

## Long-Term Maintenance Plan

Body Corporate 90482

25 JUNE 2025

J Street Apartments  
(Quest on Johnston)  
35 Johnston Street,  
Wellington Central,  
Wellington



**FIRE  
ENGINEERING**



**BUILDING  
CONSULTING**



**ACCESSIBILITY  
REPORTS**



**BUILDING  
CONSENT SUPPORT**



**Long-Term Maintenance Plan**  
**35 Johnston Street, Wellington Central, Wellington**

WLG270-2

**PREPARED FOR:**

Quest on Johnstone – Body Corporate 90482  
c/- Quest on Johnston  
35 Johnston Street  
Lambton CBD  
Wellington 6143

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Table of Contents		Page
<b>Section 1.0</b>	<b>Executive Summary</b>	<b>1</b>
<b>Section 2.0</b>	<b>General Information</b>	<b>2</b>
2.1	Introduction	2
2.2	Survey Details	2
2.3	Extent of Instruction	2
2.4	Methodology	3
2.5	Documents Provided	3
2.6	Documents Obtained	4
2.7	Formal Dialogue	4
2.8	Reporting Conditions	4
2.9	Exclusions	5
2.10	Budget Costings	5
2.11	Condition Grading Matrix	6
<b>Section 3.0</b>	<b>Property Details</b>	<b>7</b>
3.1	Building Orientation	7
3.2	Building Details	8
<b>Section 4.0</b>	<b>Maintenance Observations</b>	<b>9</b>
4.1	Summary of Current State of Common Property	9
4.2	General Photos	10
4.3	Maintenance/Defects Observations and Photos	12
<b>Section 5.0</b>	<b>Long-Term Maintenance Plan - Fund Forecast</b>	<b>16</b>
5.1	LTMP Details	16
5.2	Long-Term Maintenance Plan Fund Forecast	17
5.3	Elemental Breakdown of Cost	18
5.4	Contingency and Inflation Allowance	18
<b>Section 6.0</b>	<b>Signatures</b>	<b>20</b>
<b>Appendix A</b>	<b>Unit Titles Act – Long-Term Maintenance Plan Requirements</b>	<b>21</b>
7.1	Unit Titles Regulations 2011	21
7.2	Unit Titles Amendment Act 2022	22
7.3	Unit Titles Act 2010	22
<b>Appendix B</b>	<b>LTMP Fund Analysis Summary &amp; Schedule</b>	<b>24</b>
<b>Appendix C</b>	<b>Unit Title Plan</b>	<b>25</b>
<b>Appendix D</b>	<b>Unit Title Services - Changes to the Unit Titles Act</b>	<b>26</b>
<b>Appendix E</b>	<b>Work Record Sheet</b>	<b>27</b>

## Section 1.0 Executive Summary

The building at 35 Johnston Street, Wellington Central, Wellington and also known as J Street Apartments, is generally in good condition.

The building occupies the entire site and consists of an 82-unit, 18-level apartment building with the Ground Floor (Level 1) dedicated to building entry, Reception, Lift Foyer and office functions. Staff facilities including office, kitchen, laundry and bathrooms are located on Level 2. Building plant is located in dedicated spaces on the ground floor, roof top plant room, the roof, and services risers at each floor are accessible from the lift lobby.

Common areas include entrance lobby, stairwells, and lift lobby areas and corridors to apartments.

The building is of reinforced concrete construction and completed in 2000.

An interesting feature of the building is the installation of a seismic counterweight system on the roof, constructed in 2018 following the Kaikoura earthquake of 2016.

Some significant maintenance / renewal works have been completed over recent years including:

- Roof membrane recoating (2024)
- Exterior joint sealing renewals (2024)
- Exterior painting (2024)
- Lift car interior refurbishments (2024).

The major works planned for this building over the period 2025 to 2034 include:

- Recoat the acrylic membrane roofing systems – tower and front veranda.
- Replacement of the fire windows on the east and west elevations.
- Mechanical upgrade of both lifts
- Interior painting.
- Exterior painting.
- Replace / upgrade stairwell lighting, emergency lighting and illuminated exit signs.
- Replace the near end of life fire alarm and mimic panels.
- Replace 2x gas calorifiers.

A summary of the current condition of the building is outlined in Section 4.0 of this report.

The estimated Average Annual Maintenance Cost (Years 1-10) is \$142,300.00 per annum against Annual Contributions of \$100,000.00 per annum.

It is noted the annual balance of the maintenance fund as at 1 August 2025 will be \$885,000.00

The Unit Titles Act requires that LTMP's be reviewed every 3 years, therefore we recommend that the Body Corporate focus on the works required over the next 3 years and obtain proposals from suitable contractors for those works. For major works beyond the 3-year period, we recommend engaging with the appropriate contractors to obtain proposals to allow the Body Corporate to prepare for long-term expenditure and to ensure the anticipated expenditure can be funded.

## Section 2.0 General Information

### 2.1 Introduction

This report has been prepared by Ron Thomas, Senior Building Consultant of CoveKinloch New Zealand Ltd, on behalf of Body Corporate 90482 c/- Quest on Johnston in accordance with their instruction to proceed by way of email dated 19 September 2023. This LTMP is dated for implementation from 1 April 2024.

### 2.2 Survey Details

Inspection Date:	4 February 2025
Surveyor:	Ron Thomas
Others Present:	Amit Nijhawan
Areas Accessed:	<p>All common areas were accessed including the roof.</p> <p>The following plant areas were also accessed</p> <ul style="list-style-type: none"> <li>• Sprinkler Room and Main Switchboard Room</li> <li>• Roof top Plant Room</li> <li>• One Electrical riser cupboard</li> <li>• Two duct riser cupboards.</li> </ul>
Areas Not Accessed:	<ul style="list-style-type: none"> <li>• Lift Machine Room</li> <li>• Main Electrical Transformer Room.</li> </ul>

### 2.3 Extent of Instruction

Reference should be made to CoveKinloch New Zealand Ltd Offer of Service dated 7 July 2023 detailing the Client's requirements.

For clarification purposes, the extent of instruction for this report is as follows:

- **Review Documentation**
  - Review the previous LTMP and any other documentation provided and as requested by CKNZ.
  - Discuss any issues that arise from this review, including work completed and work deferred and any new issues that have arisen over the previous period that we should be made aware of.
- **Building Inspection**
  - Meet with the Body Corporate's nominated building representative on site on the agreed date of the survey. Site protocols, if any, to be advised. One only site visit has been allowed for in our fixed fee.
  - Visually inspect the property and determine the condition of the following elements: roof (if safe – see note below), building exteriors, common

site areas (e.g. landscaping, fencing, driveways, carparking, retaining walls and garden areas), internal common areas, services, plant, and other common equipment.

- Note: The roof will not be accessed and surveyed if deemed unsafe by our staff, and/or if safe roof access is not present. If safe roof access is not available, we can discuss other means of understanding roof condition with the Body Corporate.

- **Long-Term Maintenance Plan (LTMP)**

Prepare an LTMP to comply with obligations of the Unit Titles Act 2010 and Amendment Act 2022, outlining the condition, works required to maintain, and estimated remaining life years of the elements surveyed.

The LTMP will comprise of:

- A Long-Term Maintenance Plan including description and condition of all common elements surveyed, complete with photographs of major defects.
- A Maintenance Fund Summary and Schedule detailing CAPEX of all common elements based on a 10-Year rolling maintenance/replacement programme with remaining life years of elements, associated cost estimates, percentage distribution charts, and cashflow graphs will form part of the Report. This will include a *"high-level indication of expected costs of maintenance and replacement of items covered by the plan in respect of Years 11-30."* as per Clause 30a Unit Titles Amendments Act 2022.
- An electronic PDF version of the Maintenance Fund Summary and Schedule will be issued once completed. An editable Excel spreadsheet of the Maintenance Plan Summary and Schedule will also be issued for ongoing Client use.
- We have allowed for a one-hour post submission online meeting or telephone discussion if required and for any minor amendments to the report.

## 2.4 Methodology

The site survey has been undertaken using visual aids only. All elements were inspected from ground level.

The report has been compiled on an element-by-element basis, describing its construction, condition and then any recommendation should a defect be evident or suspected.

## 2.5 Documents Provided

The following documentation was provided by Quest on Johnston on behalf of the Body Corporate in assisting with this report:

- Copy of Unit Title Plan.
- Copy of 2019 LTMP prepared by McKenzie Higham Architects.
- Copy of Weathertight Remedial Review Report prepared by Resolve It

- Architects March 201.
- Report on Remediation Works prepared by The Architecture Collaborative June 2018.
- Proposal for Lift Upgrade prepared by Ampco 8 May 2024.
- Copy of part of IEP (structural) report dated September 2013 by Don Thomson Consulting Engineers.
- Exterior elevations of the building.

## **2.6 Documents Obtained**

The following documentation were obtained by CKNZL to assist with this report:

- Compliance Schedule (CS 70911) from the Wellington City Council BWoF Online Portal.

## **2.7 Formal Dialogue**

Formal dialogue has been undertaken between The Body Corporate and CoveKinloch New Zealand Ltd in connection with this report:

- 4/02/2025 – Amit Nijhawan (Quest) – Documents as noted above.

## **2.8 Reporting Conditions**

This report has been prepared under the following conditions of engagement:

- a. This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. Whether the building is vacant or occupied, access to certain areas may have been restricted. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris, or soil).
- b. The inspection did not assess compliance with the NZ Building Code including the Code's weather-tightness requirements, or structural aspects. On request, specialist instructions can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas, or heating.
- c. We have not been appointed to report on hazardous or deleterious materials. However, any relevant comments or observations are reported herein.
- d. As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present, or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.
- e. The survey does not cover any temporary fixtures, fittings, or chattels on or at the property.

- f. This report is provided for the use of Client and their legal representatives only. CoveKinloch New Zealand Ltd accepts no liability to third parties who may act on the contents of this report.
- g. Commentary on building services installations is based upon a building surveyor's perspective, are cursory only and no testing, witnessing, or commissioning of electrical, gas, water or other mechanical appliances or services has been carried out as part of this inspection.
- h. Comments describing electrical systems are included for guidance only and cannot be considered to confirm the electrical wiring installations is installed in accordance with the Electricity Regulations 1993 or 1997 or Electrical Wiring Regulations 1961 or 1976.

## 2.9

### Exclusions

The following has been excluded from this report:

- Areas which are concealed, closed in behind finished surfaces, or where we are prevented from accessing.
- Physical survey of roof if roof access is not present and/or deemed unsafe by our staff.
- Commentary upon the building's compliance with the New Zealand Building Code, unconsented works, clandestine labs (obvious visible defects if encountered, will be noted only).
- Commentary upon any weathertightness or seismic issues.
- Testing of mechanical, electrical, underground drainage, and other base building services.
- Review of legal title, easements, boundaries, LIM, and PIM.
- Survey of all non-common property including interiors of units, privately owned plant, and equipment.
- Operational expenditure is not part of the long-term maintenance plan.

## 2.10

### Budget Costings

Costs, where provided throughout this LTMP, are for **guidance and budget purposes only** and relate to the completion of the required remedial works using present day values. Suggested allowance for cost escalation, contingency, and inflation is made on the Fund Analysis Summary Page as a PC Sum.

The costs are **exclusive** of any professional fees, statutory consent(s) charges, and GST.

We recommend that competitive quotations or tenders are invited for the carrying out of the required works. It is likely that such quotations and tenders will vary from the budget guidance to reflect market conditions and the demand for works. We can advise further on the preparation of an appropriate design and specification, and the procurement of competitive tender submissions and evaluations.



## 2.11 Condition Grading Matrix

The following defines the condition comments of the elements surveyed:

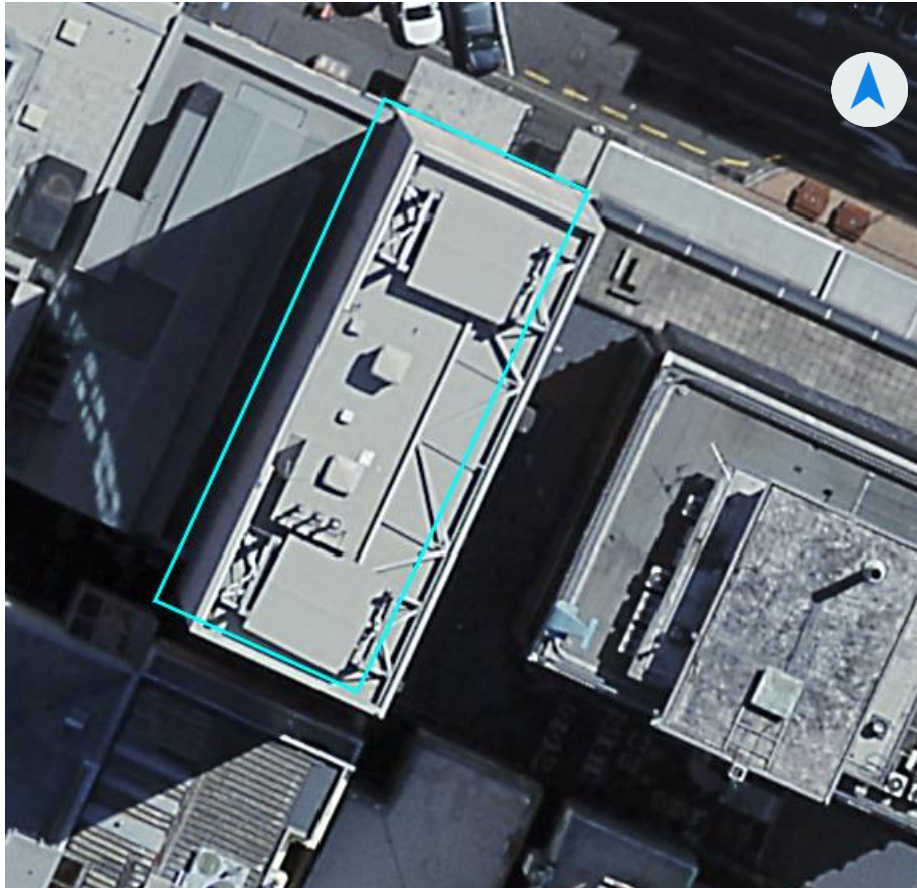
Grade	Description
<b>Good</b>	Items which have suffered some weathering, wear, or decay, and are free from any visual defects.
<b>Satisfactory</b>	Items that have worn through 'normal' use and weathering and are in commensurate condition to the building age and use.
<b>Poor</b>	Items that are worn, decayed, or weathered either due to their age, abnormal use, or lack of maintenance.

Refer to Appendix B, Maintenance Fund Schedule for a full description of the elements and their conditions.

Section 3.0 Property Details

**3.1 Building Orientation**

All orientations are described using compass North and as viewing the element being described. The outline of the site is shown in blue.



Source: WCC GIS Maps on 04/02/2025.

## 3.2

### Building Details

Building Name	J Street Apartments (Quest on Johnston)
Address	35 Johnston Street, Wellington Central, Wellington
Legal Description	Lot 4 DP 10804
Date of Construction	2000
Number of Units	82
Number of Car Parks	Nil
Compliance Schedule (BWof) Number	70911
Compliance Schedule Last Amended Date	31 August 2022
BWof Expiry Date	3 November 2025
New Building Standard (%NBS)	93% - Refer Don Thomson Consulting Engineers IEP dated 30/09/2013. We recommend that a new report be obtained that aligns with current standards.

## Section 4.0 Maintenance Observations

### 4.1 Summary of Current State of Common Property

The building at 35 Johnston Street, Wellington Central, Wellington is currently in good condition.

**Roof** – The tower roof is an acrylic membrane system ('Trafficgard or similar) over the existing membrane system which we understand was applied in 2024. It should be noted this type of system has a more limited life span than traditional roof types. The parapet flashings are pre-finished metal.

A number of ducted systems extend through the roof with a fan fitted at the top of the duct and a weather cover. Whilst this ducting has adequate apron flashings to prevent water ingress, some of the flashings may need to be replaced as they reach the end of their serviceable life.

A seismic counterweight system has been installed on the roof post the 2016 Kaikoura earthquake. During our inspection we noted some areas of the steel frame that support the counterweights showing signs of corrosion.

The veranda roof is also an acrylic membrane system, recoated Dec 2024 / Jan 2025.

*The major renewals proposed for this 10-year term of the plan are the recoating of the roof membrane systems which should be undertaken 10 yearly. We have also made an allowance to repair the corrosion damage to the steel counterweight structure, and for the as required replacement of the ducting flashings.*

**Exterior** – The exterior is a combination of concrete beams and columns, fibre-cement claddings, and aluminium window joinery which dominates the North and South faces of the building. Steel fire windows are installed on the East and West faces of the building. It is noted that joint sealing and exterior painting was completed during 2024.

*The major works proposed for the next period is the replacement of the steel windows. The exterior walls are also scheduled for painting during this term.*

**Interior** – The interiors are predominantly painted plasterboard walls and ceilings, ceramic tiles to the Main Entry Foyer and Lobby, carpet through the Corridors and vinyl flooring to the service areas on Level 2.

*The interiors are scheduled for painting in Year 6 (2029) of the plan. The other significant works proposed is replacement of the carpets.*

**Services** – The building services systems mostly appear to be in good condition, and it is assumed they are serviced regularly, and all compliance obligations are being met. However we have been advised that the fire alarm panels are near the end of their serviceable life, and due to issues with maintenance and sourcing spare parts these panels should be replaced.

We noted some lights on the stairwell were either not operating or flickering, where the tubes / bulbs of any failed fittings should be replaced.

We understand the interiors of the lift cars were refurbished in recent years and advice for the maintenance company is the lift system is due for an overhaul.

One of the 3 calorifiers was replaced in 2024, and for this reason we propose the other 2 calorifiers should also be replaced.

*The notable renewals over the next 10 years are 1) lift system upgrade, 2) replacement of the fire alarm panels, 3) stairwell lighting upgrade and 4) replacement of 2 calorifiers.*

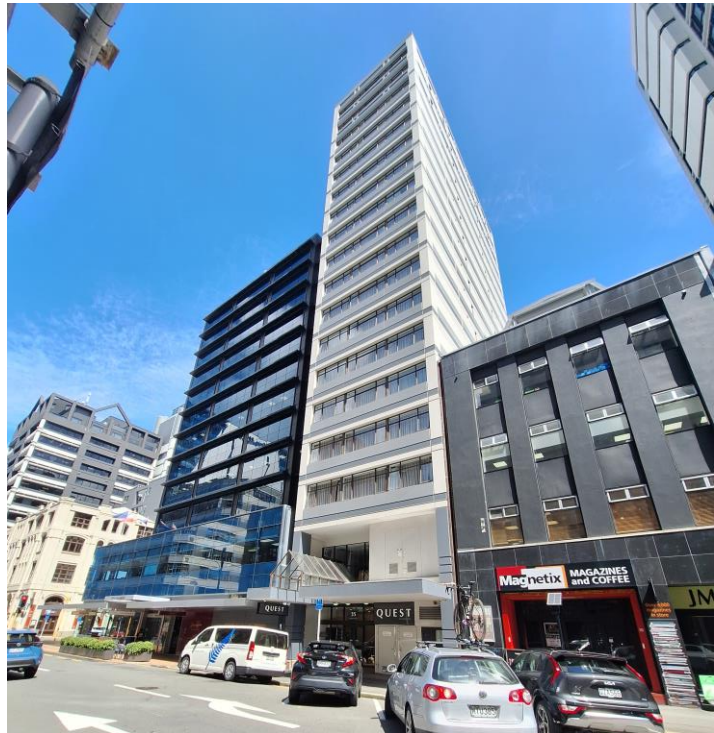
Condition assessment of individual elements can be found on the Maintenance Fund Schedule provided with this report.

If defects of any significance are noted, an allowance for investigation will be made in the plan.

## 4.2

### General Photos

Typical photographs from the site survey, indicating the general state of property.



View from across  
Johnston Street.



Further view from  
Johnston Street.



Front Entrance.





Entry Lobby.

#### 4.3

#### Maintenance/Defects Observations and Photos

The following maintenance/defects items were observed during the inspection for the Long-Term Maintenance Plan. Costings have been identified in the Schedule of the LTMP Fund Analysis under each relevant heading in Year 1 (2025).

##### Roof

Example of corrosion to steel counterweight structure.



Corrosion to fan housing brackets.

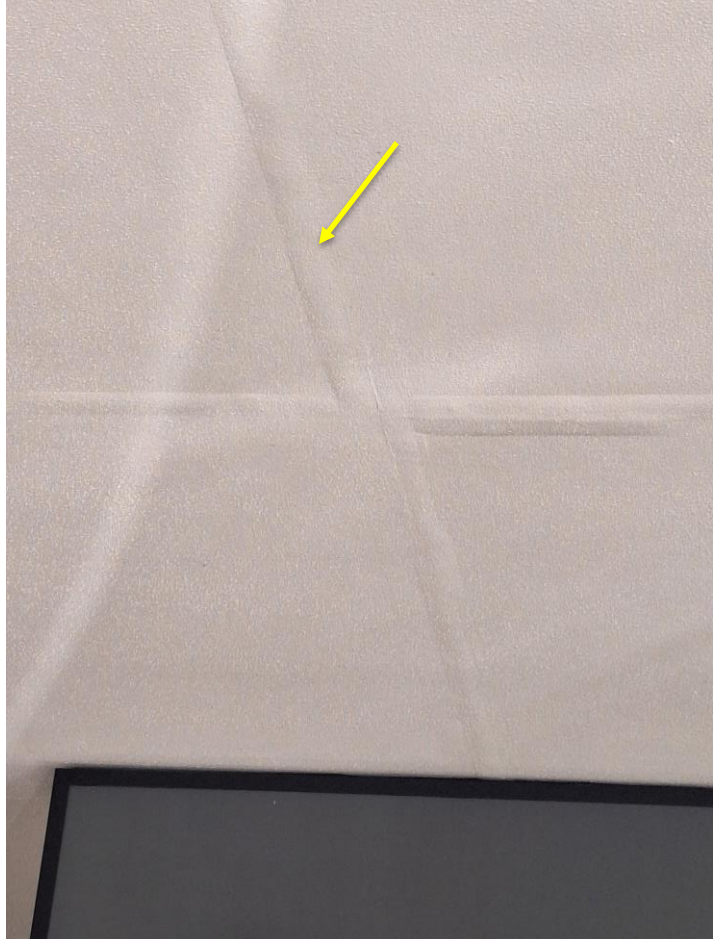


Corroded fixing screws to fan housings. Note early signs of corrosion to flashings.





**Exterior**



Poor plaster joint  
to veranda soffit.



Corroded  
sprinkler heads  
to veranda soffit.

**Interior**

Reset and bed-in  
loose concrete  
stair tread –  
West stair Level  
9-10.



Stretched carpet  
on Level 11.



## Section 5.0 Long-Term Maintenance Plan - Fund Forecast

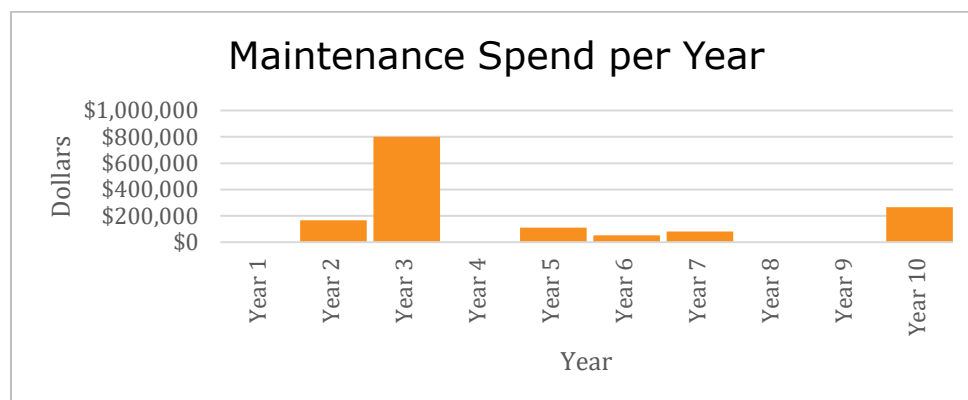
### 5.1 LTMP Details

LTMP Date	01 May 2025
LTMP Period	2025 - 2054 Years 1-10: Scheduled. Years 11-30: High-level indication of expected cost.
Date LTMP Next Review by	01 May 2028
Areas Covered by this Long-Term Maintenance Plan	All common property, building elements and infrastructure of the development, unless otherwise stated or unable to be observed during inspection.
Additional items Body Corporate decided by Ordinary Resolution to include in this Plan	None advised.
Items Body Corporate decided by Ordinary Resolution not to maintain for any period during the term of this plan	None advised.
Existing Long-Term Maintenance Fund Balance (as advised by Body Corporate)	\$885,000 (as at 1 August 2025) as advised by Manjit Singh on 8 May 2025.
Annual Contributions to Long-Term Maintenance Fund Balance (as advised by Body Corporate)	\$100,000 as recommended by CoveKinloch NZ Ltd based on opening balance and anticipated expenditure.
Source of funding for LTMP Plan/Fund	Long-Term Maintenance Fund contributed by Annual Levies from Body Corporate members.

All figures are **exclusive** of GST.

## 5.2 Long-Term Maintenance Plan Fund Forecast

This bar chart illustrates the amount of cash flow required to enter the Long-Term Maintenance Fund (LTMF) on an annual basis over a 10-year period to meet the capital expenditure of replacement and upgraded items mentioned earlier within this report. The assumption is that the flow will continue after the 10-year period calculated.



All figures are **exclusive** of GST.

Based on the total estimated maintenance costs over 10 years, the Average Annual Maintenance Cost is \$142,300.00.

A breakdown of the Average Annual Maintenance Cost over the life of this plan is as follows:

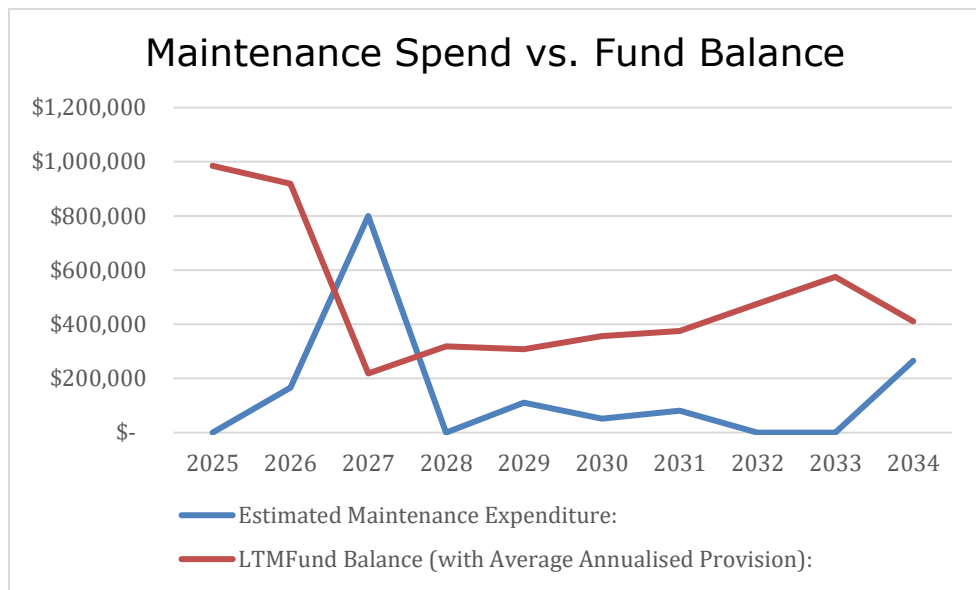
Years 1-10	Average Annual Maintenance Cost (estimate)	\$142,300	p.a.
Years 11-30	Average Annual Maintenance Cost (high-level estimate only)	\$108,675	p.a.
Years 1-30	Average Annual Maintenance Cost (high-level estimate only)	\$119,883	p.a.

All figures are **exclusive** of GST.

The following chart shows the LTMF Balance based on using the Average Annual Maintenance Cost figure across 10 years as the Proposed Annual Contribution to maintain the Fund, versus the planned expenditure.

Based on using the Proposed (Annualised) Provision for Maintenance (BC Annual Contribution) of \$100,000 to maintain the fund, the chart shows no shortfalls in the LTMF.

We recommend the Body Corporate review the major maintenance expenditure planned in those years with shortfalls, with respect to deciding the final annual figure to maintain the LTMF each year. i.e., consider one-off maintenance levies (or Special Levies) to balance annual funding.

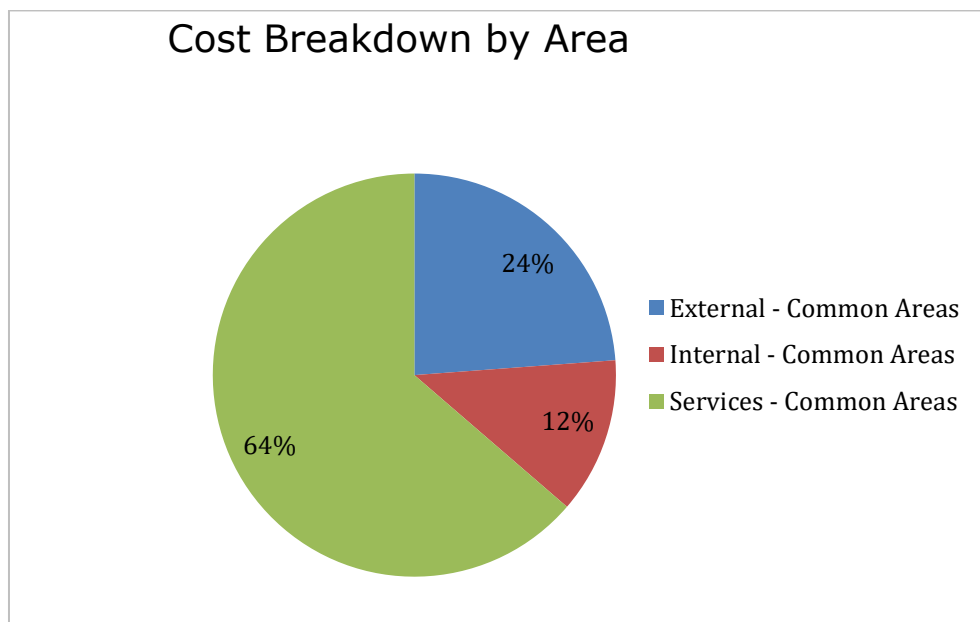


All figures are **exclusive** of GST.

### 5.3

#### Elemental Breakdown of Cost

The pie chart below illustrates the percentage of total expenditure attributed to the different building element types across the property.



Further breakdowns of the maintenance costs by trade can be found on the Summary Page of the LTMP spreadsheet.

### 5.4

#### Contingency and Inflation Allowance

We also recommend the Body Corporate maintain a Contingency Fund over and above the proposed allowance to cover any unbudgeted/unexpected expenditure that is not covered in either your 'business as usual' Operating Fund or the Long-

Term Maintenance Fund. A Proposed Contingency Fund of 10% is shown on the Summary Page of the LTM Fund Summary.

The LTM Fund also shows a 5% Inflation Allowance.

Please note all figures in the Fund Analysis is exclusive of GST.

Section 6.0 Signatures

**Signed:**



**Ron Thomas**  
**Senior Building Consultant**

**Peer Review:**



**Sandeep Patel** *NDAT, LMBOINZ*  
**Senior Building Consultant**

**For and on behalf of CoveKinloch New Zealand Ltd**

## Appendix A      Unit Titles Act – Long-Term Maintenance Plan Requirements

### 7.1                      **Unit Titles Regulations 2011**

For Unit Titled properties, the requirements for Long-Term Maintenance Plans are defined under the Unit Titles Regulations 2011:

#### **30    Long-term maintenance plans**

- (1) A long-term maintenance plan must—
  - (a) cover—
    - (i) the common property, building elements, and infrastructure of the unit title development; and
    - (ii) any additional items that the body corporate has decided by ordinary resolution to include in the plan; and
  - (aa) summarise the current state of the common property; and
  - (b) identify those items that the body corporate may decide by ordinary resolution not to maintain for any period during the lifetime of the plan; and
  - (c) state the period covered by the plan; and
  - (d) state the estimated age and life expectancy of each item covered by the plan; and
  - (e) state the estimated cost of maintenance and replacement of each item covered by the plan; and
  - (f) state whether there is a long-term maintenance fund; and
  - (fa) state the sources of funding for the plan; and
  - (g) if there is a long-term maintenance fund, state the amount determined by the body corporate to be applied to maintain the fund each year; and
  - (h) state who has prepared the plan.
  - (1A) A body corporate must apply the amount each year to maintain the fund that it has determined under subclause (1)(g), less any amount that has been applied to maintain any item in that year.
  - (2) A body corporate must carry out a review of its plan at least once every 3 years.
  - (3) Subject to subclause (2), a body corporate may carry out a review of its plan as frequently as it considers necessary.

Regulation 30(1)(aa): inserted, on 9 May 2024, by [section 58\(1\)](#) of the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (2022 No 19).

Regulation 30(1)(fa): inserted, on 9 May 2024, by [section 58\(2\)](#) of the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (2022 No 19).

Regulation 30(1A): inserted, on 9 May 2024, by [section 58\(3\)](#) of the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (2022 No 19).



## 7.2

### Unit Titles Amendment Act 2022

Under the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022:

#### 58 Regulation 30 amended (Long-term maintenance plans)

- (1) After [regulation 30\(1\)\(a\)](#), insert:
  - (aa) summarise the current state of the common property; and
- (2) After [regulation 30\(1\)\(f\)](#), insert:
  - (fa) state the sources of funding for the plan; and
- (3) After [regulation 30\(1\)](#), insert:
  - (1A) A body corporate must apply the amount each year to maintain the fund that it has determined under subclause (1)(g), less any amount that has been applied to maintain any item in that year.

#### 59 New regulation 30A inserted (Long-term maintenance plans for large unit title developments)

After [regulation 30](#), insert:

##### 30A Long-term maintenance plans for large unit title developments

- (1) This regulation applies to a long-term maintenance plan for a large unit title development.
- (2) Regulation 30(1)(d), (e), and (g) does not apply to a large unit title development's long-term maintenance plan in respect of the period that is more than 10 years from the date of the plan or the last review of the plan (**years 11 to 30**).
- (3) A large unit title development's long-term maintenance plan must provide a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11 to 30.

## 7.3

### Unit Titles Act 2010

Under the Unit Titles Act 2010 Part 1 Section 5:

#### 5 Interpretation

- (1) In this Act, unless the context otherwise requires,—

**large unit title development** means a unit title development that includes 10 or more principal units

Section 5(1) large unit title development: inserted, on 9 May 2023, by [section 4](#) of the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (2022 No 19).

Under Part 2A - Special provisions for large unit title developments:

**157C Additional requirements regarding long-term maintenance plans**

- (1) The body corporate of a large unit title development must comply with all the requirements of this section.
- (2) The long-term maintenance plan for the body corporate must—
  - (a) cover a period of at least 30 years from the date of the plan or the last review of the plan; and
  - (b) comply with the requirements and include the matters prescribed by regulations.
- (3) Regulations may prescribe different requirements and matters to be included in a long-term maintenance plan for different parts of the period described in subsection (2)(a).
- (4) The long-term maintenance plan for the body corporate must be reviewed in accordance with this section every 3 years.
- (5) However, if the body corporate becomes aware of any matter that may have a material impact on the long-term maintenance plan, it must review the plan in accordance with this section as soon as practicable (and the date on which the review is conducted becomes the start date from which the next review cycle is calculated).
- (6) The body corporate must, unless it decides by special resolution not to do so, consult with the building professional or professionals, or other suitably qualified professional or professionals, it considers necessary or appropriate—
  - (a) when it develops the long-term maintenance plan; and
  - (b) when it reviews the plan.

Section 157C: inserted, on 9 May 2024, by [section 34](#) of the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (2022 No 19).

## Appendix B LTMP Fund Analysis Summary & Schedule

Refer to the following LTM Fund Analysis Summary and Schedule spreadsheets.

J Street Apartments, 35 Johnston Street, Wellington Central	Years 1-10	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30
Long-Term Maintenance Fund Analysis												
Summary - Projected Spend (all costs exclude GST)	TOTAL Years 1-10	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035-2054

Body Corporate Number:	90482	Job Number:	WLG270-2
Date of Plan:	1/08/2025	Next Review Required By:	31/07/2028

			LTMP Review Year			LTMP Review Year			LTMP Review Year			LTMP Review Year		
Building	External - Common Areas	\$ 339,000	\$ -	\$ 104,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 245,000	\$ 1,436,000	
Building	Internal - Common Areas	\$ 178,000	\$ -	\$ 1,500	\$ -	\$ -	\$ 110,000	\$ 7,000	\$ 61,000	\$ -	\$ -	\$ 20,000	\$ 257,500	
Building	Services - Common Areas	\$ 906,000	\$ -	\$ 61,000	\$ 800,000	\$ -	\$ -	\$ 25,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 480,000	
	BUILDING TOTAL	\$ 1,423,000	\$ -	\$ 166,500	\$ 800,000	\$ -	\$ 110,000	\$ 52,000	\$ 81,000	\$ -	\$ -	\$ 265,000	\$ 2,173,500	

Estimated Maintenance Expenditure:	\$ 1,423,000	\$ -	\$ 166,500	\$ 800,000	\$ -	\$ 110,000	\$ 52,000	\$ 81,000	\$ -	\$ -	\$ 265,000	\$ 2,173,500
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External - Common Areas	\$ 339,000
Internal - Common Areas	\$ 178,000
Services - Common Areas	\$ 906,000

NOTE: ALL COSTS EXCLUDE GST

Existing Long-Term Maintenance Fund Balance (as advised by Client):	\$ 885,000	As advised on 08/05/2025 by Manjit Singh.
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Years 1-10	Average Annual Maintenance Cost (estimate)	\$ 142,300	p.a.
Years 11-30	Average Annual Maintenance Cost (high-level estimate only)	\$ 108,675	p.a.
Years 1-30	Average Annual Maintenance Cost (high-level estimate only)	\$ 119,883	p.a.

Comment: Major renewals are planned in Years 11-30. BC should review the external and building services tabs when considering the annual provision for maintenance.

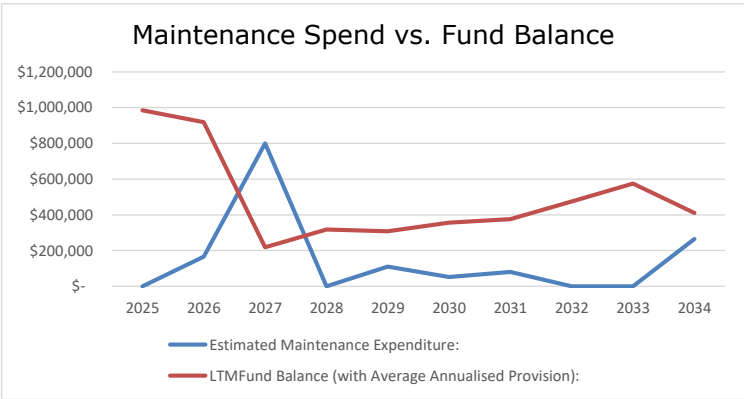
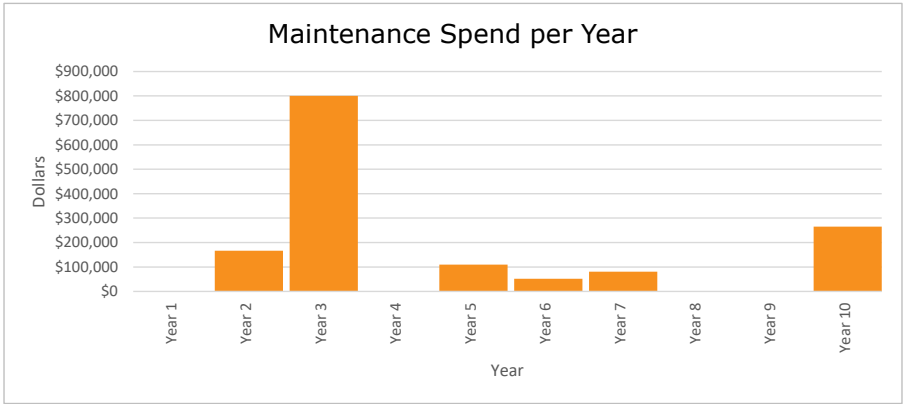
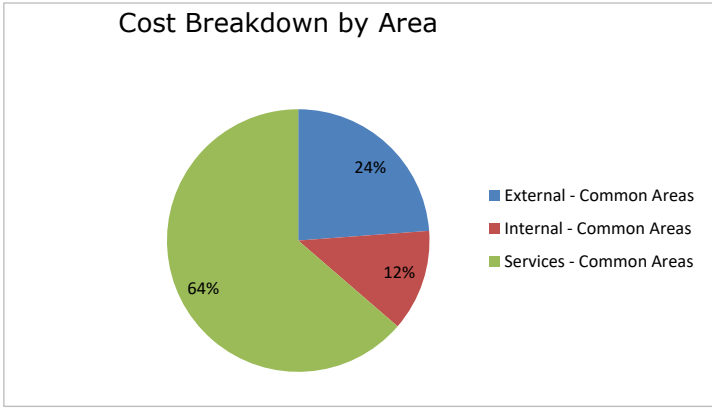
Proposed (Annualised) Provision for Maintenance (BC Annual Contribution):	\$ 100,000	p.a.	Recommended annual contribution	INDICATIVE ONLY - Estimated Annual Maintenance Spend Years 11-30 ->								\$ 108,675
Special Levy / Contributions:		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LTMFund Balance (with Average Annualised Provision):	\$ 885,000	\$ 985,000	\$ 918,500	\$ 218,500	\$ 318,500	\$ 308,500	\$ 356,500	\$ 375,500	\$ 475,500	\$ 575,500	\$ 410,500	N/A

(i.e. Less Projected Maintenance Costs) Note: A red/negative LTMF Balance indicates a shortfall in Maintenance Fund in that year, based on accruing the Average Annual Maintenance Cost into the LTMF each year, less Anticipated Expenditure.

Note: Consider manually adjusting the Annual Provision until shortfall minimised.

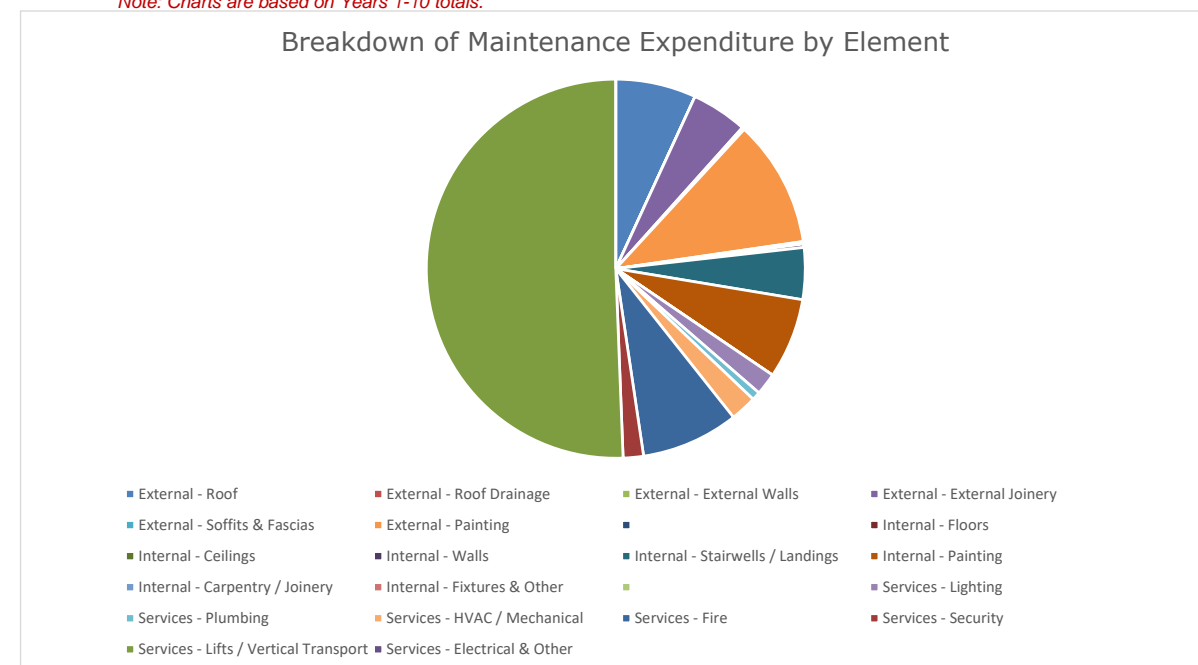
		p.a. rate	p.a. \$										
Average (Annualised) Maintenance Cost / Proposed Provision:		-	\$ 100,000										N/A
Proposed Inflation Allowance (5% of Proposed Provision) p.a.:		5.00%	1.00	1.05	1.10	1.16	1.22	1.28	1.34	1.41	1.48	1.55	N/A
Total Proposed LTMF Contribution:			\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551	\$ 127,628	\$ 134,010	\$ 140,710	\$ 147,746	\$ 155,133	N/A
	Proposed Contingency Fund (10%):	10.00%	\$ 10,000	\$ 10,500	\$ 11,025	\$ 11,576	\$ 12,155	\$ 12,763	\$ 13,401	\$ 14,071	\$ 14,775	\$ 15,513	N/A

Note: Charts are based on Years 1-10 totals and exclude inflation, contingency, and GST.



Summary - Maintenance Expenditure by Building Element		TOTAL Years 1-10	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035-2054
Note: Totals exclude inflation, contingency, and GST.													
BUILDING													
1.1.1	External - Roof	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 75,000	\$ 150,000
1.1.2	External - Roof Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1.3	External - External Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
1.1.4	External - External Joinery	\$ 66,000	\$ -	\$ 76,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626,000
1.1.5	External - Soffits & Fascias	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1.6	External - Structure	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
1.1.7	External - Painting	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,000	\$ 300,000
2.1.1	Internal - Floors	\$ 3,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 38,500
2.1.2	Internal - Ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.1.3	Internal - Walls	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
2.1.4	Internal - Doors / Windows	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
2.1.5	Internal - Stairwells / Landings	\$ 61,000	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 61,000	\$ -	\$ -	\$ -	\$ -
2.1.6	Internal - Painting	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000
2.1.7	Internal - Carpentry / Joinery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.1.8	Internal - Fixtures & Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
3.1.1	Services - Lighting	\$ 26,000	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 66,000
3.1.2	Services - Plumbing	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,000
3.1.3	Services - HVAC / Mechanical	\$ 31,000	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 48,000
3.1.4	Services - Fire	\$ 115,000	\$ -	\$ 5,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 143,000
3.1.5	Services - Security	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
3.1.6	Services - Lifts / Vertical Transport	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1.7	Services - Electrical & Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	BUILDING TOTAL	\$ 1,403,000	\$ -	\$ 146,500	\$ 800,000	\$ -	\$ 110,000	\$ 52,000	\$ 81,000	\$ -	\$ -	\$ 265,000	\$ 2,173,500
		SUM ERROR, Total	SUM ERROR, Total										

*Note: Charts are based on Years 1-10 totals.*



J Street Apartments, 35 Johnston Street, Lambton CBD, Wellington																							
Long-Term Maintenance Fund Analysis									ALL COSTS EXCLUDE GST														
Schedule - Projected Spend (all costs exclude GST)									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30 (2035-2054)				
Item	Location	Element	Condition	Est. Age / Install Year	Typ. Life Expectancy (Years)	Works Required	Comment	10-Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	High-Level Estimated Cost	Estimated Occurrences	Total in Years 11-30	Comments	
1.1	BUILDING																						
1.1.1	External	Roof	Tower Roof - Acrylic Membrane (Traffigard)	Good	2024	10	Replace	Reapply acrylic membrane coating 2034 - 265m2	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	2	\$ 100,000	Apply acrylic membrane to all roof areas 2034 and 10 yearly
1.1.1			Access Hire for - replace	NA	NA	NA	Access Hire	Not required - rope access	NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	NA	Not applicable
1.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.1			Canopy Roof - Acrylic Membrane (Traffiguard)	Good	2024	10	Replace	Reapply acrylic membrane coating 2034	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	2	\$ 10,000	Apply acrylic membrane coating 2035 and 10 yearly
1.1.1			Access Hire for - replace	NA	NA	NA	Access Hire	Not required - rope access	NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	NA	Not applicable
1.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.1			Metal Parapet Flashings	Good	2000	30	Replace	Allowance to replace all parapet and edge flashings 2030	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	1	\$ 20,000	Allowance to replace parapet and edge flashing 2050
1.1.1			Access Hire for - replace	NA	NA	NA	Access Hire	Rope access - no additional cost	NA	\$ -	\$ -	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Rope access - no additional cost
1.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.1			Metal Apron Flashings	Good	Unknown	30	Replace	Allowance to replace metal apron flashing to duct protrusions on roof as required	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	1	\$ 20,000	Allowance to replace apron flashings as required
1.1.1			Access Hire for - replace	NA	NA	NA	Access Hire	Rope access - no additional cost	NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Rope access	NA	NA	NA	Not applicable
1.1.1			Glazed Aluminium Entry Roof	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
1.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.1																							
1.1.2	External	Roof Drainage	Internal Gutter (Membrane )	Good	2024	10	Replace	Included in roof above	NA	Not applicable										NA	NA	NA	Included in roof
1.1.2			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.2			Downpipes (uPVC / Steel)	NA	NA	50	Replace	Refer services section	NA	Not applicable										NA	NA	NA	Not applicable
1.1.2																							
1.1.3	External	External Walls	Concrete Columns and Beams	Good	2000	Life of Building	Life of Building	Life of building	NA	Life of building										NA	NA	NA	Life of building
1.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.3			Painting	NA	NA	NA	Paint	Refer all exterior painting below	NA	Refer all exterior painting below										NA	NA	NA	Refer all exterior painting below
1.1.3			Joint Sealant Renewal	Good	2024	20	Replace	Allowance for joint sealant renewal 2024	NA	Not applicable										\$ 350,000	1	\$ 350,000	Allowance for joint sealant renewal 2044
1.1.3			Access Hire for - repairs/repaint	NA	NA	NA	Access Hire	Rope access / swinging stage - include above	NA	Not applicable										NA	NA	NA	Included above
1.1.3			Fibre Cement Sheet	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
1.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.3			Painting	NA	NA	NA	Paint	Refer all exterior painting below - includes only accessible faces of building	NA	Refer all exterior painting below										NA	NA	NA	Refer all exterior painting below
1.1.3																							
1.1.4	External	External Joinery	Windows (Factory Finished Aluminium)	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										\$ 500,000	1	\$ 500,000	Replace at end of serviceable life
1.1.4			Access hire for - replace	NA	NA	NA	Access hire	Swinging stage + craneage + traffic management	NA	Not applicable										\$ 100,000	1	\$ 100,000	Swinging stage , craneage, traffic management
1.1.4			Allowance for seals, hinges, hardware	NA	NA	25	Repair	Allowance to replace seals, hinges hardware as required	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	1	\$ 15,000	Allowance to replace seals, hinges hardware as required	
1.1.4			Access Hire - Repairs	NA	NA	NA	Access Hire	Rope access included above	NA	\$ -	Incl above	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Rope access included above	
1.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.4			Windows (Steel) - Fire Windows	Satisfactory	2000	50	Replace	Allowance to replace 2025	\$ 50,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Replace at end of serviceable life	
1.1.4			Access Hire for - replace	NA	NA	NA	Access Hire	Allowance for swinging stage / rope access / craneage / traffic management	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable	
1.1.4			Allowance for seals, hinges, hardware	Satisfactory	2025	10	Repair	Allowance for seals, hinges, hardware as required	NA	Not applicable										\$ 5,000	2	\$ 10,000	Allowance for seals, hinges, hardware
1.1.4			Access Hire for - repairs	NA	NA	NA	Access Hire	Allowance for swinging stage / rope access	NA	Not applicable										NA	NA	NA	Rope access included above
1.1.4			Doors - Timber - Emergency Exit	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
1.1.4			Allowance for seals, hinges, hardware	NA	NA	25	Repair	Allowance to replace seals, hinges hardware as required	\$ 500	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	1	\$ 500	Allowance to replace seals, hinges hardware as required	
1.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.4			Entry Doors (Factory Finished Aluminium)	Good	2000	50	Life of Building	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
1.1.4			Allowance for seals, hardware etc	NA	NA	25	Repair	Allowance to replace seals, hinges hardware as required	\$ 500	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	1	\$ 500	Allowance to replace seals, hinges hardware as required	
1.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
1.1.4																							
1.1.5	External	Fascias and Soffits	Fibre-Cement Fascias and Soffits	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable										NA	NA	NA	Replace at end of serviceable life
1.1.5			Painting	NA	NA	NA	Access Hire	Refer all exterior painting below	NA	Refer all exterior painting below										NA	NA	NA	Refer all exterior painting below
1.1.5			Allowance for identified defects	NA	NA	NA	Repair	Allowance for repairs to verandah soffit	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable	
1.1.5																							
1.1.6	External	Structure	Steel Girders incl fixings - supporting counterweight	Good	2018	Life of Building	Life of Building	Life of building	Life of building	Life of building										NA	NA	NA	Life of building
1.1.6			Allowance for identified defects	NA	NA	NA	Repair	Allowance to wire brash, prep and paint areas of corrosion	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	2	\$ 10,000	Allowance to wire brush, prep and paint areas of corrosion	
1.1.6			Access hire for above	NA	NA	NA	Access Hire	Not required	NA	\$ -	Not required	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not required	

J Street Apartments, 35 Johnston Street, Lambton CBD, Wellington																							
Long-Term Maintenance Fund Analysis										ALL COSTS EXCLUDE GST													
Schedule - Projected Spend (all costs exclude GST)										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30 (2035-2054)			
ITEM	LOCATION	ELEMENT	Condition	Est. Age / Install Year	Typ. Life Expectancy (Years)	Works Required	Comment	10-Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	High-Level Estimated Cost	Estimated Occurrences	Total in Years 11-30	Comments	
1.1.6			Seismic Counterweights	Good	2018	Life of building	Life of building	Life of building	Not applicable										NA	NA	NA	Not applicable	
1.1.6			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA										Not applicable				
1.1.6																							
1.1.7	External	Painting	All Exterior Painting	Good	2024	10	Paint	All exterior painting 2034	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000	2	\$ 300,000	All exterior painting 2044 and 10 yearly
1.1.7			Access Hire for - repaint	NA	NA	NA	Access Hire	Swinging stage	NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	2	NA	Swinging stage
1.1.7									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	
1.1	EXTERNAL	TOTAL							\$ 339,000	\$ -	\$ 104,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 245,000	\$ 1,241,000	-	\$ 1,436,000	
								TOTAL - External	\$ 339,000	\$ -	\$ 104,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 245,000	-	-	\$ 1,436,000	

BUILDING																									
2.1.1	Internal	Floors	Exposed Concrete Slab	Good	2000	Life of Building	Life of building	NA	Life of building										NA	NA	NA	Life of building			
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.1			Carpet / Carpet Tiles	Good	2019	15	Replace	Allowance to replace carpet throughout 2034	NA	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	1	\$ 20,000	Allowance to replace carpet thought 2049		
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Allowance to check and stretch carpet as required level 11	NA	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable			
2.1.1			Vinyl - Bathrooms & Laundry Level 2, and level 1 Areas	Good	2000	20	Replace	Allowance to replace vinyl as required	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000	1	\$ 3,000	Allowance to replace vinyl flooring as required		
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.1			Vinyl Planking Level 2	Good	2019	20	Replace	Allowance to replace vinyl planking 2039	NA	Not applicable										\$ 15,000	1	\$ 15,000	Allowance to replace vinyl planking 2039		
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.1			Ceramic Tiles - Level 1 Entry / Lift Foyer	Good	Unknown	50	Replace	Allowance to replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.1			Entry Mat	Good	Unknown	20	Replace	Allowance to replace as required	NA	Not applicable										\$ 500	1	\$ 500	Allowance to replace as required		
2.1.1			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.1																									
2.1.2			Internal	Ceilings	Plasterboard	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
2.1.2					Painting	NA	NA	10	Paint	See all interior painting below	NA	See all interior painting below										NA	NA	NA	See al interior painting below
2.1.2					Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.2	Suspended Grid & Tiles	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.2	Allowance for identified defects	NA			NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.2									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			
2.1.3	Internal	Walls	Plasterboard	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.3			Painting	NA	NA	10	Paint	See all interior painting below	NA	See all interior painting below										NA	NA	NA	See all interior nainting		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3			Ceramic Tiles - Adjacent to Lifts Level 1	Good	Unknown	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3			Glazed aluminium Joinery Level 1 Lobby	Good	Unknown	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.3			Seals	Good	Unknown	20		Allowance to replace seals as required	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	1	\$ 1,000	Allowance to replace seals as required		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3			Mirror Wall - Entry Foyer	Good	Unknown	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3			Vinyl - Bathrooms and Laundry Level 2	Good	Unknown	20	Replace	Allowance to replace vinyl as required in conjunction with flooring	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000	1	\$ 3,000	Allowance to replace vinyl as required in conjunction with flooring		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3			Wall Trim (Architraves, Skirting, Dado)	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.3			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.3																									
2.1.4			Internal	Doors	Single Doors (Apartments)	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
2.1.4	Painting	NA			NA	10	Paint	See all interior painting below	NA	See all interior painting below										NA	NA	NA	See all interior painting		
2.1.4	Allowance for identified defects	NA			NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.4	Single Doors (Stairwells)	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.4	Painting	NA			NA	10	Paint	See all interior painting below	NA	See all interior painting below										NA	NA	NA	See all interior painting		
2.1.4	Allowance for identified defects	NA			NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.4	Single Doors (Risers and Other)	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
2.1.4	Painting	NA			NA	10	Paint	See all interior painting below	NA	See all interior painting below										NA	NA	NA	See all interior nainting		
2.1.4	Allowance for identified defects	NA			NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
2.1.4	Door Signage / Door Numbers	Good			2000	25	Repair	Allowance to replace door numbers and signage as required	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to replace door signage and numbers as required		



J Street Apartments, 35 Johnston Street, Lambton CBD, Wellington																							
Long-Term Maintenance Fund Analysis									ALL COSTS EXCLUDE GST														
Schedule - Projected Spend (all costs exclude GST)									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30 (2035-2054)				
ITEM	LOCATION	ELEMENT	Condition	Est. Age / Install Year	Typ. Life Expectancy (Years)	Works Required	Comment	10-Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	High-Level Estimated Cost	Estimated Occurrences	Total in Years 11-30	Comments	
2.1.4			Door Hardware (all doors)	Good	2000	25	Replace	General allowance to replace door hardware, hinges as required	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	General allowance to replace door hardware and hinges as required.
2.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.4								\$ -															
2.1.5	Internal	Stairwells / Landings	Stairwell Stairs / Landings Concrete	Good	2000	Life of Building	Life of Building	NA	Life of building										NA	NA	NA	Life of building	
2.1.5			Allowance for identified defects	NA	NA	NA	Repair	Repair loose stair tread west stair levels 9-10	NA	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable	
2.1.5			Steel Stair and Handrail to roof plantroom	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
2.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.5			Timber Steps and Steel handrail to Power Substation Level 2	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
2.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.5			Stair Nosing	Good	2000	30	Access Hire	Allowance to replace stair nosings 2030 or as required	\$ 61,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,000	\$ -	\$ -	\$ -	NA	NA	NA	Replace stair nosings 2060 or as required
2.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.5			Steel Handrails	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
2.1.5			Paint	NA	NA	NA	Paint	Paint in conjunction with walls - see all interior painting below	NA	Paint in conjunction with walls - see all interior painting below										NA	NA	NA	Paint in conjunction with walls - see all interior painting below
2.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.5																							
2.1.6	Internal	Painting	All Interior Painting (Incl Doors)	Good	2019	10	Paint	All interior painting - walls, ceilings doors 2029	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	2	\$ 160,000	Allowance for all interior painting
2.1.6			Access Hire for - repaint	NA	NA	NA	Access Hire	Scaffolding - stairs only - other portable or ladder	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	2	\$ 30,000	Scaffolding - stairs only
2.1.6								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
2.1.7	Internal	Carpentry / Joinerv						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
2.1.7								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	
2.1.8		Fixtures & Other	General Signage	Good	Unknown	30	Replace	Allowance to replace as required	NA	Not applicable										\$ 5,000	1	\$ 5,000	Allowance ro replace as required
2.1.8			Planters - front foyer	Good	Unknown	30	Replace	Allowance to replace as required	NA	Not applicable										\$ 5,000	1	\$ 5,000	Allowance to replace as required
2.1.8			Allowance for identified defects	NA	NA	NA	Replace	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
2.1.8								\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
2.1	INTERNAL	TOTAL						\$ 178,000	\$ -	\$ 1,500	\$ -	\$ -	\$ 110,000	\$ 7,000	\$ 61,000	\$ -	\$ -	\$ 20,000	-	-	\$ 257,500		

TOTAL - Internal	\$ 178,000	\$ -	\$ 1,500	\$ -	\$ -	\$ 110,000	\$ 7,000	\$ 61,000	\$ -	\$ -	\$ 20,000	-	-	\$ 257,500
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BUILDING																								
3.1.1	Services	Lighting - Exterior	All Exterior lighting - Veranda	Good	2023	25	Replace	Allowance to replace verandah lighting 2048	NA	Not applicable										\$ 6,000	1	\$ 6,000	Allowance to replace veranda lighting 2048	
3.1.1				Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.1		Lighting - Interior	Foyer and Reception Lighting	Good	2021	25	Replace	Allowance to replace foyer and reception lighting 2046	NA	Not applicable										\$ 18,000	1	\$ 18,000	Allowance to replace foyer and reception lighting 2046	
3.1.1			Lift Lobby Lighting	Good	2020	25	Replace	Allowance to replace lift lobby / corridor lighting2045	NA	Not applicable										\$ 16,000	1	\$ 16,000	Allowance to replace lift lobby / corridor lighting 2045	
3.1.1			Stairwell Lighting	Good	2020	25	Replace	Allowance to replace stairwell lighting 2025	\$ 11,000	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	1	\$ 11,000	Allowance to replace stairwell lighting 2050		
3.1.1			Emergency Lights	Good	Unknown	15	Replace	Allowance to replace emergency light fittings 2030 or as required	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	Allowance to replace emergency exit lights as required	
3.1.1			Illuminated Exit Signs	Good	Unknown	15	Replace	Allowance to replace illuminated exit signs 2030 or as required	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to replace illuminated exit signs as required	
3.1.1			Allowance for identified defects	NA	NA	NA	Repair	Faulty stairwell lighting to be replaced as part of full renewal above 2025	NA	Not applicable										NA	NA	NA	Not applicable	
3.1.1																								
3.1.2			Services	Plumbing	Incoming Water Main	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA
3.1.2	Back Flow Preventer	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life	
3.1.2	Hot/Cold Water Reticulation	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life	
3.1.2	GA Hot Water Calorifier (1x)	Good			2024	30	Replace	Replace 2074	NA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable	
3.1.2	GA Hot Water Calorifier (2x)	Good			Unknown	30	Replace	Allowance to replace as required	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable	
3.1.2	Pumps and Valves (General)	Good			2000	40	Replace	Allowance to replace 2040 or as required	NA	Not applicable										\$ 8,000	1	\$ 8,000	Allowance to replace pumps and valves 2045 or as required	
3.1.2	Downpipes (concealed stormwater)	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life	
3.1.2	Sanitary Sewer Mains	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life	
3.1.2	Cleaners Sink and Tapware	Good			2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life	
3.1.2	Allowance for identified defects	NA			NA	NA	Repair	Faulty stairwell lighting to be replaced as part of full renewal above 2025	NA	Not applicable										NA	NA	NA	Not applicable	
3.1.2																								
3.1.3	Services	HVAC / Mechanical	Heating / Air-conditioning System (Heat Pump)	Good	Unknown	15	Replace	Allowance to replace Heat Pump (Cassette type) for gymnasium 2030 0r as required	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	Allowance to replace heat pump for gymnasium as required	
3.1.3			Stairwell Smoke Extract System - Controls	Good	2000	25	Replace	Allowance to replace controller 2025 or as required	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to replace controller as required		



J Street Apartments, 35 Johnston Street, Lambton CBD, Wellington																							
Long-Term Maintenance Fund Analysis									ALL COSTS EXCLUDE GST														
Schedule - Projected Spend (all costs exclude GST)									Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30 (2035-2054)				
Item	Location	Element	Condition	Est. Age / Install Year	Typ. Life Expectancy (Years)	Works Required	Comment	10-Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	High-Level Estimated Cost	Estimated Occurrences	Total in Years 11-30	Comments	
3.1.3			Stairwell Smoke Extract System Roof Top Fan	Good	2000	25	Replace	Allowance to replace roof top fan 2025 or as required	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	1	\$ 6,000	Allowance to replace roof top fan as required	
3.1.3			Ducted Systems for above	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.3			Extract grilles in stairwell walls	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.3			Air Conditioning System - Controls	Good	Unknown	25	Replace	Allowance to upgrade controls as required	NA	Not applicable										\$ 5,000	1	\$ 5,000	Allowance to upgrade controls as required
3.1.3			Air Conditioning System - Roof Top Fan	Good	Unknown	40	Life of Building	Allowance to replace fan as required	\$ -	Not applicable										\$ 2,000	1	\$ 2,000	Replace as required
3.1.3			Ducted Systems for above	Good	Unknown	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.3			Ducted Systems for above	Good	Unknown	50	Life of Building	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.3			Apartment Extract Fans (Roof/Wall for Kitchen/Bathroom)	Good	2000	25	Replace	Allowance to replace rooftop extract fans 10 no.	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to replace roof top extract fans as required
3.1.3			Ducted Systems for above	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.3			Controllers for apartment extract systems	Good	2000	25	Replace	Allowance to replace controllers as required	NA	Not applicable										\$ 10,000	1	\$ 10,000	Allowance to replace controllers as required
3.1.3			Ventilation Louvres	Good	2000	50	Replace	Replace at end of serviceable life	NA	Allowance to replace at end of serviceable life or as required										NA	NA	NA	Replace at end of serviceable life
3.1.3			Extract Grilles	Good	2000	40	Replace	Allowance to replace at end of serviceable life or as required	NA	Replace at end of serviceable life										\$ 5,000	1	\$ 5,000	Allowance to replace extract grilles at end of serviceable life or as required
3.1.3			Allowance for identified defects				Repair	Allowance to inspect roof top fan housings, treat for corrosion and paint, also replace corroded fixing screws	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable
3.1.3							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		
3.1.4	Services	Fire	Fire Alarm Panel	Good	2004	20	Replace	Allowance for full upgrade incl mimic panel 2027	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to upgrade tech as required	
3.1.4			Mimic Panel	Good	2004	20	Replace	Allowance to upgrade panel incl tech 2027 or as required	NA	\$ -	\$ -	Incl above	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to upgrade tech as required
3.1.4			Smoke / Heat Detectors / Manual Call Points / Sirens	Good	2000	30	Replace	General to upgrade / replace components at end of serviceable life	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	General allowance to replace components at end of serviceable life
3.1.4			Fire Alarm Cable Reticulation	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.4			Fire Hose Reel	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.4			Sprinkler Control Valves incl. Brigade Inlet	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.4			Sprinkler Pipe Work	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.4			Sprinkler Heads	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.4			Allowance for identified defects	NA	NA	NA	Repair	Allowance to replace corroded sprinkler heads in from veranda area 2026	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	NA	NA	NA	Not applicable
3.1.4			Sprinkler Pump - Diesel	Good	2000	40	Replace	Allowance to replace 2040 or as required	NA	Not applicable										\$ 50,000	1	\$ 50,000	Allowance to replace diesel pump 2040 or as required
3.1.4			Sprinkler Pump - Controller, and equipment	Good	2000	40	Replace	Allowance to replace pump controller and all ancillary equipment 2040 or as required	NA	Not applicable										\$ 25,000	1	\$ 25,000	Allowance to replace diesel controller and ancillary eqpt 2024 or as required
3.1.4			Sprinkler Pump - Exhaust system	Good	2000	40	Replace	Allowance to replace diesel exhaust 2040 or as required	NA	Not applicable										\$ 8,000	1	\$ 8,000	Allowance to replace diesel exhaust 2040 or as required
3.1.4			Sprinkler Pump - Electric	Good	2000	40	Replace	Allowance to replace 2040 or as required	NA	Not applicable										\$ 25,000	1	\$ 25,000	Allowance to replace electric pump 2040 or as required
3.1.4			Sprinkler Pump - Controller, and equipment	Good	2000	40	Replace	Allowance to replace pump controller and all ancillary equipment 2040 or as required	NA	Not applicable										\$ 15,000	1	\$ 15,000	Allowance to replace electric controller and ancillary eqpt 2024 or as required
3.1.4			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.4	Charged Riser	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life		
3.1.4	Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable		
3.1.4																							
3.1.5	Services	Security	Security Alarm System incl CCTV	Good	2000	20	Replace	Allowance for system upgrade 2026	\$ 9,000	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	Allowance for system upgrade as required	
3.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.5		Access Control	Access Control System / Card Reader	Good	2022	20	Upgrade	Allowance to upgrade system 2042	NA	Not applicable										\$ 20,000	1	\$ 20,000	Allowance to upgrade system 2042 or as required
3.1.5			Automatic Door System	Good	2020	15	Upgrade	Allowance to upgrade system 2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	2	\$ 20,000	Allowance to upgrade system 2037 or as required	
3.1.5			Press to Exit / Emergency Door Release	Good	2000	20	Upgrade	Allowance to upgrade system 2026 or as required	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	1	\$ 5,000	Allowance to upgrade system as required	
3.1.5			Intercom / Paging System	Good	2000	20	Upgrade	Allowance to upgrade system 2026 or as required	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	1	\$ 10,000	Allowance to upgrade system as required	
3.1.5			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.5							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			
3.1.6	Services	Lifts / Vertical Transport	Lift Car System Refurbishment - Lift 1	Good	Unknown	20	Upgrade	Lift System refurbishment	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		
3.1.6			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.6			Lift Car System Refurbishment - Lift 2	Good	Unknown	20	Upgrade	Interior Fitout	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	

J Street Apartments, 35 Johnston Street, Lambton CBD, Wellington																								
Long-Term Maintenance Fund Analysis										ALL COSTS EXCLUDE GST														
Schedule - Projected Spend (all costs exclude GST)										Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Years 11-30 (2035-2054)				
ITEM	LOCATION	ELEMENT		Condition	Est. Age / Install Year	Typ. Life Expectancy (Years)	Works Required	Comment	10-Year Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	High-Level Estimated Cost	Estimated Occurrences	Total in Years 11-30	Comments	
3.1.6			Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable	
3.1.6									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -		
3.1.7	Services	Electrical & Other	Main Switchboard	Good	2000	40	Replace	Replace or upgrade at end of serviceable life	NA	Replace or upgrade at end of serviceable life										\$ 30,000	1	\$ 30,000	Replace or upgrade at end of serviceable life	
3.1.7				Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.7				Distribution Board (per level)	Good	2000	40	Replace	Replace or upgrade at end of serviceable life	NA	Replace or upgrade at end of serviceable life										\$ 100,000	1	\$ 100,000	Replace or upgrade at end of serviceable life
3.1.7				Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.7				Meter Board	Good	2000	40	Replace	Responsibility of energy retailer	NA	Responsibility of energy retailer										NA	NA	NA	Responsibility of energy retailer
3.1.7				Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.7				Lighting and Power Reticulation	Good	2000	50	Replace	Replace at end of serviceable life	NA	Replace at end of serviceable life										NA	NA	NA	Replace at end of serviceable life
3.1.7				Data System / Cabinet / Network	Good	Unknown	40	Replace	General allowance to upgrade as required	NA	Not applicable										\$ 20,000	1	\$ 20,000	General allowance to upgrade as required
3.1.7				Allowance for identified defects	NA	NA	NA	Repair	Not applicable	NA	Not applicable										NA	NA	NA	Not applicable
3.1.7									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
3.1	SERVICES	TOTAL							\$ 906,000	\$ -	\$ 61,000	\$ 800,000	\$ -	\$ -	\$ 25,000	\$ 20,000	\$ -	\$ -	\$ -	-	-	\$ 480,000		
									TOTAL - Services	\$ 906,000	\$ -	\$ 61,000	\$ 800,000	\$ -	\$ -	\$ 25,000	\$ 20,000	\$ -	\$ -	\$ -	-	-	\$ 480,000	
Grade	Description							TOTAL - ALL MAINTENANCE	\$ 1,423,000	\$ -	\$ 166,500	\$ 800,000	\$ -	\$ 110,000	\$ 52,000	\$ 81,000	\$ -	\$ -	\$ 265,000	-	-	\$ 2,173,500		
Good	Items which have suffered some weathering, wear, or decay, and are free from any visual defects.																							
Satisfactory	Items that have worn through 'normal' use and weathering and are in commensurate condition to the building age and use. □																							
Poor	Items that are worn, decayed, or weathered either due to their age, abnormal use, or lack of maintenance.																							

Appendix C Unit Title Plan

Refer to the following Unit Title Plan which this LTMP is based on.



## SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier **WN58B/154**  
Land Registration District **Wellington**  
Date Issued 06 December 2000  
Plan Number DP 90482

Subdivision of  
Lot 4 Deposited Plan 10804

Prior References  
WND2/939

### Unit Titles Issued

12428	12429	25934	25935
25936	25937	25938	25939
25940	25941	26295	26296
26297	26298	35755	35756
35757	35758	35759	35760
35761	35762	35763	35764
35765	35766	35767	35768
35769	35770	35771	35772
35773	35774	35775	35776
35777	35778	35779	35780
35781	35782	35783	35784
35785	35786	35787	35788
35789	35790	35791	35792
35793	35794	35795	35796
35797	35798	35799	35800
35801	35802	35803	35804
35805	35806	35807	35808
35809	35810	35811	35812
35813	35814	35815	35816
WN58B/149	WN58B/151	WN58B/152	

### Interests

#### OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

- (a) the body corporate owns the common property and
- (b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

B813990.4 Change of rules of the Body Corporate - 6.12.2000 at 3.31 pm

9199056.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.10.2012 at 2:10 pm

CLUB OF THE CITY - 2546 TR. - 2546 TR.

Search Copy Dated 15/10/12 3:56 pm, Page 3 of 4  
Register Only

Search Copy Dated 15/10/12 3:56 pm, Page 4 of 4  
Register Only

## Appendix D Unit Title Services - Changes to the Unit Titles Act

Did you know changes to the Unit Titles Act will come into force across three key dates? Here's what you need to know...

- **Changes to support remote attendance at meetings came into force on 9 December 2022.**

This allows unit owners and committee members to attend a general meeting or body corporate committee meeting online, by audio link, audio-visual link, or other remote access facility.

Unit owners continue to be able to attend a general meeting in person or by proxy.

- **Most of the changes are now live from 9th May 2023, these include:**

### **Information for Prospective buyers**

Requirements for a wider range of information to be provided to prospective buyers. The changes also provide buyers with additional rights if these requirements are not met.

### **Governance of bodies corporate**

Strengthening governance arrangements in relation to a body corporate.

### **Raising the standards for body corporate managers**

Raising the professional standards required of body corporate managers including compliance with a code of conduct.

### **Resolving disputes**

New dispute resolution rules and fees.

### **Utility interests and charges to unit owners**

Greater flexibility in relation to utility interests and charges to unit owners.

- **Changes that require further regulatory development or preparation by the sector will take effect on 9th May 2024, these include:**

### **Ensuring adequate planning for maintenance**

Ensuring there is adequate planning of long-term maintenance projects.

### **New regulatory powers**

New powers to improve compliance.

### **Electronic voting**

Allowing unit owners to vote electronically before a body corporate general meeting.

### **Agreements with body corporate managers**

New terms to be included in contracts between bodies corporate and body corporate managers.

### **A scale for legal costs in the Tenancy Tribunal**

Regulations establishing principles and rules for determining reasonable legal costs in the Tenancy Tribunal.

We will provide further updates regarding the five provisions above in 2024 prior to these coming into force.

For more information, please go to the UTA website: [www.unittitles.govt.nz](http://www.unittitles.govt.nz)

The above information is an excerpt from the Changes to the Unit Titles Act Information Sheet from Ministry of Business, Innovation & Employment dated May 2023.



## Appendix E Work Record Sheet

Refer to the following Work Record Sheet for maintenance items carried out in recent years (information supplied, and to be added, by the Body Corporate).

[illegible]