



Long-Term Maintenance Plan

Manuka Cove

206-208 Manuka Road

Glenfield 629

Unit Plan 316943



Report details

Inspection date:	8/04/2024
Inspector:	Royce Timms



9/04/2024

The Body Corporate Committee Members
Manuka Cove
206-208 Manuka Road
Glenfield 629

Dear Committee Members,

Thank you for appointing our company to conduct your Long-Term Maintenance Plan.

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in the short term to cover its forecast maintenance expenses. We recommend that the levies initially be set at the level shown in this report. Once the short-term expenses have been paid for, we recommend that this report be updated to confirm that the levies can be reduced to the level shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual long-term maintenance fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Utility Interest (Total long term maintenance fund levy divided by utility interests)	\$3.03
Total Utility Interests	10000
Total Long Term Maintenance Fund Levy	\$30,300.00

The data used to arrive at the above figures is in the attached report (which includes GST). It is designed for ease of reading. For your convenience here is your Report Index:

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Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Manuka Cove
Building Address	206-208 Manuka Road Glenfield 629
Unit Plan No.	316943
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	2002
Number of Utility Interests	10000
Number of Units	39
Estimated Long Term Maintenance Fund Balance	\$137,092
Starting date of Financial Year for Report	1/01/2024
GST Status	Registered for GST
Current Long-Term Maintenance Levy per Utility interests (Inc. GST)	3.03

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	1.70%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 30	3.00%
Company Taxation Rate	28.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over \$10,000 - Years 1 - 3	1.22%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over \$10,000 - Years 4 - 30	2.16%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the plan forecasts	30 years

30 Year Levy Table

Year	Year To	Total Contribution		Contribution per Utility Interest		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	31/12/2024	30,300.00	3,952.17	3.03	0.40	0.76	0.10
2	31/12/2025	60,600.01	7,904.35	6.06	0.79	1.52	0.20
3	31/12/2026	106,050.02	13,832.61	10.61	1.38	2.65	0.35
4	31/12/2027	185,587.54	24,207.07	18.56	2.42	4.64	0.61
5	31/12/2028	148,470.04	19,365.66	14.85	1.94	3.71	0.48
6	31/12/2029	118,776.03	15,492.53	11.88	1.55	2.97	0.39
7	31/12/2030	95,020.82	12,394.02	9.50	1.24	2.38	0.31
8	31/12/2031	85,518.74	11,154.62	8.55	1.12	2.14	0.28
9	31/12/2032	88,084.30	11,489.26	8.81	1.15	2.20	0.29
10	31/12/2033	90,726.82	11,833.93	9.07	1.18	2.27	0.30
11	31/12/2034	93,448.63	12,188.95	9.34	1.22	2.34	0.30
12	31/12/2035	96,252.09	12,554.62	9.63	1.26	2.41	0.31
13	31/12/2036	99,139.65	12,931.26	9.91	1.29	2.48	0.32
14	31/12/2037	102,113.84	13,319.20	10.21	1.33	2.55	0.33
15	31/12/2038	105,177.25	13,718.77	10.52	1.37	2.63	0.34
16	31/12/2039	108,332.56	14,130.33	10.83	1.41	2.71	0.35
17	31/12/2040	111,582.55	14,554.25	11.16	1.46	2.79	0.36
18	31/12/2041	114,930.02	14,990.87	11.49	1.50	2.87	0.37
19	31/12/2042	118,377.92	15,440.60	11.84	1.54	2.96	0.39
20	31/12/2043	130,215.71	16,984.66	13.02	1.70	3.26	0.42
21	31/12/2044	143,237.28	18,683.12	14.32	1.87	3.58	0.47
22	31/12/2045	157,561.02	20,551.44	15.76	2.06	3.94	0.51
23	31/12/2046	162,287.85	21,167.98	16.23	2.12	4.06	0.53
24	31/12/2047	167,156.49	21,803.02	16.72	2.18	4.18	0.55
25	31/12/2048	172,171.18	22,457.11	17.22	2.25	4.31	0.56
26	31/12/2049	177,336.31	23,130.82	17.73	2.31	4.43	0.58
27	31/12/2050	182,656.40	23,824.75	18.27	2.38	4.57	0.60
28	31/12/2051	188,136.09	24,539.49	18.81	2.45	4.70	0.61
29	31/12/2052	193,780.18	25,275.68	19.38	2.53	4.85	0.63
30	31/12/2053	199,593.59	26,033.95	19.96	2.60	4.99	0.65

30 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' (including contingency allowance) are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

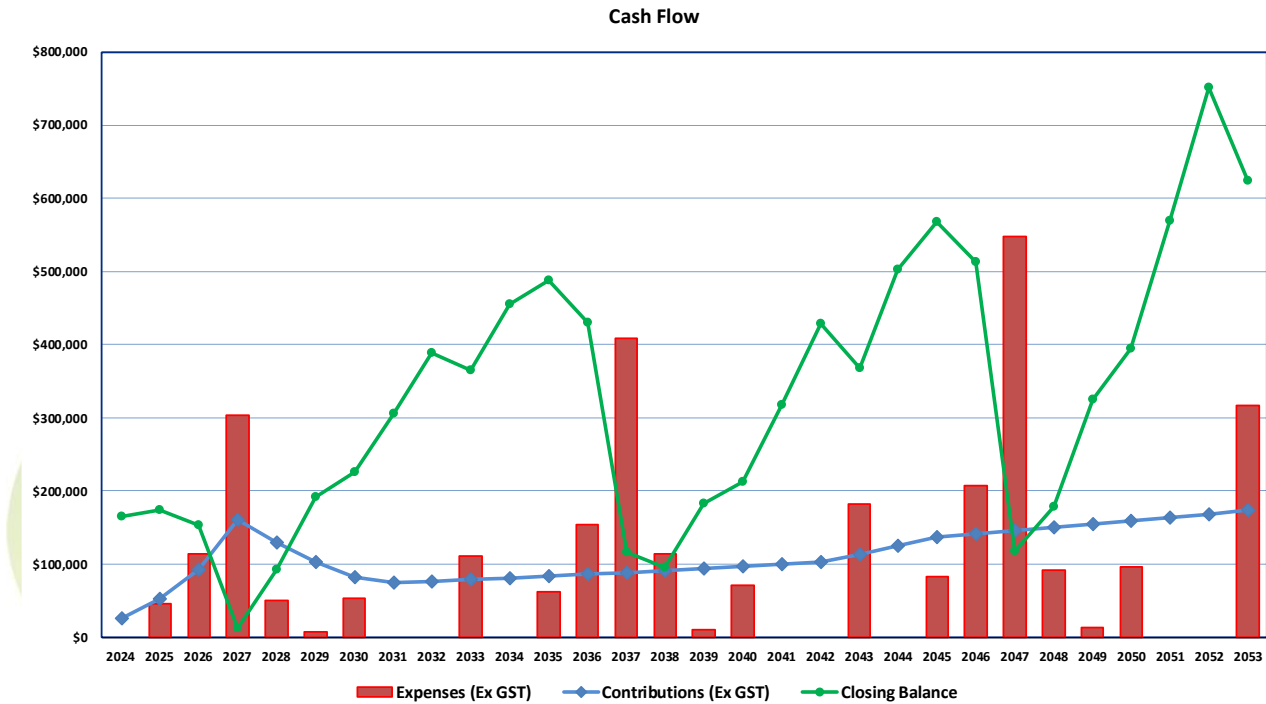
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	31/12/2024	137,092.00	26,347.83	1,833.24	0.00	165,273.07
2	31/12/2025	165,273.07	52,695.66	2,056.84	46,054.78	173,970.79
3	31/12/2026	173,970.79	92,217.41	1,986.36	114,526.96	153,647.60
4	31/12/2027	153,647.60	161,380.47	1,782.60	303,620.00	13,190.67
5	31/12/2028	13,190.67	129,104.38	1,132.46	50,628.70	92,798.81
6	31/12/2029	92,798.81	103,283.50	3,039.34	7,460.87	191,660.78
7	31/12/2030	191,660.78	82,626.80	4,455.63	53,389.57	225,353.64
8	31/12/2031	225,353.64	74,364.12	5,670.77	0.00	305,388.53
9	31/12/2032	305,388.53	76,595.04	7,423.62	0.00	389,407.19
10	31/12/2033	389,407.19	78,892.89	8,065.67	110,886.09	365,479.66
11	31/12/2034	365,479.66	81,259.68	8,771.97	0.00	455,511.31
12	31/12/2035	455,511.31	83,697.47	10,074.53	61,893.04	487,390.27
13	31/12/2036	487,390.27	86,208.39	9,796.40	153,914.78	429,480.28
14	31/12/2037	429,480.28	88,794.64	5,828.92	408,040.00	116,063.84
15	31/12/2038	116,063.84	91,458.48	2,264.18	113,940.00	95,846.50
16	31/12/2039	95,846.50	94,202.23	2,979.39	10,026.09	183,002.03
17	31/12/2040	183,002.03	97,028.30	4,225.84	71,751.30	212,504.87
18	31/12/2041	212,504.87	99,939.15	5,669.45	0.00	318,113.47
19	31/12/2042	318,113.47	102,937.32	7,982.97	0.00	429,033.76
20	31/12/2043	429,033.76	113,231.05	8,523.96	182,042.61	368,746.16
21	31/12/2044	368,746.16	124,554.16	9,310.10	0.00	502,610.42
22	31/12/2045	502,610.42	137,009.58	11,437.77	83,177.39	567,880.38
23	31/12/2046	567,880.38	141,119.87	11,556.34	206,848.70	513,707.89
24	31/12/2047	513,707.89	145,353.47	6,743.50	548,371.30	117,433.56
25	31/12/2048	117,433.56	149,714.07	3,165.92	91,440.87	178,872.68
26	31/12/2049	178,872.68	154,205.49	5,383.54	13,474.78	324,986.93
27	31/12/2050	324,986.93	158,831.65	7,693.68	96,427.83	395,084.43
28	31/12/2051	395,084.43	163,596.60	10,300.67	0.00	568,981.70
29	31/12/2052	568,981.70	168,504.50	14,109.85	0.00	751,596.05
30	31/12/2053	751,596.05	173,559.64	14,694.02	316,193.91	623,655.80

30 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the long-term maintenance fund and the likely 'Expenses' for each year of this plan. The three lines in the graph are:

- Contributions line - Total maintenance fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 30 years. From left to right the columns are:

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the **'Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
1. BUILDING EXTERIOR																
Wash building	20,292	-	20,901	-	-	-	-	24,230	-	-	-	-	28,089	-	-	-
Repaint external walls	88,163	-	-	-	96,338	-	-	-	-	-	-	-	-	-	129,470	-
Repaint Single Garage Door	10,184	-	-	-	11,128	-	-	-	-	-	-	-	-	-	14,956	-
Replace tilt-up doors - Standard	111,320	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber glazed door	5,288	-	-	-	5,778	-	-	-	-	-	-	-	-	-	7,766	-
Work at heights access and site setup	2,026	-	-	-	2,214	-	-	-	-	-	-	-	-	-	2,975	-
Sub Total (Incl. GST)		0	20,901	0	115,458	0	0	24,230	0	0	0	0	28,089	0	155,167	0
2. ROOFING																
Wash roofing	18,810	-	19,374	-	-	-	-	22,460	-	-	-	-	26,037	-	-	-
Repair metal roofing	177,161	-	-	-	193,589	-	-	-	-	-	-	-	-	-	260,167	-
Repaint metal roofing	112,860	-	-	119,733	-	-	-	-	-	-	-	-	-	160,911	-	-
Repaint downpipes	4,784	-	-	-	5,228	-	-	-	-	-	-	-	-	-	7,025	-
Repair downpipes (Total: 125 lm) - 10%	1,128	-	-	-	1,233	-	-	-	-	-	-	-	-	-	1,657	-
Wash guttering	1,600	-	1,648	-	-	-	-	1,910	-	-	-	-	2,215	-	-	-
Repair guttering (Total: 202 lm) - 10%	1,751	-	-	-	1,913	-	-	-	-	-	-	-	-	-	2,571	-
Sub Total (Incl. GST)		0	21,022	119,733	201,963	0	0	24,370	0	0	0	0	28,252	160,911	271,420	0
3. VEHICLE ACCESSWAYS																
Wash driveway	9,440	-	-	-	-	10,625	-	-	-	-	12,317	-	-	-	-	14,279
Repair bitumen (Total: 2452 m2) - 10%	16,406	-	-	-	-	18,465	-	-	-	-	21,406	-	-	-	-	24,816
Replace bitumen speed bump	363	-	-	-	-	-	-	-	-	-	474	-	-	-	-	-
Repair concrete car pads. (Total: 330 m2) - 10%	2,619	-	-	-	-	2,948	-	-	-	-	3,417	-	-	-	-	3,961
Replace plastic speed bump	1,816	-	-	-	-	2,044	-	-	-	-	-	-	-	-	-	2,747
Repaint line marking	5,832	-	-	-	-	6,564	-	-	-	-	7,609	-	-	-	-	8,821
Repair concrete kerbing (Total: 432 lm) - 10%	7,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	40,646	0	0	0	0	45,223	0	0	0	0	54,624

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
4. EXTERNAL WALKWAYS																
Repair concrete (Total: 252 m2) - 10%	2,064	-	-	-	-	2,323	-	-	-	-	2,693	-	-	-	-	3,122
Wash walkway	970	-	-	-	-	1,092	-	-	-	-	1,266	-	-	-	-	1,467
Repair single flight timber staircase (Total: 1 ea.) - 10%	239	-	-	-	-	-	-	-	-	-	312	-	-	-	-	-
Replace single flight timber staircase	2,386	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain drainage	5,853	-	6,029	-	-	-	-	6,989	-	-	-	-	8,102	-	-	-
Sub Total (Incl. GST)		0	6,029	0	0	3,415	0	6,989	0	0	4,271	0	8,102	0	0	4,589
5. FIXTURES AND FITTINGS																
Replace mailbox	3,804	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace light post	20,260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,645
Replace plastic bollard	321	-	-	-	-	-	-	-	-	-	419	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	419	0	0	0	0	30,645
6. FENCING AND WALLS																
Repaint timber lattice fences to carports	6,728	-	-	-	-	-	7,800	-	-	-	-	-	-	-	-	-
Replace timber lattice fence to carports	18,796	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair timber paling fences (50% shared cost) (Total: 359 lm) - 10%	3,047	-	-	-	-	3,429	-	-	-	-	3,976	-	-	-	-	4,609
Replace timber paling fences (50% shared cost)	30,382	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair retaining wall (50% shared cost) (Total: 143 m2) - 10%	6,929	-	-	-	-	-	-	-	-	-	9,041	-	-	-	-	-
Replace blockwork retaining wall	5,231	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair blockwork retaining wall (Total: 14 m2) - 10%	747	-	-	-	-	-	-	-	-	-	975	-	-	-	-	-
Repaint concrete wall	457	-	-	-	-	-	-	-	-	-	596	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	3,429	7,800	0	0	0	14,588	0	0	0	0	4,609
7. OUTDOOR SWIMMING POOL																
Replace metal pool fence	6,881	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace pool gate	817	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wash pool	10,055	-	-	-	-	-	-	-	-	-	13,119	-	-	-	-	-
Replace pool cover	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair single flight timber staircase (Total: 1 ea.) - 10%	239	-	-	-	-	-	-	-	-	-	312	-	-	-	-	-
Replace single flight timber staircase	2,386	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair timber decking (Total: 72 m2) - 10%	2,946	-	-	-	-	3,316	-	-	-	-	3,844	-	-	-	-	4,456
Replace timber decking	26,515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace fibreglass / concrete pool surface	30,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace chlorine feeder	2,176	-	-	-	-	-	-	-	-	-	2,839	-	-	-	-	-
Replace chlorinator	2,945	-	-	-	-	-	-	-	-	-	3,843	-	-	-	-	-
Replace pool pump	2,387	-	-	-	-	-	-	-	-	-	3,114	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
Replace spa pump	2,032	-	-	-	-	-	-	-	-	-	2,651	-	-	-	-	-
Replace spa heater	1,697	-	-	-	-	-	-	-	-	-	2,214	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	3,316	0	0	0	0	31,936	0	0	0	0	4,456
8. GYMNASIUM																
Repaint External Walls	3,851	-	-	-	-	-	-	-	-	-	5,025	-	-	-	-	-
Repaint internal walls	3,630	-	-	-	-	-	-	-	-	-	4,736	-	-	-	-	-
Repair carpet (Total: 88 m2) - 10%	1,173	-	-	-	-	1,320	-	-	-	-	1,531	-	-	-	-	1,774
Replace carpet	11,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,342
Wash roofing	714	-	-	-	-	804	-	-	-	-	932	-	-	-	-	1,080
Repaint metal roofing	4,286	-	-	-	-	-	-	-	-	-	5,592	-	-	-	-	-
Repair metal roofing (Total: 94 m2) - 10%	716	-	-	-	-	-	-	-	-	-	934	-	-	-	-	-
Repaint downpipes	230	-	-	-	-	-	-	-	-	-	300	-	-	-	-	-
Repair downpipes (Total: 6 lm) - 10%	87	-	-	-	-	-	-	-	-	-	114	-	-	-	-	-
Wash guttering	190	-	196	-	-	-	-	227	-	-	-	-	263	-	-	-
Repair guttering (Total: 24 lm) - 10%	250	-	-	-	-	-	-	-	-	-	326	-	-	-	-	-
Sub Total (Incl. GST)		0	196	0	0	2,124	0	227	0	0	19,489	0	263	0	0	20,196
Grand Total (Incl. GST)		0	48,148	119,733	317,421	52,930	7,800	55,816	0	0	115,926	0	64,706	160,911	426,587	119,119
Contingency Allowance (Incl. GST)		0	4,815	11,973	31,742	5,293	780	5,582	0	0	11,593	0	6,471	16,091	42,659	11,912
Grand Total Expenses (Incl. Contingency Allowance and GST)		0	52,963	131,706	349,163	58,223	8,580	61,398	0	0	127,519	0	71,177	177,002	469,246	131,031

Anticipated Expenditures Table Year 16 - 30

This table shows when expenses will occur in years 16 - 30. From left to right the columns are:-

'Expenditure Items' - lists the different areas and items of expenditure.

'Current Cost' - shows the current maintenance expenditure costs in today's dollars.

Year 16 to 30 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the **'Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
1. BUILDING EXTERIOR																
Wash building	20,292	-	32,563	-	-	-	-	37,749	-	-	-	-	43,762	-	-	-
Repaint external walls	88,163	-	-	-	-	-	-	-	-	173,997	-	-	-	-	-	-
Repaint Single Garage Door	10,184	-	-	-	-	-	-	-	-	20,099	-	-	-	-	-	-
Replace tilt-up doors - Standard	111,320	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber glazed door	5,288	-	-	-	-	-	-	-	-	10,436	-	-	-	-	-	-
Work at heights access and site setup	2,026	-	-	-	-	-	-	-	-	3,998	-	-	-	-	-	-
Sub Total (Incl. GST)		0	32,563	0	0	0	0	37,749	0	208,530	0	0	43,762	0	0	0
2. ROOFING																
Wash roofing	18,810	-	30,185	-	-	-	-	34,992	-	-	-	-	40,565	-	-	-
Repair metal roofing	177,161	-	-	-	-	-	-	-	-	349,643	-	-	-	-	-	-
Repaint metal roofing	112,860	-	-	-	-	-	-	-	216,251	-	-	-	-	-	-	-
Repaint downpipes	4,784	-	-	-	-	-	-	-	-	9,442	-	-	-	-	-	-
Repair downpipes (Total: 125 lm) - 10%	1,128	-	-	-	-	-	-	-	-	2,226	-	-	-	-	-	-
Wash guttering	1,600	-	2,568	-	-	-	-	2,976	-	-	-	-	3,451	-	-	-
Repair guttering (Total: 202 lm) - 10%	1,751	-	-	-	-	-	-	-	-	3,456	-	-	-	-	-	-
Sub Total (Incl. GST)		0	32,753	0	0	0	0	37,968	216,251	364,767	0	0	44,016	0	0	0
3. VEHICLE ACCESSWAYS																
Wash driveway	9,440	-	-	-	-	16,553	-	-	-	-	19,190	-	-	-	-	22,246
Repair bitumen (Total: 2452 m2) - 10%	16,406	-	-	-	-	28,768	-	-	-	-	33,350	-	-	-	-	38,662
Replace bitumen speed bump	363	-	-	-	-	637	-	-	-	-	-	-	-	-	-	855
Repair concrete car pads. (Total: 330 m2) - 10%	2,619	-	-	-	-	4,592	-	-	-	-	5,324	-	-	-	-	6,172
Replace plastic speed bump	1,816	-	-	-	-	-	-	-	-	-	3,692	-	-	-	-	-
Repaint line marking	5,832	-	-	-	-	10,226	-	-	-	-	11,855	-	-	-	-	13,743
Repair concrete kerbing (Total: 432 lm) - 10%	7,258	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,104
Sub Total (Incl. GST)		0	0	0	0	60,776	0	0	0	0	73,411	0	0	0	0	98,782

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
4. EXTERNAL WALKWAYS																
Repair concrete (Total: 252 m2) - 10%	2,064	-	-	-	-	3,619	-	-	-	-	4,196	-	-	-	-	4,864
Wash walkway	970	-	-	-	-	1,701	-	-	-	-	1,972	-	-	-	-	2,286
Repair single flight timber staircase (Total: 1 ea.) - 10%	239	-	-	-	-	419	-	-	-	-	-	-	-	-	-	563
Replace single flight timber staircase	2,386	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,623
Maintain drainage	5,853	-	9,392	-	-	-	-	10,888	-	-	-	-	12,623	-	-	-
Sub Total (Incl. GST)		0	9,392	0	0	5,739	0	10,888	0	0	6,168	0	12,623	0	0	13,336
5. FIXTURES AND FITTINGS																
Replace mailbox	3,804	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,964
Replace light post	20,260	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace plastic bollard	321	-	-	-	-	563	-	-	-	-	-	-	-	-	-	756
Sub Total (Incl. GST)		0	0	0	0	563	0	0	0	0	0	0	0	0	0	9,720
6. FENCING AND WALLS																
Repaint timber lattice fences to carports	6,728	10,482	-	-	-	-	-	-	-	-	-	14,087	-	-	-	-
Replace timber lattice fence to carports	18,796	-	-	-	-	32,959	-	-	-	-	-	-	-	-	-	-
Repair timber paling fences (50% shared cost) (Total: 359 lm) - 10%	3,047	-	-	-	-	5,343	-	-	-	-	6,194	-	-	-	-	7,180
Replace timber paling fences (50% shared cost)	30,382	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair retaining wall (50% shared cost) (Total: 143 m2) - 10%	6,929	-	-	-	-	12,150	-	-	-	-	-	-	-	-	-	16,329
Replace blockwork retaining wall	5,231	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair blockwork retaining wall (Total: 14 m2) - 10%	747	-	-	-	-	1,310	-	-	-	-	-	-	-	-	-	1,760
Repaint concrete wall	457	-	-	-	-	801	-	-	-	-	-	-	-	-	-	1,077
Sub Total (Incl. GST)		10,482	0	0	0	52,563	0	0	0	0	6,194	14,087	0	0	0	26,346
7. OUTDOOR SWIMMING POOL																
Replace metal pool fence	6,881	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace pool gate	817	-	-	-	-	1,433	-	-	-	-	-	-	-	-	-	-
Wash pool	10,055	-	-	-	-	17,632	-	-	-	-	-	-	-	-	-	23,695
Replace pool cover	73	-	-	-	-	128	-	-	-	-	-	-	-	-	-	-
Repair single flight timber staircase (Total: 1 ea.) - 10%	239	-	-	-	-	419	-	-	-	-	-	-	-	-	-	563
Replace single flight timber staircase	2,386	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair timber decking (Total: 72 m2) - 10%	2,946	-	-	-	-	5,166	-	-	-	-	5,989	-	-	-	-	6,942
Replace timber decking	26,515	-	-	-	-	-	-	-	-	-	-	-	-	-	-	62,484
Replace fibreglass / concrete pool surface	30,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace chlorine feeder	2,176	-	-	-	-	3,816	-	-	-	-	-	-	-	-	-	5,128
Replace chlorinator	2,945	-	-	-	-	5,164	-	-	-	-	-	-	-	-	-	6,940
Replace pool pump	2,387	-	-	-	-	4,186	-	-	-	-	-	-	-	-	-	5,625

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
Replace spa pump	2,032	-	-	-	-	3,563	-	-	-	-	-	-	-	-	-	4,789
Replace spa heater	1,697	-	-	-	-	2,976	-	-	-	-	-	-	-	-	-	3,999
Sub Total (Incl. GST)		0	0	0	0	44,483	0	0	0	0	5,989	0	0	0	0	120,165
8. GYMNASIUM																
Repaint External Walls	3,851	-	-	-	-	6,753	-	-	-	-	-	-	-	-	-	9,075
Repaint internal walls	3,630	-	-	-	-	6,365	-	-	-	-	-	-	-	-	-	8,554
Repair carpet (Total: 88 m2) - 10%	1,173	-	-	-	-	2,057	-	-	-	-	2,384	-	-	-	-	2,764
Replace carpet	11,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,018
Wash roofing	714	-	-	-	-	1,252	-	-	-	-	1,451	-	-	-	-	1,683
Repaint metal roofing	4,286	-	-	-	-	7,516	-	-	-	-	-	-	-	-	-	10,100
Repair metal roofing (Total: 94 m2) - 10%	716	-	-	-	-	1,256	-	-	-	-	-	-	-	-	-	1,687
Repaint downpipes	230	-	-	-	-	403	-	-	-	-	-	-	-	-	-	542
Repair downpipes (Total: 6 lm) - 10%	87	-	-	-	-	153	-	-	-	-	-	-	-	-	-	205
Wash guttering	190	-	305	-	-	-	-	353	-	-	-	-	410	-	-	-
Repair guttering (Total: 24 lm) - 10%	250	-	-	-	-	438	-	-	-	-	-	-	-	-	-	589
Sub Total (Incl. GST)		0	305	0	0	26,193	0	353	0	0	3,835	0	410	0	0	62,217
Grand Total (Incl. GST)		10,482	75,013	0	0	190,317	0	86,958	216,251	573,297	95,597	14,087	100,811	0	0	330,566
Contingency Allowance (Incl. GST)		1,048	7,501	0	0	19,032	0	8,696	21,625	57,330	9,560	1,409	10,081	0	0	33,057
Grand Total Expenses (Incl. Contingency Allowance and GST)		11,530	82,514	0	0	209,349	0	95,654	237,876	630,627	105,157	15,496	110,892	0	0	363,623

Building Data List from the Property Inspection for Manuka Cove

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the quantity of that item in scope

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' - is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life of the item after it is replaced, repaired or repainted.

'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
1. BUILDING EXTERIOR							
Wash building	2670	m2	7.60	20,292.00	2	5	
Repaint external walls	2670	m2	33.02	88,163.00	4	10	Ongoing painting program
Repaint Single Garage Door	39	ea.	261.13	10,184.00	4	10	Ongoing painting program
Replace tilt-up doors - Standard	39	ea.	2,854.35	111,320.00	40	40	Replace as required
Repaint timber glazed door	39	ea.	135.58	5,288.00	4	10	Ongoing painting program
Work at heights access and site setup	135	m2	15.01	2,026.00	4	10	One block / disassemble and reassemble / alt Boom lift
2. ROOFING							
Wash roofing	2475	m2	7.60	18,810.00	2	5	
Repair metal roofing	2475	m2	71.58	177,161.00	4	10	Repair as required
Repaint metal roofing	2475	m2	45.60	112,860.00	3	10	Ongoing painting program
Repaint downpipes	125	lm	38.27	4,784.00	4	10	Ongoing painting program
Repair downpipes (Total: 125 lm) - 10%	13	lm	86.75	1,128.00	4	10	Repair as required
Wash guttering	202	lm	7.92	1,600.00	2	5	
Repair guttering (Total: 202 lm) - 10%	21	lm	83.38	1,751.00	4	10	Repair as required
3. VEHICLE ACCESSWAYS							
Wash driveway	2452	m2	3.85	9,440.00	5	5	
Repair bitumen (Total: 2452 m2) - 10%	246	m2	66.69	16,406.00	5	5	Repair as required
Replace bitumen speed bump	1	ea.	363.28	363.00	10	10	Replace as required
Repair concrete car pads. (Total: 330 m2) - 10%	33	m2	79.37	2,619.00	5	5	Repair as required/ Estimate only - quotations required
Replace plastic speed bump	5	ea.	363.28	1,816.00	5	10	Replace as required
Repaint line marking	210	lm	27.77	5,832.00	5	5	Ongoing painting program
Repair concrete kerbing (Total: 432 lm) - 10%	44	lm	164.96	7,258.00	30	30	Repair as required
4. EXTERNAL WALKWAYS							
Repair concrete (Total: 252 m2) - 10%	26	m2	79.37	2,064.00	5	5	Repair as required/ Estimate only - quotations required
Wash walkway	252	m2	3.85	970.00	5	5	
Repair single flight timber staircase (Total: 1 ea.) - 10%	1	ea.	238.61	239.00	10	10	Repair as required
Replace single flight timber staircase	1	ea.	2,386.13	2,386.00	30	40	Replace as required
Maintain drainage	39	Per unit	150.07	5,853.00	2	5	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
5. FIXTURES AND FITTINGS							
Replace mailbox	39	ea.	97.54	3,804.00	30	30	Replace as required
Replace light post	5	ea.	4,051.92	20,260.00	15	20	Replace as required
Replace plastic bollard	1	ea.	321.33	321.00	10	10	Replace as required
6. FENCING AND WALLS							
Repaint timber lattice fences to carports	167	lm	40.29	6,728.00	6	10	Ongoing painting program
Replace timber lattice fence to carports	167	lm	112.55	18,796.00	20	30	Replace as required
Repair timber paling fences (50% shared cost) (Total: 359 lm) - 10%	36	lm	84.63	3,047.00	5	5	Repair as required
Replace timber paling fences (50% shared cost)	359	lm	84.63	30,382.00	40	40	Replace as required
Repair retaining wall (50% shared cost) (Total: 143 m2) - 10%	15	m2	461.93	6,929.00	10	10	Repair as required - Quotation required
Replace blockwork retaining wall	14	m2	373.66	5,231.00	52	60	Replace as required
Repair blockwork retaining wall (Total: 14 m2) - 10%	2	m2	373.66	747.00	10	10	Repair as required
Repaint concrete wall	14	m2	32.63	457.00	10	10	Ongoing painting program
7. OUTDOOR SWIMMING POOL							
Replace metal pool fence	46	lm	149.59	6,881.00	40	40	Replace as required
Replace pool gate	1	ea.	817.14	817.00	20	20	Replace as required
Wash pool	134	m2	75.04	10,055.00	10	10	
Replace pool cover	1	m2	73.10	73.00	20	20	Replace as required
Repair single flight timber staircase (Total: 1 ea.) - 10%	1	ea.	238.61	239.00	10	10	Repair as required
Replace single flight timber staircase	1	ea.	2,386.13	2,386.00	40	40	Replace as required
Repair timber decking (Total: 72 m2) - 10%	8	m2	368.27	2,946.00	5	5	Repair as required
Replace timber decking	72	m2	368.27	26,515.00	30	30	Replace as required
Replace fibreglass / concrete pool surface	134	m2	228.14	30,571.00	40	40	Replace as required
Replace chlorine feeder	1	ea.	2,176.04	2,176.00	10	10	Replace as required
Replace chlorinator	1	ea.	2,944.72	2,945.00	10	10	Replace as required
Replace pool pump	1	ea.	2,386.58	2,387.00	10	10	Replace as required
Replace spa pump	1	ea.	2,031.91	2,032.00	10	10	Replace as required
Replace spa heater	1	ea.	1,696.68	1,697.00	10	10	Replace as required
8. GYMNASIUM							
Repaint External Walls	100	m2	38.51	3,851.00	10	10	Scheduled painting program
Repaint internal walls	130	m2	27.92	3,630.00	10	10	Ongoing painting program
Repair carpet (Total: 88 m2) - 10%	9	m2	130.28	1,173.00	5	5	Repair as required
Replace carpet	88	m2	130.28	11,465.00	15	15	Replace as required
Wash roofing	94	m2	7.60	714.00	5	5	
Repaint metal roofing	94	m2	45.60	4,286.00	10	10	Ongoing painting program
Repair metal roofing (Total: 94 m2) - 10%	10	m2	71.58	716.00	10	10	Repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Repaint downpipes	6	lm	38.27	230.00	10	10	Ongoing painting program
Repair downpipes (Total: 6 lm) - 10%	1	lm	86.75	87.00	10	10	Repair as required
Wash guttering	24	lm	7.92	190.00	2	5	
Repair guttering (Total: 24 lm) - 10%	3	lm	83.38	250.00	10	10	Repair as required



Building Photo Section

Item Group

BUILDING EXTERIOR



The exterior surfaces of thee townhouses were in good condition at the time of inspection. Painted in 2017-8.

ROOFING



The roofs appear to be in good condition. Note satellite imagery used as access was not possible.

Item Group**VEHICLE ACCESSWAYS**

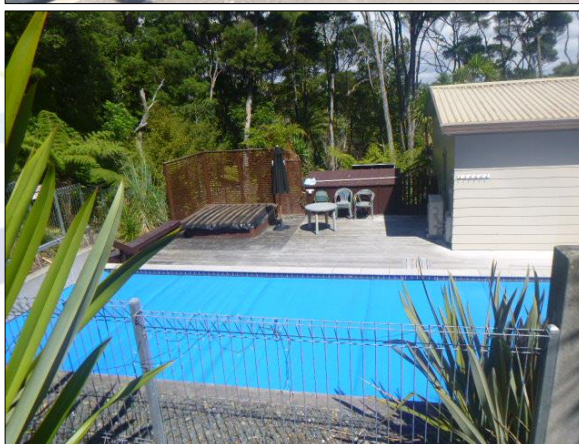
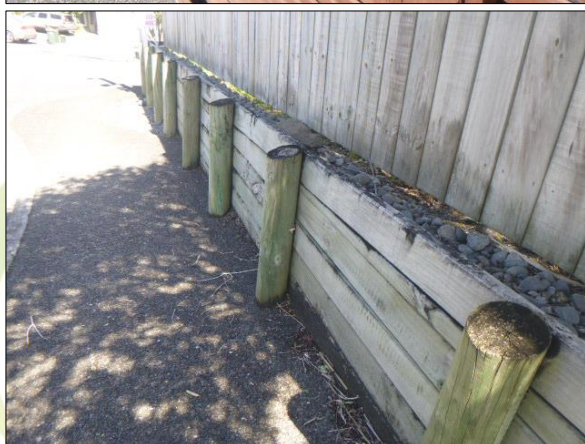
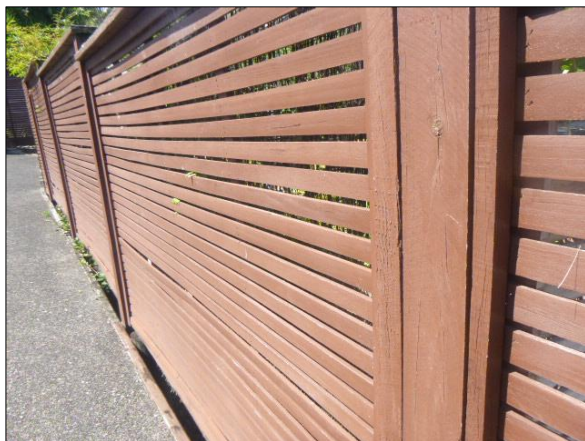
The driveways and carparking areas were all in good condition at the time of inspection.

Item Group**EXTERNAL WALKWAYS**

The external paths were all in good condition at the time of inspection.

Item Group**FIXTURES AND FITTINGS**

The fixtures and fittings were all in good condition at the time of inspection.

Item Group**FENCING AND WALLS**

The fences and retaining walls were in good condition at the time of inspection.

OUTDOOR SWIMMING POOL

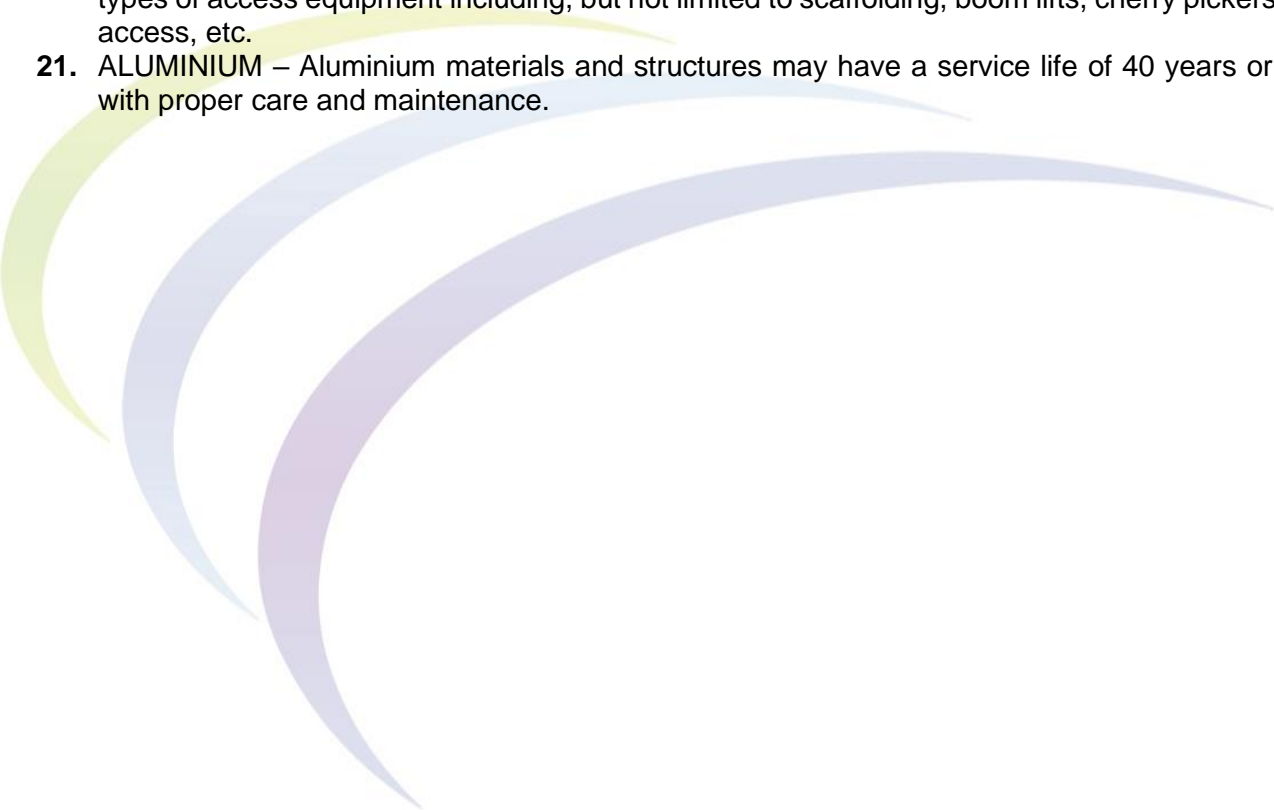
The swimming pool was in very good condition at the time of inspection.

Item Group**GYMNASIUM**

The gymnasium was in good condition at the time of inspection.

Inspector's Report for Manuka Cove

1. **INFLATION** - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **ADMINISTRATION EXPENSES** - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
5. **HARSH ENVIRONMENT** - A harsh environment can shorten the service life of many items and will lead to accelerated wear and tear on a wide range of surfaces and materials. Any signs of corrosion or deterioration should be assessed and rectified as soon as possible.
6. **SALT AIR ENVIRONMENT** - Exposure to salt air can shorten the service life of many items and will lead to accelerated wear and tear on a wide range of surfaces and materials. Any signs of corrosion or deterioration should be assessed and rectified as soon as possible.
7. **TREES** - Trees should be maintained below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways and walkways to prevent structural damage. Removal of trees may be required in some cases.
8. **PAINT WITHIN LOT BOUNDARIES** - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
9. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
10. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
11. **PAINTED METAL** - Some painted metal items show signs of wear and/or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
12. **BITUMEN SURFACES** - Bitumen surfaces are more susceptible to environmental factors than other areas of the property. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs.
13. **SURFACE CLEANING** - Surface cleaning may be carried out using high pressure water or a chemical wash. Care should be taken to meet relevant water restrictions.
14. **FENCES OR WALLS DIVIDING COMMON PROPERTY FROM LOTS** - For aesthetic and practical reasons, the maintenance costs for fences or walls dividing the common property from individual lots have been included in this report.

15. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Fencing Act 1978, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
 16. **BOUNDARY RETAINING WALLS** - The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies depending on a range of factors including who built the retaining wall, whose property it is on, and who benefits from its construction. For the purpose of this report we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a 50% rate has been used for all maintenance work on boundary retaining walls.
 17. **METAL ROOFS** - Metal roofs may have a service life of 60 years or more with proper care and maintenance.
 18. **WATERPROOFING** - Waterproofing requires replacement over time and the costs can be significant. Water penetration can affect various parts of a building or property and if not rectified promptly can lead to more expensive repairs.
 19. **MEETING** - I want to thank Matt Meintjes for meeting with me, giving me access to the building and informing me of past, current & proposed works.
 20. **HEIGHT ALLOWANCE** - Funds allocated for painting & remedial works can be used for many types of access equipment including, but not limited to scaffolding, boom lifts, cherry pickers, rope access, etc.
 21. **ALUMINIUM** – Aluminium materials and structures may have a service life of 40 years or more with proper care and maintenance.
- 

Report Notes

Long-Term Maintenance Plan

This forecast satisfies the current requirements of the *Unit Titles Act 2010*, the *Unit Titles (Strengthening Body Corporation Governance and Other Matters) Amendment Act 2022* and the *Unit Titles Regulations 2011*.

Unit Titles Act 2010 (NZ) Section 116 Long-term maintenance plan

- (1) A body corporate must establish and regularly maintain a long-term maintenance plan.
- (2) A long-term maintenance plan must cover a period of at least 10 years from the date of the plan or the last review of the plan.
- (3) The purpose of a long-term maintenance plan is to –
 - (a) Identify future maintenance requirements and estimate the costs involved; and
 - (b) Support the establishment and management of the funds; and
 - (c) Provide a basis for the levying of owners of principal units; and
 - (d) Provide ongoing guidance to the body corporate to assist it in making its annual maintenance decisions.

Unit Titles Regulations 2011 (NZ) Section 30 Long-term maintenance plans (as amended)

- (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 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.

Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 Section 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 for 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.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this plan is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of New Zealand's historical interest rates for the previous fifteen years. The company tax rate is applied

to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon RBNZ historical data for Construction Producer Price inflation, commencing December 1997. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Leaky Buildings - The requirement for a Long-Term Maintenance Plan applies to all buildings whether they are a leaky building or not. A Long-Term Maintenance Plan assesses the typical maintenance costs and useful lives of building components based on the building being properly and professionally constructed. It is important to note that this report is not a Leaky Building Report. A full leaky building report requires destructive testing, engineering assessment, specification writing and the calling of competitive tenders to ascertain full costs. A Long-Term Maintenance Plan obviously does not involve this process. However, the report will calculate the remaining life of each building component based on its condition at the time of inspection so deterioration caused by a leaky building issue will affect this part of the building data collected.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate). This plan deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. Allowances for ongoing maintenance programs allows funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast must be reviewed at least once every three years according to section 30(2) of the *Unit Titles Regulations 2011*. We recommend a minimum of bi-annual updates.

Your FREE amendment (conditions) - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

Supply terms and conditions - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website www.solutionsinengineering.com

Please read the information and the notes on the Inspector's report to gain the most from this report.