amenity Center - Belmont Club</b>						
R01	Cyclical replacement of interior furnishings in the Belmont Club, as required.	Renew Assembly	5	2030	\$3,000	\$3,500
<b>Sitework</b>						
<b>Site 01 - Wood Fencing Divider</b>						
R02	Replace gate hardware.	Renew Component	10	2030	\$200	\$230
<b>Site 02 - Low Wood Fencing</b>						
R02	Replace gate hardware.	Renew Component	10	2030	\$800	\$940
<b>Site 03 - Metal Fencing</b>						
J01	Repaint chainlink metal fencing, as required.	Maintenance Level 2	10	2030	\$5,400	\$6,300
<b>Site 04 - Metal Guardrail</b>						
J01	Review metal fencing posts for structural adequacy and life safety to ensure posts are adequately anchored in the ground.	Maintenance Level 2	5	2030	\$500	\$590
J02	Repaint metal guardrail, as required.	Maintenance Level 2	10	2030	\$1,500	\$1,800
<b>Site 05 - Glazed Aluminum Frame Divider</b>						
J01	Review all metal finishes. Touch up paint as required. Refer to guardrail paint finish warranty if applicable.	Maintenance Level 2	2	2030	\$150	\$180
<b>Site 08 - Irrigation System</b>						
J01	Replace the back-up battery in the timer/controller.	Maintenance Level 3	2	2030	\$250	\$290
<b>Site 09 - Underground Drainage Services - Storm</b>						
J01	Review underground drainage piping by video camera for condition and performance.	Maintenance Level 3	5	2030	\$1,000	\$1,200
J02	Powerflush underground drainage piping to clear and remove any buildup of debris.	Maintenance Level 3	10	2030	\$1,000	\$1,200

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
 Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
 Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

## Belmont Residences West

### Tactical Plan Costing – 2022

	Description	Task	Frequency	Next Event	Cost (CYD)	Cost (FYD)
<b>Site 10 - Underground Drainage Services - Sanitary</b>						
J01	CCTV length of services for inspection of condition and function.	Maintenance Level 3	5	2030	\$1,000	\$1,200
J02	Powerflush underground sanitary drains to remove buildup and debris.	Maintenance Level 3	10	2030	\$1,000	\$1,200
<b>Enclosure</b>						
<b>Encl 22 - General &amp; Inspections</b>						
J01	Update depreciation report.	Maintenance Level 3	3	2031	\$8,500	\$10,000

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02



Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix E

## Funding Scenario Cash Flow Tables

STATUTORY FUNDING MODEL: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$26,381	\$0	\$9,410	\$60,499
2023	\$60,499	\$9,410	\$0	\$3,150	\$66,759
2024	\$66,759	\$3,150	\$0	\$5,482	\$64,427
2025	\$64,427	\$5,482	\$22,266	\$92,175	\$0
2026	\$0	\$27,964	\$0	\$14,445	\$13,519
2027	\$13,519	\$27,964	\$0	\$4,600	\$36,883
2028	\$36,883	\$27,964	\$0	\$26,188	\$38,658
2029	\$38,658	\$27,964	\$0	\$2,920	\$63,702
2030	\$63,702	\$6,207	\$416,523	\$486,432	\$0
2031	\$0	\$27,964	\$0	\$10,000	\$17,964
2032	\$17,964	\$27,964	\$103,146	\$149,074	\$0
2033	\$0	\$27,964	\$0	\$19,000	\$8,964
2034	\$8,964	\$27,964	\$27,543	\$64,471	\$0
2035	\$0	\$27,964	\$342,966	\$370,930	\$0
2036	\$0	\$27,964	\$18,584	\$46,548	\$0
2037	\$0	\$27,964	\$7,036	\$35,000	\$0
2038	\$0	\$27,964	\$27,241	\$55,205	\$0
2039	\$0	\$27,964	\$0	\$0	\$27,964
2040	\$27,964	\$27,964	\$2,052,786	\$2,108,713	\$0
2041	\$0	\$27,964	\$0	\$9,910	\$18,054
2042	\$18,054	\$27,964	\$0	\$39,060	\$6,958
2043	\$6,958	\$27,964	\$0	\$13,000	\$21,921
2044	\$21,921	\$27,964	\$103,494	\$153,379	\$0
2045	\$0	\$27,964	\$1,035,226	\$1,063,190	\$0
2046	\$0	\$27,964	\$61,640	\$89,604	\$0
2047	\$0	\$27,964	\$28,266	\$56,230	\$0
2048	\$0	\$27,964	\$40,096	\$68,060	\$0
2049	\$0	\$27,964	\$0	\$15,000	\$12,964
2050	\$12,964	\$27,964	\$6,454,753	\$6,495,680	\$0
2051	\$0	\$27,964	\$0	\$0	\$27,964

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

CURRENT (2022) FUNDING MODEL: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$28,183	\$0	\$9,410	\$62,301
2023	\$62,301	\$28,183	\$0	\$3,150	\$87,334
2024	\$87,334	\$28,183	\$0	\$5,482	\$110,036
2025	\$110,036	\$28,183	\$0	\$92,175	\$46,044
2026	\$46,044	\$28,183	\$0	\$14,445	\$59,782
2027	\$59,782	\$28,183	\$0	\$4,600	\$83,365
2028	\$83,365	\$28,183	\$0	\$26,188	\$85,360
2029	\$85,360	\$28,183	\$0	\$2,920	\$110,624
2030	\$110,624	\$28,183	\$347,625	\$486,432	\$0
2031	\$0	\$28,183	\$0	\$10,000	\$18,183
2032	\$18,183	\$28,183	\$102,708	\$149,074	\$0
2033	\$0	\$28,183	\$0	\$19,000	\$9,183
2034	\$9,183	\$28,183	\$27,105	\$64,471	\$0
2035	\$0	\$28,183	\$342,747	\$370,930	\$0
2036	\$0	\$28,183	\$18,365	\$46,548	\$0
2037	\$0	\$28,183	\$6,817	\$35,000	\$0
2038	\$0	\$28,183	\$27,022	\$55,205	\$0
2039	\$0	\$28,183	\$0	\$0	\$28,183
2040	\$28,183	\$28,183	\$2,052,347	\$2,108,713	\$0
2041	\$0	\$28,183	\$0	\$9,910	\$18,273
2042	\$18,273	\$28,183	\$0	\$39,060	\$7,396
2043	\$7,396	\$28,183	\$0	\$13,000	\$22,580
2044	\$22,580	\$28,183	\$102,616	\$153,379	\$0
2045	\$0	\$28,183	\$1,035,007	\$1,063,190	\$0
2046	\$0	\$28,183	\$61,421	\$89,604	\$0
2047	\$0	\$28,183	\$28,047	\$56,230	\$0
2048	\$0	\$28,183	\$39,877	\$68,060	\$0
2049	\$0	\$28,183	\$0	\$15,000	\$13,183
2050	\$13,183	\$28,183	\$6,454,314	\$6,495,680	\$0
2051	\$0	\$28,183	\$0	\$0	\$28,183

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

ALTERNATIVE FUNDING MODEL #1: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$9,410	\$79,118
2023	\$79,118	\$47,250	\$0	\$3,150	\$123,218
2024	\$123,218	\$49,612	\$0	\$5,482	\$167,349
2025	\$167,349	\$52,093	\$0	\$92,175	\$127,267
2026	\$127,267	\$54,698	\$0	\$14,445	\$167,519
2027	\$167,519	\$57,433	\$0	\$4,600	\$220,352
2028	\$220,352	\$60,304	\$0	\$26,188	\$254,468
2029	\$254,468	\$63,319	\$0	\$2,920	\$314,868
2030	\$314,868	\$66,485	\$105,079	\$486,432	\$0
2031	\$0	\$69,810	\$0	\$10,000	\$59,810
2032	\$59,810	\$73,300	\$15,964	\$149,074	\$0
2033	\$0	\$76,965	\$0	\$19,000	\$57,965
2034	\$57,965	\$80,813	\$0	\$64,471	\$74,308
2035	\$74,308	\$84,854	\$211,768	\$370,930	\$0
2036	\$0	\$89,097	\$0	\$46,548	\$42,549
2037	\$42,549	\$93,552	\$0	\$35,000	\$101,101
2038	\$101,101	\$98,229	\$0	\$55,205	\$144,125
2039	\$144,125	\$103,141	\$0	\$0	\$247,266
2040	\$247,266	\$108,298	\$1,753,150	\$2,108,713	\$0
2041	\$0	\$113,713	\$0	\$9,910	\$103,803
2042	\$103,803	\$119,398	\$0	\$39,060	\$184,141
2043	\$184,141	\$125,368	\$0	\$13,000	\$296,509
2044	\$296,509	\$131,637	\$0	\$153,379	\$274,767
2045	\$274,767	\$138,218	\$650,205	\$1,063,190	\$0
2046	\$0	\$145,129	\$0	\$89,604	\$55,525
2047	\$55,525	\$152,386	\$0	\$56,230	\$151,681
2048	\$151,681	\$160,005	\$0	\$68,060	\$243,626
2049	\$243,626	\$168,005	\$0	\$15,000	\$396,632
2050	\$396,632	\$176,406	\$5,922,643	\$6,495,680	\$0
2051	\$0	\$185,226	\$0	\$0	\$185,226

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

ALTERNATIVE FUNDING MODEL #2: CASH FLOW TABLE (30 YEARS)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$45,000	\$0	\$9,410	\$79,118
2023	\$79,118	\$48,150	\$0	\$3,150	\$124,118
2024	\$124,118	\$51,521	\$0	\$5,482	\$170,157
2025	\$170,157	\$55,127	\$0	\$92,175	\$133,108
2026	\$133,108	\$58,986	\$0	\$14,445	\$177,649
2027	\$177,649	\$63,115	\$0	\$4,600	\$236,164
2028	\$236,164	\$67,533	\$0	\$26,188	\$277,509
2029	\$277,509	\$72,260	\$0	\$2,920	\$346,849
2030	\$346,849	\$77,318	\$62,264	\$486,432	\$0
2031	\$0	\$82,731	\$0	\$10,000	\$72,731
2032	\$72,731	\$88,522	\$0	\$149,074	\$12,179
2033	\$12,179	\$94,718	\$0	\$19,000	\$87,897
2034	\$87,897	\$101,349	\$0	\$64,471	\$124,775
2035	\$124,775	\$108,443	\$137,712	\$370,930	\$0
2036	\$0	\$116,034	\$0	\$46,548	\$69,486
2037	\$69,486	\$124,157	\$0	\$35,000	\$158,643
2038	\$158,643	\$132,847	\$0	\$55,205	\$236,285
2039	\$236,285	\$142,147	\$0	\$0	\$378,432
2040	\$378,432	\$152,097	\$1,578,184	\$2,108,713	\$0
2041	\$0	\$162,744	\$0	\$9,910	\$152,834
2042	\$152,834	\$174,136	\$0	\$39,060	\$287,910
2043	\$287,910	\$186,325	\$0	\$13,000	\$461,235
2044	\$461,235	\$199,368	\$0	\$153,379	\$507,225
2045	\$507,225	\$213,324	\$342,641	\$1,063,190	\$0
2046	\$0	\$228,257	\$0	\$89,604	\$138,653
2047	\$138,653	\$244,235	\$0	\$56,230	\$326,658
2048	\$326,658	\$261,331	\$0	\$68,060	\$519,929
2049	\$519,929	\$279,624	\$0	\$15,000	\$784,553
2050	\$784,553	\$299,198	\$5,411,929	\$6,495,680	\$0
2051	\$0	\$320,142	\$0	\$0	\$320,142

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

Progressive Funding Model: Cash Flow Table (30 Years)

FISCAL YEAR	CRF OPENING BALANCE	RESERVE CONTRIBUTION	SPECIAL LEVY	RENEWAL COSTS	CRF CLOSING BALANCE
2022	\$43,528	\$396,000	\$0	\$9,410	\$430,118
2023	\$430,118	\$396,000	\$0	\$3,150	\$822,968
2024	\$822,968	\$396,000	\$0	\$5,482	\$1,213,486
2025	\$1,213,486	\$396,000	\$0	\$92,175	\$1,517,311
2026	\$1,517,311	\$396,000	\$0	\$14,445	\$1,898,866
2027	\$1,898,866	\$396,000	\$0	\$4,600	\$2,290,266
2028	\$2,290,266	\$396,000	\$0	\$26,188	\$2,660,078
2029	\$2,660,078	\$396,000	\$0	\$2,920	\$3,053,158
2030	\$3,053,158	\$396,000	\$0	\$486,432	\$2,962,726
2031	\$2,962,726	\$396,000	\$0	\$10,000	\$3,348,726
2032	\$3,348,726	\$396,000	\$0	\$149,074	\$3,595,652
2033	\$3,595,652	\$396,000	\$0	\$19,000	\$3,972,652
2034	\$3,972,652	\$396,000	\$0	\$64,471	\$4,304,181
2035	\$4,304,181	\$396,000	\$0	\$370,930	\$4,329,251
2036	\$4,329,251	\$396,000	\$0	\$46,548	\$4,678,703
2037	\$4,678,703	\$396,000	\$0	\$35,000	\$5,039,703
2038	\$5,039,703	\$396,000	\$0	\$55,205	\$5,380,498
2039	\$5,380,498	\$396,000	\$0	\$0	\$5,776,498
2040	\$5,776,498	\$396,000	\$0	\$2,108,713	\$4,063,785
2041	\$4,063,785	\$396,000	\$0	\$9,910	\$4,449,875
2042	\$4,449,875	\$396,000	\$0	\$39,060	\$4,806,815
2043	\$4,806,815	\$396,000	\$0	\$13,000	\$5,189,815
2044	\$5,189,815	\$396,000	\$0	\$153,379	\$5,432,436
2045	\$5,432,436	\$396,000	\$0	\$1,063,190	\$4,765,246
2046	\$4,765,246	\$396,000	\$0	\$89,604	\$5,071,642
2047	\$5,071,642	\$396,000	\$0	\$56,230	\$5,411,412
2048	\$5,411,412	\$396,000	\$0	\$68,060	\$5,739,352
2049	\$5,739,352	\$396,000	\$0	\$15,000	\$6,120,352
2050	\$6,120,352	\$396,000	\$0	\$6,495,680	\$20,672
2051	\$20,672	\$396,000	\$0	\$0	\$416,672

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix F

## RDH Qualifications

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02





## Maintenance and Planning (MaP)

Our Maintenance and Planning (MaP) group works with your owner group to plan and develop strategies for the long- and short-term needs of your building—everything from roof maintenance to boiler replacement. As the acronym suggests, our services are designed so that we can provide you with a comprehensive roadMaP for the management of your assets.

RDH staff have broad practical experience assisting building owners with all aspects of planning for the long term stewardship of their building(s). Our reserve fund analysts, engineers, architects, and technologists have a wide variety of formal training—including building science, structural engineering, and mechanical engineering. We believe that by using a team approach, we can ensure an appropriate level of thoroughness and quality. We have prepared hundreds of Depreciation Reports and are recognized as industry leaders.

## Depreciation Reports

A Depreciation Report is a long-range financial planning tool. It's used to identify funding requirements for costs associated with future repair, renewal, and replacement projects. The report establishes where you need to focus resources and is a good place to start developing your roadMaP.

The first step in preparing the report is to compile an inventory of all of your building's assets (roofs, boilers, carpets, etc.). Using the inventory as a foundation, we estimate the remaining life of each asset, forecast the replacement costs in future-year dollars, and display the financial analysis with graphs and cash flow tables.





## About Us



**Mark Will** | B.A. Econ.  
Principal, Vancouver Regional Manager

- B.A., Economics
- Has worked in project management since 1997
- Member of the Board of Directors, Condominium Home Owner's Association (CHOA)
- Member of Professional Association of Managing Agents (PAMA)



**Jason Dunn** | B.Arch.Sc., CCCA  
Principal, Senior Project Manager

- B.Arch.Sc., Building Science Option
- Certified Construction Contract Administrator, CSC
- Has worked in building science consulting since 2004



**Peter Fitch** | C.Tech.  
Mechanical Specialist

- UBC/UBCM Certified Professional program (audit only)
- Member of Applied Science Technologists & Technicians of British Columbia
- Has worked in the mechanical design field since 1978
- Technical review of asset inventories for MEFS and site assets



**Harvey Goodman** | P.Eng.  
Building Science Specialist

- B.A.Sc., Civil Engineering
- P.Eng, Engineers and Geoscientists of BC
- Has worked in building science consulting since 1993



**Robin Breuer** | A.Sc.T., RRO  
Associate, Senior Project Manager

- Dipl.T., Building Engineering Technology (Building Science Option)
- Registered Roof Observer, RCI, Inc.
- Has worked in building science consulting since 1998



**Christy Love** | P.Eng., Certified Passive House Consultant  
Principal, Vancouver Island Regional Manager

- B.A.Sc., Civil Engineering (Environmental Option)
- P.Eng, Engineers and Geoscientists of BC
- Certified Passive House Consultant, International Passive House Association
- Has worked in Building Science Consulting since 2003



**Stephen Lowther** | A.Sc.T.

**Associate, Project Manager**

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology
- Member of Applied Science Technologists and Technicians of British Columbia
- Member of Roof Consultants Institute, Western Canada Chapter
- Has worked in building science consulting since 2006



**Grant Laing** | Architect AIBC

**Senior Project Architect**

- MEdes, Architecture, University of Calgary, AB
- Member, Architectural Institute of British Columbia (AIBC)
- Has worked in architecture since 1994



**Brandon Carreira** | Dipl.T.

**Project Manager**

- MaP Service Area Leader
- Dipl.T., Architectural & Building Engineering Technology (Building Science Option)
- Has worked in maintenance and planning consulting since 2011
- Prepared 200+ Depreciation Reports and has been involved with 250+ MaP projects



**Nicola Alexander** | B.Arch.Sc.

**Building Science Technologist**

- B.Tech., Architectural Science
- Has worked in maintenance and planning consulting since 2013 and has prepared 200+ Depreciation Reports in the Victoria office



**Kyle Tulloch** | Dipl.T., B.A.Sc.

**Building Science Engineer (EIT)**

- Dipl.T., Civil Engineering
- B.A.Sc., Civil Engineering
- Has worked in maintenance and planning consulting since 2016 and has prepared 100+ Depreciation Reports in the Victoria office



**Daniel Calero** | B.Comm, B.A.Sc.

**Building Science Engineer (EIT)**

- B.Comm., Real Estate and Housing
- B.A.Sc., Civil Engineering
- Possesses extensive experience in Building Science Research
- Has worked in maintenance and planning consulting since 2016



**Savannah Gillette** | B.Eng  
Building Science Engineer (EIT)

- B. Eng. Civil Engineering
- Has worked in maintenance and planning consulting since 2019

### Administrators and Client Support



**Anna Qiu**  
Maintenance and Planning Project Assistant

- Certificate, Business Administration
- Has worked in administration within engineering/architecture firms since 2004
- BAMS user account setup and maintenance

### Software Support and Programmer



**Matthew Branch** | P.Eng.  
Software Developer

- B.Sc., Civil Engineering
- Registered professional engineer, APEGBC
- Has worked in engineering data analysis since 2000

### Acknowledgements



**Serge Desmarais** | B.Arch. Architect AIBC, CP  
Principal (In Memoriam), Senior Building Science Specialist

- RDH gratefully acknowledges the contributions of Serge Desmarais as the building science technical lead for the MaP group.
- Registered Architect AIBC, Certified Professional
  - 30+ years' experience in building design and construction capital renewal projects
  - RDH 2004 - 2017

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

# Appendix G

## Disclosures and Disclaimers, Insurance Certificate

## Disclosures and Disclaimers

### Condition of the Assets

The method of determining the physical condition of the assets is based on a visual review of a representative sampling of the assets in readily accessible locations, discussions with facility representatives, and review of readily available reference documents. No destructive testing or exploratory openings are carried out on any of the assets and the equipment is not disassembled, operated, or subject to re-commissioning tests. The physical review is not a full "condition assessment" since operating, testing, or exploratory openings are excluded from the scope of services.

### Cost Estimating for Assets

- All estimates of costs are provided in future year dollars.
- All estimates of costs are Class D estimates intended for planning purposes and not for accounting or tender use. See Glossary of Terms for definition of Class D estimates.
- Actual costs will vary depending on several factors. The estimates assume economies of scale will be achieved by bundling work tasks together into larger renewal, repair, or rehabilitation projects. Small tasks performed individually may exceed the estimates presented.
- Soft costs, such as consulting services and contingency allowances are not included in the budget estimates. When developing cost estimates for projects in greater detail for budgeting, each project should include appropriate soft costs - such as Owner contingency, permit fees, engineering fees, etc. Depending on the sizes, scope and timing of individual projects, the magnitude of the soft costs will vary.
- Construction costs are subject to the vagaries of the marketplace. At the time of tender, costs may vary depending on the time of the year, contractor availability, and other factors.
- The estimates must be updated over time, further developed for scope of work and confirmed by competitive tender before any contracts are awarded.
- Detailed repair specifications are required to be prepared in order to confirm scopes of work and costs.
- The estimates do not include allowances for site specific access requirements or environmental concerns, which should be addressed on a project-by-project basis.
- Consideration may sometimes need to be given to costs arising from the impact of projects on occupancy use and facility operations.
- Replacement costs are typically based on like-for-like with a similar asset unless code or other circumstances require the replacement cost to include an upgrade.

### **Maintenance of the Assets:**

The maintenance checklists are not exhaustive and are intended as a framework for the ongoing refinement of the maintenance program.

- Work must only be carried out by appropriately qualified personnel who have the necessary and sufficient knowledge about the maintenance tasks and maintenance intervals.
- The manufacturers' latest printed instructions should take precedence in the event of any conflict with the maintenance checklists.
- The Owners' maintenance staff and/or service contractors are responsible to verify what is contained in the manufacturers' documentation regarded recommended maintenance procedures and intervals.
- The maintenance checklists and maintenance intervals should be reviewed annually and adjusted, as required, to reflect the service environment, feedback from contractors, etc.

### **Specialist and Non-Specialist Reviews**

Our personnel collect the asset inventory data for all the different systems, including mechanical, plumbing, fire safety, elevator, electrical, interior finishes, and sitework. Our scope of services is to identify the assets within each system, determine their age and report on their reasonable service life-cycles according to accepted industry standards. RDH personnel do not make observations with regard to specialty building system conditions unless specifically addressed in our proposal.

### **Forecasting the Useful Service Life of Assets**

The service life of assets can be affected by a variety of circumstances, including the following:

- The quality of the maintenance conducted on an asset will affect the service life of the asset. Poor maintenance can lead to a reduced service life and may result in the premature failure of an asset.
- Insurable losses (force majeure), such as earthquakes, fires, and floods can shorten the life of an asset. These events are not considered in a Depreciation Report.
- Asset service life in a Depreciation Report is determined according to accepted industry standards.

### **Funding Models**

The funding models for Depreciation Reports are based on a 30-year horizon and use "future year dollars termed" methodology. This methodology projects the costs (in future year dollars) over the planning horizon and not beyond the terminus year of the planning horizon. The current year is the starting year of the planning horizon. The term,



therefore, matches the initial horizon and does not respect a shifting horizon. This means that in year 1 the funding scenarios will look forward for 30 years.

For example, in 2019 the model looks forward to 2048. In year two, it will be accurate for 29 years, as it is only looking forward to year 2048. When an update study is performed in three years, the revised funding scenarios will look forward 30 years from 2022 to 2051. Renewal and major maintenance projects that occur beyond the 30-year planning horizon are not considered in the scenarios; that is, those projects that occur beyond 30 years are unfunded in the funding scenarios.

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

**Ref. No. 320008778693**

**CERTIFICATE OF INSURANCE**

Aon Reed Stenhouse Inc.  
401 West Georgia Street, Suite 1200  
PO Box 3228 STN. TERMINAL  
Vancouver BC V6B 3X8  
tel 604-688-4442 fax 604-682-4026

Re: Evidence of Insurance

**To Whom It May Concern**  
**Suite 400, 4333 Still Creek Drive**  
**Burnaby, BC V5C 6S6**

Insurance as described herein has been arranged on behalf of the Insured named herein under the following policy(ies) and as more fully described by the terms, conditions, exclusions and provisions contained in the said policy(ies) and any endorsements attached thereto.

**Insured**

RDH Building Science Inc.  
Suite 400, 4333 Still Creek Drive  
Burnaby, BC V5C 6S6

**Coverage**

<b>Commercial General Liability</b>	<b>Insurer</b>	Zurich Insurance Company Ltd	
<b>Policy #</b>	8850746		
<b>Effective</b>	02-May-2021	<b>Expiry</b>	01-Jul-2022
<b>Limits of Liability</b>	Bodily Injury & Property Damage, Each Occurrence \$2,000,000 Products and Completed Operations, Aggregate \$2,000,000 Non-Owned Automobile Liability \$2,000,000 Legal Liability for Damage to Hired Automobiles \$100,000 Policy may be subject to a general aggregate and other aggregates where applicable		

<b>Architects &amp; Engineers Professional Liability</b>	<b>Insurer</b>	Lloyd's Underwriters	
<b>Policy #</b>	PSDEF2100249		
<b>Effective</b>	02-May-2021	<b>Expiry</b>	01-Jul-2022
	Subject to aggregate where applicable		

**Terms and / or Additional Coverage**

Professional Liability  
Limit: \$2,000,000 Per Claim Limit / \$4,000,000 Aggregate Limit

**THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE**  
OR, IN THE CASE OF AUTOMOBILE INSURANCE,

**THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE**  
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY



This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

**Ref. No. 320008778693**

**CERTIFICATE OF INSURANCE**

THIS CERTIFICATE CONSTITUTES A STATEMENT OF THE FACTS AS OF THE DATE OF ISSUANCE AND ARE SO REPRESENTED AND WARRANTED ONLY TO THE INSURED. OTHER PERSONS RELYING ON THIS CERTIFICATE DO SO AT THEIR OWN RISK.

Dated : 04-May-2021

*Aon Reed Stenhouse Inc*

Supplied to StrataDocs 2022/09/02  
Ordered by Maria Furtado 2024/01/30

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2022/09/02

**THE POLICY CONTAINS A CLAUSE THAT MAY LIMIT THE AMOUNT PAYABLE**  
OR, IN THE CASE OF AUTOMOBILE INSURANCE,

**THE POLICY CONTAINS A PARTIAL PAYMENT OF LOSS CLAUSE**  
THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICY



## SUMMARY OF COVERAGE

POLICY NO. CP1021984, 100009998-582, 7513984-1131

INSURED: OWNERS STRATA PLAN EPS6035 - BELMONT RESIDENCES WEST

LOCATION ADDRESS: 960 REUNION AVENUE, VICTORIA, BC V9B 0W5

POLICY PERIOD: FROM: APRIL 1, 2023 TO: APRIL 1, 2024  
(12:01 AM STANDARD TIME)

Coverage	Deductible	Limit
All Property – “All Risks” Form	\$10,000	\$33,357,800
Water Damage	\$50,000	Included
Sewer Back-Up	\$50,000	Included
Flood	\$50,000	Included
Earthquake	20%, \$250,000 minimum	Included
Stated Amount Clause & Replacement Cost		Included
Exterior Paving	\$10,000	Included
Exterior Glass	\$250	Included
Master Key Coverage	\$500	Included
Comprehensive Crime		\$10,000
Additional Living Expense - Limit Per Unit		\$50,000
- Policy Aggregate		\$1,000,000
Commercial General Liability	\$1,000	\$5,000,000
Standard Non-Owned Automobile Liability	\$1,000	\$1,000,000
Sudden & Accidental Pollution Liability	\$5,000	\$1,000,000
Directors & Officers Liability	\$1,000	\$2,000,000
Equipment Breakdown	\$1,000	\$33,357,800
Volunteer Workers Accident Program		\$200,000
Legal Expense	\$500	\$150,000

Insurers: Certain Underwriters at Lloyd's & HDI Global Specialty SE & The Wawanesa Mutual Insurance Company & Aviva Insurance Company of Canada & Industrial Alliance Insurance and Financial Services & Millennium Insurance Corporation

*Subject to the terms, conditions and exclusions of the applicable policy(ies). This summary is issued as a matter of information only and confers no rights on the holder and imposes no liability on the insurer(s).*

Printed: 03/21/2023

This document was obtained from the VREB StrataDocs System. Its use is subject to agreed upon terms and disclaimers.

Ordered By: Maria Furtado of One Percent Realty on 2024/01/30  
Document Uploaded and Verified: 2023/05/19