

Long Term Maintenance Plan for Body Corporate 205899

Prepared by Brent Whale
Date: 19 April 2023

Building details and report inputs

Building address: 202 - 204 Hinemoa Street, Birkenhead
Number of units: 5+4

This table shows when expenses are due for building maintenance (202 only)

Apr-23

Expenditure Item	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Starting balance (+ \$8000 per year)		\$24,500	22,000.00	20,000.00	30,000.00	37,000.00	45,000.00	-8,000.00	0.00	6,500.00	14,500.00	21,000.00	19,000.00
Reseal building bolts etc (weathertightness check)					1,000.00		1,000.00		1,500.00		1,500.00		1,500.00
Repaint building exterior, pagodas and garage doors							60,000.00						
Front door surfacing - outside only													1,500.00
Roof maintenance		10,500.00										10,000.00	
Cost for year		10,500.00	0.00	0.00	1,000.00	0.00	61,000.00	0.00	1,500.00	0.00	1,500.00	10,000.00	3,000.00
Closing balance	16,500.00	14,000.00	20,000.00	20,000.00	29,000.00	37,000.00	-16,000.00	-8,000.00	-1,500.00	6,500.00	13,000.00	11,000.00	16,000.00

This table shows when expenses are due for common area maintenance (202 and 204)

Expenditure Item	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Starting balance (+ \$2000 per year)		11,800.00	9,800.00	11,800.00	13,800.00	11,800.00	13,000.00	10,000.00	12,000.00	8,200.00	10,200.00	6,200.00	7,400.00
Carpark painting	700.00					800.00			800.00			800.00	
House Wash including common area driveways		4,000.00			4,000.00		5,000.00		5,000.00		6,000.00		
Cost for year	700.00	4,000.00	0.00	0.00	4,000.00	800.00	5,000.00	0.00	5,800.00	0.00	6,000.00	800.00	0.00
Closing balance	9,800.00	7,800.00	9,800.00	11,800.00	9,800.00	11,000.00	8,000.00	10,000.00	6,200.00	8,200.00	4,200.00	5,400.00	7,400.00

Annual maintenance - from the operating fund

Gutter cleaning	\$600.00												
Common area driveway powerwash	\$1,500.00												
Stormwater drain maintenance	\$500.00												
Gardening and ground maintenance	\$1,000.00												
Annual total	\$3,600.00												

This will allow for someone to replace missing fence pailings, spray weeds, and conduct one-off maintenance as required.

Building paint

Estimate for building paint provided by Allied Exteriors	(June 2021)	\$50,000
McIntosh Painters	(June 2022)	\$54,000