Long-Term Maintenance Plan

Space 1

82 Jellicoe Road

Panmure 1072

Unit Plan 542907

Report details	
Inspection date:	13/01/2025
Inspector:	Anthony Cole

14/01/2025

The Body Corporate Committee Members
Space 1
82 Jellicoe Road
Panmure 1072

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)	$0.100
Total Utility Interests	100000
Total Long Term Maintenance Fund Levy	$10,000.00

The data used to arrive at the above figures is in the attached report. 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	Space 1
Building Address	82 Jellicoe Road Panmure 1072
Unit Plan No.	542907
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	2020
Number of Utility Interests	100000
Number of Units	46
Estimated Long Term Maintenance Fund Balance	$24,081
Starting date of Financial Year for Report	21/05/2024
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	0.100

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over $10,000) Years 1 - 3	4.50%
Assumed Interest Rate on invested funds (For funds over $10,000) Years 4 - 30	3.50%
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	3.24%
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	2.52%
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.	4.50%
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
1	20/05/2025	10,000.00	0.100	0.025
2	20/05/2026	22,000.00	0.220	0.055
3	20/05/2027	48,400.00	0.484	0.121
4	20/05/2028	106,480.00	1.065	0.266
5	20/05/2029	110,739.20	1.107	0.277
6	20/05/2030	115,168.77	1.152	0.288
7	20/05/2031	97,893.45	0.979	0.245
8	20/05/2032	101,809.19	1.018	0.255
9	20/05/2033	105,881.56	1.059	0.265
10	20/05/2034	110,116.82	1.101	0.275
11	20/05/2035	114,521.49	1.145	0.286
12	20/05/2036	119,102.35	1.191	0.298
13	20/05/2037	123,866.44	1.239	0.310
14	20/05/2038	128,821.10	1.288	0.322
15	20/05/2039	133,973.94	1.340	0.335
16	20/05/2040	139,332.90	1.393	0.348
17	20/05/2041	144,906.22	1.449	0.362
18	20/05/2042	150,702.47	1.507	0.377
19	20/05/2043	156,730.57	1.567	0.392
20	20/05/2044	162,999.79	1.630	0.408
21	20/05/2045	169,519.78	1.695	0.424
22	20/05/2046	176,300.57	1.763	0.441
23	20/05/2047	183,352.59	1.834	0.459
24	20/05/2048	190,686.69	1.907	0.477
25	20/05/2049	198,314.16	1.983	0.496
26	20/05/2050	206,246.73	2.062	0.516
27	20/05/2051	103,123.37	1.031	0.258
28	20/05/2052	107,248.30	1.072	0.268
29	20/05/2053	111,538.23	1.115	0.279
30	20/05/2054	115,999.76	1.160	0.290

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:

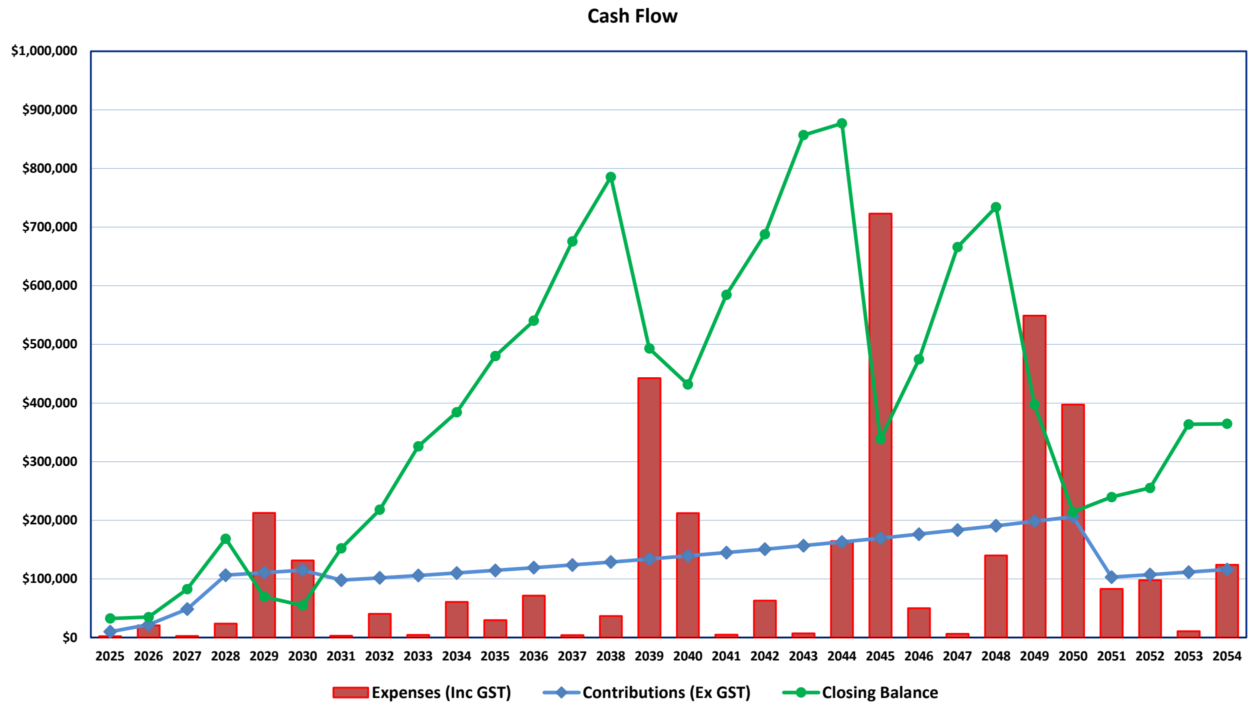
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	20/05/2025	24,081.00	10,000.00	904.14	2,351.00	32,634.14
2	20/05/2026	32,634.14	22,000.00	1,076.62	20,810.00	34,900.76
3	20/05/2027	34,900.76	48,400.00	1,873.30	2,566.00	82,608.06
4	20/05/2028	82,608.06	106,480.00	3,125.03	23,678.00	168,535.09
5	20/05/2029	168,535.09	110,739.20	2,962.73	212,672.00	69,565.02
6	20/05/2030	69,565.02	115,168.77	1,547.49	131,482.00	54,799.28
7	20/05/2031	54,799.28	97,893.45	2,575.83	3,061.00	152,207.56
8	20/05/2032	152,207.56	101,809.19	4,607.41	40,557.00	218,067.16
9	20/05/2033	218,067.16	105,881.56	6,772.32	4,530.00	326,191.04
10	20/05/2034	326,191.04	110,116.82	8,841.46	60,796.00	384,353.32
11	20/05/2035	384,353.32	114,521.49	10,756.56	29,533.00	480,098.37
12	20/05/2036	480,098.37	119,102.35	12,698.96	71,445.00	540,454.68
13	20/05/2037	540,454.68	123,866.44	15,129.95	3,986.00	675,465.07
14	20/05/2038	675,465.07	128,821.10	18,181.56	36,770.00	785,697.73
15	20/05/2039	785,697.73	133,973.94	15,912.75	442,453.00	493,131.42
16	20/05/2040	493,131.42	139,332.90	11,507.16	212,329.00	431,642.48
17	20/05/2041	431,642.48	144,906.22	12,643.31	4,754.00	584,438.01
18	20/05/2042	584,438.01	150,702.47	15,833.10	62,983.00	687,990.58
19	20/05/2043	687,990.58	156,730.57	19,223.53	7,035.00	856,909.68
20	20/05/2044	856,909.68	162,999.79	21,574.04	164,594.00	876,889.51
21	20/05/2045	876,889.51	169,519.78	15,121.41	723,187.00	338,343.70
22	20/05/2046	338,343.70	176,300.57	10,115.30	50,186.00	474,573.57
23	20/05/2047	474,573.57	183,352.59	14,191.48	6,192.00	665,925.64
24	20/05/2048	665,925.64	190,686.69	17,422.22	139,822.00	734,212.55
25	20/05/2049	734,212.55	198,314.16	14,082.81	549,056.00	397,553.52
26	20/05/2050	397,553.52	206,246.73	7,610.30	397,362.00	214,048.55
27	20/05/2051	214,048.55	103,123.37	5,646.22	83,108.00	239,710.14
28	20/05/2052	239,710.14	107,248.30	6,159.61	97,811.00	255,307.05
29	20/05/2053	255,307.05	111,538.23	7,701.46	10,925.00	363,621.74
30	20/05/2054	363,621.74	115,999.76	9,062.48	123,999.00	364,684.98

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 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
1. BUILDING EXTERIOR																
Wash building	18,103	-	18,918	-	20,659	-	22,560	-	24,636	-	26,903	-	29,379	-	32,082	-
Repaint front entrance ceilings / undersides	398	-	-	-	-	475	-	-	-	-	-	-	-	-	-	737
Repaint external surfaces	91,747	-	-	-	-	109,410	-	-	-	-	-	-	-	-	-	169,910
Repaint service door - 2x sides and frame	965	-	-	-	-	1,151	-	-	-	-	-	-	-	-	-	1,787
Repair downpipes (Total: 72 lm) - 10%	725	-	-	-	-	-	-	-	987	-	-	-	-	-	-	-
Repair metal fascia (Total: 152 lm) - 10%	750	-	-	-	-	-	-	-	1,021	-	-	-	-	-	-	-
Repair eaves guttering (Total: 43 lm) - 10%	436	-	-	-	-	-	-	-	593	-	-	-	-	-	-	-
Replace eaves guttering	4,626	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace residential glazed doors	3,823	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair expansion joints (Total: 415 lm) - 10%	3,378	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,256
Replace expansion joints	33,383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**18,918**	**0**	**20,659**	**111,036**	**22,560**	**0**	**27,237**	**0**	**26,903**	**0**	**29,379**	**0**	**32,082**	**178,690**
2. ROOFTOP																
Repair metal roofing (Total: 807 m2) - 10%	13,809	-	-	-	-	-	17,209	-	-	-	-	-	-	-	-	-
Replace metal roofing	182,979	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hire roof guard rail	5,720	-	-	-	-	-	7,128	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**24,337**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
3. ACCESS FOR WORK AT HEIGHTS																
Work at heights access and site setup	53,648	-	-	-	-	63,976	-	-	-	-	-	-	-	-	-	99,353
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**63,976**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**99,353**
4. HALLWAYS																
Repaint internal walls including locker & rubbish rooms	22,201	-	-	-	-	-	27,666	-	-	-	-	-	-	-	-	-
Repaint internal ceilings including locker & rubbish rooms	8,386	-	-	-	-	-	10,450	-	-	-	-	-	-	-	-	-
Repaint unit entry door - 1x side and frame	7,690	-	-	-	-	-	9,583	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
Repaint service door - 2x sides and frame	6,109	-	-	-	-	-	7,613	-	-	-	-	-	-	-	-	-
Replace carpet	21,919	-	-	-	-	-	-	-	-	-	-	-	35,571	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**55,312**	**0**	**0**	**0**	**0**	**0**	**35,571**	**0**	**0**	**0**
5. STAIRWELLS																
Repaint internal walls	7,917	-	-	-	-	-	9,866	-	-	-	-	-	-	-	-	-
Repaint internal ceilings	501	-	-	-	-	-	624	-	-	-	-	-	-	-	-	-
Repair balustrades (Total: 42 lm) - 10%	3,844	-	-	-	-	-	-	-	5,231	-	-	-	-	-	-	-
Replace tape anti-slip tread	4,187	-	-	-	-	-	-	-	-	-	6,222	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**10,490**	**0**	**5,231**	**0**	**6,222**	**0**	**0**	**0**	**0**	**0**
6. VEHICLE ACCESSWAYS																
Repaint line marking	580	-	-	-	-	692	-	-	-	-	862	-	-	-	-	1,074
Repair concrete driveway including carparking areas (Total: 260 m2) - 10%	9,100	-	-	-	-	-	-	-	-	-	13,523	-	-	-	-	-
Replace metal drainage grate	369	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair sliding gates (Total: 1 ea.) - 10%	583	-	-	-	-	695	-	-	-	-	-	-	-	-	-	1,080
Replace sliding gates	2,583	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace gate motor	1,552	-	-	-	-	-	-	-	-	-	2,306	-	-	-	-	-
Replace plastic wheel stop	1,255	-	-	-	-	-	1,564	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**1,387**	**1,564**	**0**	**0**	**0**	**16,691**	**0**	**0**	**0**	**0**	**2,154**
7. PEDESTRIAN ACCESSWAYS																
Repair timber decking (Total: 71 m2) - 10%	3,079	-	-	-	-	3,672	-	-	-	-	4,576	-	-	-	-	5,702
Replace timber decking	27,324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair tiled walkway front entrance (Total: 14 m2) - 10%	590	-	-	-	-	704	-	-	-	-	877	-	-	-	-	1,093
Replace tiled walkway front entrance	4,132	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair stainless steel handrails (Total: 6 lm) - 10%	475	-	-	-	-	-	-	-	646	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**4,376**	**0**	**0**	**646**	**0**	**5,453**	**0**	**0**	**0**	**0**	**6,795**
8. FENCING AND WALLS																
Repair timber slated fences (50% shared cost) (Total: 62 lm) - 10%	759	-	-	-	866	-	-	-	-	1,079	-	-	-	-	1,345	-
Replace timber slated fences (50% shared cost)	6,723	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal fence (Total: 56 lm) - 10%	1,835	-	-	-	-	-	-	-	2,497	-	-	-	-	-	-	-
Replace metal fence	17,125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair blue stone wall (Total: 19 m2) - 10%	925	-	-	-	-	-	-	-	1,259	-	-	-	-	-	-	-
Replace blue stone wall	8,790	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**866**	**0**	**0**	**0**	**3,756**	**1,079**	**0**	**0**	**0**	**0**	**1,345**	**0**

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
9. FIXTURES & FITTINGS																
Replace mailbox	4,689	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace lighting bollard	4,226	-	-	-	-	-	5,266	-	-	-	-	-	-	-	-	-
Replace timber seating	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair bicycle rack (Total: 55 lm) - 10%	531	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**5,266**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
10. ELECTRICAL																
Replace electrical switchboard	34,266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace intercom entry system	2,666	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,937
Replace unit handsets	20,560	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38,076
Replace security access key system	3,058	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,663
Replace security surveillance camera	6,681	-	-	-	-	7,967	-	-	-	-	-	-	-	-	-	12,373
Replace security surveillance monitor	1,717	-	-	-	-	2,048	-	-	-	-	-	-	-	-	-	3,180
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**10,015**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64,229**
11. FIRE																
Replace fire indicator panel (FIP)	10,037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,588
Replace hydrant booster pump	15,369	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,463
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47,051**
12. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)																
Ventilation and mechanical repairs - common system only (Total: 1 item)	1,306	1,306	-	1,426	-	1,557	-	1,701	-	1,857	-	2,028	-	2,215	-	2,419
Sub Total (Incl. GST)		**1,306**	**0**	**1,426**	**0**	**1,557**	**0**	**1,701**	**0**	**1,857**	**0**	**2,028**	**0**	**2,215**	**0**	**2,419**
13. LIFTS																
Replace passenger lift	238,857	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Refurbish lift interior	15,151	-	-	-	-	-	-	-	-	-	-	23,529	-	-	-	-
Replace lift motor	31,610	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23,529**	**0**	**0**	**0**	**0**
14. WATER																
Plumbing maintenance - common systems only - allowance	831	831	-	907	-	991	-	1,082	-	1,182	-	1,291	-	1,409	-	1,539
Sub Total (Incl. GST)		**831**	**0**	**907**	**0**	**991**	**0**	**1,082**	**0**	**1,182**	**0**	**1,291**	**0**	**1,409**	**0**	**1,539**
Grand Total (Incl. GST)		**2,137**	**18,918**	**2,333**	**21,525**	**193,338**	**119,529**	**2,783**	**36,870**	**4,118**	**55,269**	**26,848**	**64,950**	**3,624**	**33,427**	**402,230**
Contingency Allowance (Incl. GST)		**214**	**1,892**	**233**	**2,153**	**19,334**	**11,953**	**278**	**3,687**	**412**	**5,527**	**2,685**	**6,495**	**362**	**3,343**	**40,223**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**2,351**	**20,810**	**2,566**	**23,678**	**212,672**	**131,482**	**3,061**	**40,557**	**4,530**	**60,796**	**29,533**	**71,445**	**3,986**	**36,770**	**442,453**

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 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
1. BUILDING EXTERIOR																
Wash building	18,103	35,034	-	38,258	-	41,779	-	45,624	-	49,822	-	54,407	-	59,414	-	64,882
Repaint front entrance ceilings / undersides	398	-	-	-	-	-	-	-	-	-	1,145	-	-	-	-	-
Repaint external surfaces	91,747	-	-	-	-	-	-	-	-	-	263,866	-	-	-	-	-
Repaint service door - 2x sides and frame	965	-	-	-	-	-	-	-	-	-	2,775	-	-	-	-	-
Repair downpipes (Total: 72 lm) - 10%	725	-	-	1,532	-	-	-	-	-	-	-	-	-	2,379	-	-
Repair metal fascia (Total: 152 lm) - 10%	750	-	-	1,585	-	-	-	-	-	-	-	-	-	2,462	-	-
Repair eaves guttering (Total: 43 lm) - 10%	436	-	-	921	-	-	-	-	-	-	-	-	-	1,431	-	-
Replace eaves guttering	4,626	-	-	-	-	-	-	-	-	-	-	13,903	-	-	-	-
Replace residential glazed doors	3,823	7,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inspect and repair expansion joints (Total: 415 lm) - 10%	3,378	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace expansion joints	33,383	-	-	-	-	77,043	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**42,433**	**0**	**42,296**	**0**	**118,822**	**0**	**45,624**	**0**	**49,822**	**267,786**	**68,310**	**0**	**65,686**	**0**	**64,882**
2. ROOFTOP																
Repair metal roofing (Total: 807 m2) - 10%	13,809	26,724	-	-	-	-	-	-	-	-	-	41,502	-	-	-	-
Replace metal roofing	182,979	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hire roof guard rail	5,720	11,070	-	-	-	-	-	-	-	-	-	17,191	-	-	-	-
Sub Total (Incl. GST)		**37,794**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**58,693**	**0**	**0**	**0**	**0**
3. ACCESS FOR WORK AT HEIGHTS																
Work at heights access and site setup	53,648	-	-	-	-	-	-	-	-	-	154,292	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**154,292**	**0**	**0**	**0**	**0**	**0**
4. HALLWAYS																
Repaint internal walls including locker & rubbish rooms	22,201	42,965	-	-	-	-	-	-	-	-	-	66,724	-	-	-	-
Repaint internal ceilings including locker & rubbish rooms	8,386	16,229	-	-	-	-	-	-	-	-	-	25,204	-	-	-	-
Repaint unit entry door - 1x side and frame	7,690	14,882	-	-	-	-	-	-	-	-	-	23,112	-	-	-	-

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
Repaint service door - 2x sides and frame	6,109	11,823	-	-	-	-	-	-	-	-	-	18,360	-	-	-	-
Replace carpet	21,919	-	-	-	-	-	-	-	-	-	-	-	68,841	-	-	-
Sub Total (Incl. GST)		**85,899**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**133,400**	**68,841**	**0**	**0**	**0**
5. STAIRWELLS																
Repaint internal walls	7,917	15,322	-	-	-	-	-	-	-	-	-	23,794	-	-	-	-
Repaint internal ceilings	501	970	-	-	-	-	-	-	-	-	-	1,506	-	-	-	-
Repair balustrades (Total: 42 lm) - 10%	3,844	-	-	8,124	-	-	-	-	-	-	-	-	-	12,616	-	-
Replace tape anti-slip tread	4,187	-	-	-	-	-	-	-	-	-	12,042	-	-	-	-	-
Sub Total (Incl. GST)		**16,292**	**0**	**8,124**	**0**	**0**	**0**	**0**	**0**	**0**	**12,042**	**25,300**	**0**	**12,616**	**0**	**0**
6. VEHICLE ACCESSWAYS																
Repaint line marking	580	-	-	-	-	1,339	-	-	-	-	1,668	-	-	-	-	2,079
Repair concrete driveway including carparking areas (Total: 260 m2) - 10%	9,100	-	-	-	-	21,002	-	-	-	-	-	-	-	-	-	32,615
Replace metal drainage grate	369	-	-	-	-	-	-	-	-	-	-	1,109	-	-	-	-
Repair sliding gates (Total: 1 ea.)	583	-	-	-	-	-	-	-	-	-	1,677	-	-	-	-	-
Replace sliding gates	2,583	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace gate motor	1,552	-	-	-	-	-	-	-	-	-	4,464	-	-	-	-	-
Replace plastic wheel stop	1,255	2,429	-	-	-	-	-	-	-	-	-	3,772	-	-	-	-
Sub Total (Incl. GST)		**2,429**	**0**	**0**	**0**	**22,341**	**0**	**0**	**0**	**0**	**7,809**	**4,881**	**0**	**0**	**0**	**34,694**
7. PEDESTRIAN ACCESSWAYS																
Repair timber decking (Total: 71 m2) - 10%	3,079	-	-	-	-	7,106	-	-	-	-	8,855	-	-	-	-	11,035
Replace timber decking	27,324	-	-	-	-	-	-	-	-	75,200	-	-	-	-	-	-
Repair tiled walkway front entrance (Total: 14 m2) - 10%	590	-	-	-	-	1,362	-	-	-	-	1,697	-	-	-	-	2,115
Replace tiled walkway front entrance	4,132	-	-	-	-	-	-	-	-	-	-	12,418	-	-	-	-
Repair stainless steel handrails (Total: 6 lm) - 10%	475	-	-	1,004	-	-	-	-	-	-	-	-	-	1,559	-	-
Sub Total (Incl. GST)		**0**	**0**	**1,004**	**0**	**8,468**	**0**	**0**	**0**	**75,200**	**10,552**	**12,418**	**0**	**1,559**	**0**	**13,150**
8. FENCING AND WALLS																
Repair timber slated fences (50% shared cost) (Total: 62 lm) - 10%	759	-	-	-	1,676	-	-	-	-	2,089	-	-	-	-	2,603	-
Replace timber slated fences (50% shared cost)	6,723	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal fence (Total: 56 lm) - 10%	1,835	-	-	3,878	-	-	-	-	-	-	-	-	-	6,022	-	-
Replace metal fence	17,125	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair blue stone wall (Total: 19 m2) - 10%	925	-	-	1,955	-	-	-	-	-	-	-	-	-	3,036	-	-
Replace blue stone wall	8,790	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**5,833**	**1,676**	**0**	**0**	**0**	**0**	**2,089**	**0**	**0**	**0**	**9,058**	**2,603**	**0**

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
9. FIXTURES & FITTINGS																
Replace mailbox	4,689	-	-	-	-	-	-	-	-	-	13,486	-	-	-	-	-
Replace lighting bollard	4,226	8,179	-	-	-	-	-	-	-	-	-	12,701	-	-	-	-
Replace timber seating	1,000	-	-	-	-	-	-	-	-	-	2,876	-	-	-	-	-
Repair bicycle rack (Total: 55 lm) - 10%	531	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**8,179**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16,362**	**12,701**	**0**	**0**	**0**	**0**
10. ELECTRICAL																
Replace electrical switchboard	34,266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace intercom entry system	2,666	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace unit handsets	20,560	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace security access key system	3,058	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace security surveillance camera	6,681	-	-	-	-	-	-	-	-	-	19,215	-	-	-	-	-
Replace security surveillance monitor	1,717	-	-	-	-	-	-	-	-	-	4,938	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,153**	**0**	**0**	**0**	**0**	**0**
11. FIRE																
Replace fire indicator panel (FIP)	10,037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace hydrant booster pump	15,369	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
12. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)																
Ventilation and mechanical repairs - common system only (Total: 1 item)	1,306	-	2,641	-	2,884	-	3,150	-	3,440	-	3,756	-	4,102	-	4,479	-
Sub Total (Incl. GST)		**0**	**2,641**	**0**	**2,884**	**0**	**3,150**	**0**	**3,440**	**0**	**3,756**	**0**	**4,102**	**0**	**4,479**	**0**
13. LIFTS																
Replace passenger lift	238,857	-	-	-	-	-	576,055	-	-	-	-	-	-	-	-	-
Refurbish lift interior	15,151	-	-	-	-	-	-	-	-	-	-	45,535	-	-	-	-
Replace lift motor	31,610	-	-	-	-	-	76,234	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**652,289**	**0**	**0**	**0**	**0**	**45,535**	**0**	**0**	**0**	**0**
14. WATER																
Plumbing maintenance - common systems only - allowance	831	-	1,681	-	1,835	-	2,004	-	2,189	-	2,390	-	2,610	-	2,850	-
Sub Total (Incl. GST)		**0**	**1,681**	**0**	**1,835**	**0**	**2,004**	**0**	**2,189**	**0**	**2,390**	**0**	**2,610**	**0**	**2,850**	**0**
Grand Total (Incl. GST)		**193,026**	**4,322**	**57,257**	**6,395**	**149,631**	**657,443**	**45,624**	**5,629**	**127,111**	**499,142**	**361,238**	**75,553**	**88,919**	**9,932**	**112,726**
Contingency Allowance (Incl. GST)		**19,303**	**432**	**5,726**	**640**	**14,963**	**65,744**	**4,562**	**563**	**12,711**	**49,914**	**36,124**	**7,555**	**8,892**	**993**	**11,273**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**212,329**	**4,754**	**62,983**	**7,035**	**164,594**	**723,187**	**50,186**	**6,192**	**139,822**	**549,056**	**397,362**	**83,108**	**97,811**	**10,925**	**123,999**

Building Data List from the Property Inspection for Space 1

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	2280	m2	7.94	18,103.00	2	2	
Repaint front entrance ceilings / undersides	8	m2	49.69	398.00	5	10	Ongoing painting program
Repaint external surfaces	2280	m2	40.24	91,747.00	5	10	Ongoing painting program
Repaint service door - 2x sides and frame	3	ea.	321.51	965.00	5	10	Ongoing painting program
Repair downpipes (Total: 72 lm) - 10%	8	lm	90.65	725.00	8	10	Repair as required
Repair metal fascia (Total: 152 lm) - 10%	16	lm	46.86	750.00	8	10	Repair as required
Repair eaves guttering (Total: 43 lm) - 10%	5	lm	87.13	436.00	8	10	Repair as required
Replace eaves guttering	43	lm	107.58	4,626.00	26	30	Replace as required
Replace residential glazed doors	3	ea.	1,274.20	3,823.00	16	20	Replace as required
Inspect and repair expansion joints (Total: 415 lm) - 10%	42	lm	80.44	3,378.00	15	20	Repair as required - Estimate only - Quotation required
Replace expansion joints	415	lm	80.44	33,383.00	20	20	Estimate only - Quotation required
2. ROOFTOP							
Repair metal roofing (Total: 807 m2) - 10%	81	m2	170.48	13,809.00	6	10	Repair as required
Replace metal roofing	807	m2	226.74	182,979.00	55	60	Replace as required
Hire roof guard rail	152	lm	37.63	5,720.00	6	10	
3. ACCESS FOR WORK AT HEIGHTS							
Work at heights access and site setup	1	ea.	53,648.40	53,648.00	5	10	Method to be determined by contractor
4. HALLWAYS							
Repaint internal walls including locker & rubbish rooms	645	m2	34.42	22,201.00	6	10	Ongoing painting program
Repaint internal ceilings including locker & rubbish rooms	201	m2	41.72	8,386.00	6	10	Ongoing painting program
Repaint unit entry door - 1x side and frame	46	ea.	167.17	7,690.00	6	10	Ongoing painting program
Repaint service door - 2x sides and frame	19	ea.	321.51	6,109.00	6	10	Ongoing painting program
Replace carpet	161	m2	136.14	21,919.00	12	15	Replace as required
5. STAIRWELLS							
Repaint internal walls	230	m2	34.42	7,917.00	6	10	Ongoing painting program
Repaint internal ceilings	12	m2	41.72	501.00	6	10	Ongoing painting program
Repair balustrades (Total: 42 lm) - 10%	5	lm	768.75	3,844.00	8	10	Repair as required
Replace tape anti-slip tread	104	lm	40.26	4,187.00	10	15	Replace as required

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
6. VEHICLE ACCESSWAYS							
Repaint line marking	20	lm	29.02	580.00	5	5	Ongoing painting program
Repair concrete driveway including carparking areas (Total: 260 m2) - 10%	26	m2	350.01	9,100.00	10	10	Repair as required / Estimate only - quotations required
Replace metal drainage grate	1	ea.	368.54	369.00	26	30	Replace as required
Repair sliding gates (Total: 1 ea.) - 10%	1	ea.	583.45	583.00	5	10	Repair as required
Replace sliding gates	1	ea.	2,583.45	2,583.00	35	40	Replace as required
Replace gate motor	1	ea.	1,552.37	1,552.00	10	15	Replace as required
Replace plastic wheel stop	4	ea.	313.63	1,255.00	6	10	Replace as required
7. PEDESTRIAN ACCESSWAYS							
Repair timber decking (Total: 71 m2) - 10%	8	m2	384.84	3,079.00	5	5	Repair as required
Replace timber decking	71	m2	384.84	27,324.00	24	30	Replace as required
Repair tiled walkway front entrance (Total: 14 m2) - 10%	2	m2	295.15	590.00	5	5	Repair as required
Replace tiled walkway front entrance	14	m2	295.15	4,132.00	26	30	Replace as required
Repair stainless steel handrails (Total: 6 lm) - 10%	1	lm	474.62	475.00	8	10	Repair as required
8. FENCING AND WALLS							
Repair timber slated fences (50% shared cost) (Total: 62 lm) - 10%	7	lm	108.44	759.00	4	5	Repair as required
Replace timber slated fences (50% shared cost)	62	lm	108.44	6,723.00	35	40	Replace as required
Repair metal fence (Total: 56 lm) - 10%	6	lm	305.81	1,835.00	8	10	Repair as required
Replace metal fence	56	lm	305.81	17,125.00	35	40	Replace as required
Repair blue stone wall (Total: 19 m2) - 10%	2	m2	462.63	925.00	8	10	Repair as required
Replace blue stone wall	19	m2	462.63	8,790.00	55	60	Replace as required
9. FIXTURES & FITTINGS							
Replace mailbox	46	ea.	101.93	4,689.00	25	30	Replace as required
Replace lighting bollard	7	ea.	603.78	4,226.00	6	10	Replace as required
Replace timber seating	2	ea.	499.81	1,000.00	25	30	Replace as required
Repair bicycle rack (Total: 55 lm) - 10%	6	lm	88.50	531.00	45	50	Repair as required
10. ELECTRICAL							
Replace electrical switchboard	46	Per unit	744.91	34,266.00	35	40	Replace as required
Replace intercom entry system	1	ea.	2,666.01	2,666.00	15	20	Replace as required
Replace unit handsets	46	Per unit	446.96	20,560.00	15	20	Replace as required
Replace security access key system	1	ea.	3,058.08	3,058.00	15	20	Replace as required
Replace security surveillance camera	6	ea.	1,113.46	6,681.00	5	10	Replace as required
Replace security surveillance monitor	1	ea.	1,717.23	1,717.00	5	10	Replace as required
11. FIRE							
Replace fire indicator panel (FIP)	1	ea.	10,036.78	10,037.00	15	20	Replace as required
Replace hydrant booster pump	1	ea.	15,368.79	15,369.00	15	20	Replace as required

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
12. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)							
Ventilation and mechanical repairs - common system only (Total: 1 item) - 10%	1	item	1,306.00	1,306.00	1	2	Ongoing ventilation maintenance program
13. LIFTS							
Replace passenger lift	1	ea.	238,857.31	238,857.00	21	25	Estimate only - please obtain a quote
Refurbish lift interior	1	Item	15,150.83	15,151.00	11	15	Estimate only - please obtain a quote
Replace lift motor	1	ea.	31,609.81	31,610.00	21	25	Estimate only - please obtain a quote
14. WATER							
Plumbing maintenance - common systems only - allowance	1	item	831.00	831.00	1	2	Ongoing plumbing maintenance common areas

Building Photo Section

Item Group

BUILDING EXTERIOR




The building exterior was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

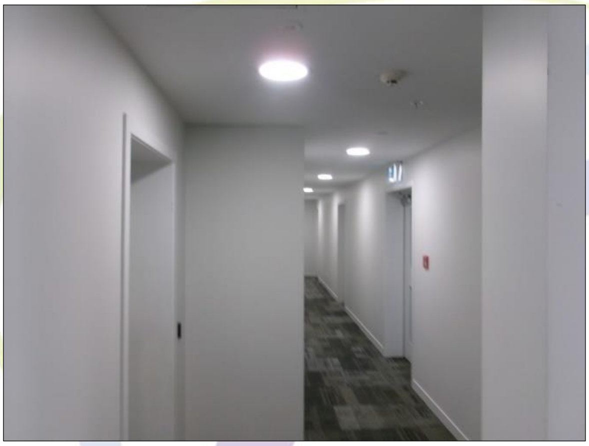
ROOFTOP

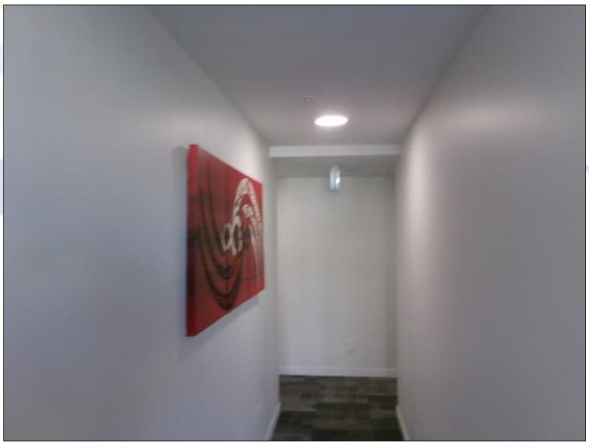
The rooftop was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

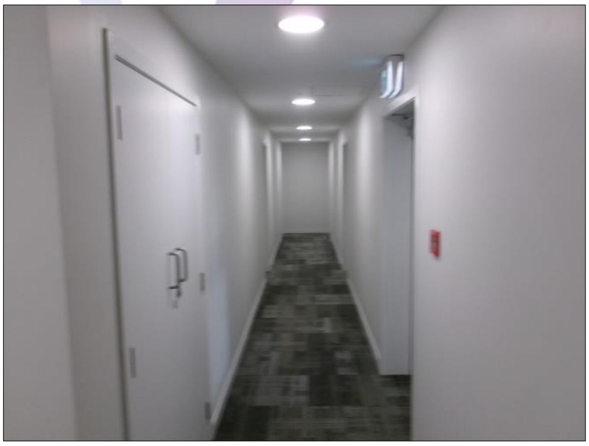
Item Group

ACCESS FOR WORK AT HEIGHTS

HALLWAYS



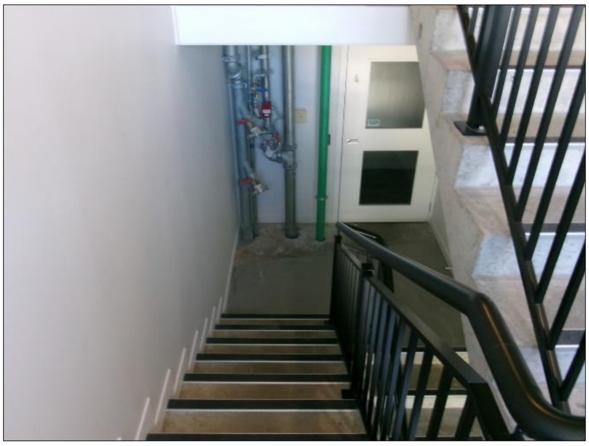
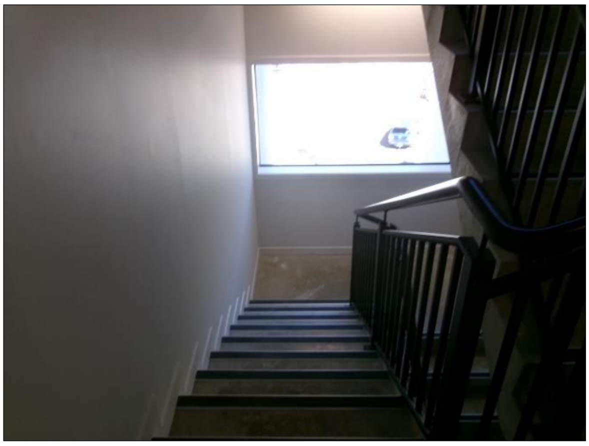
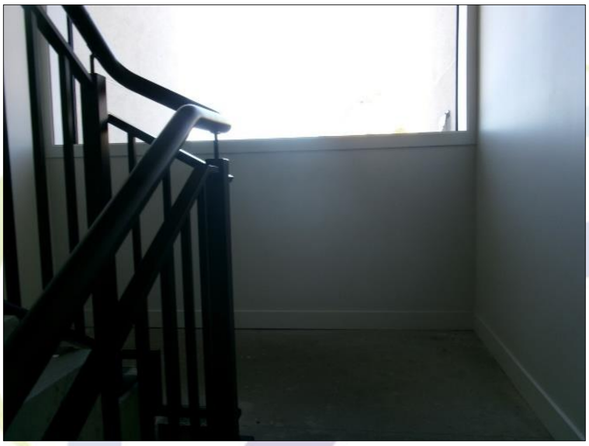




The hallways were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

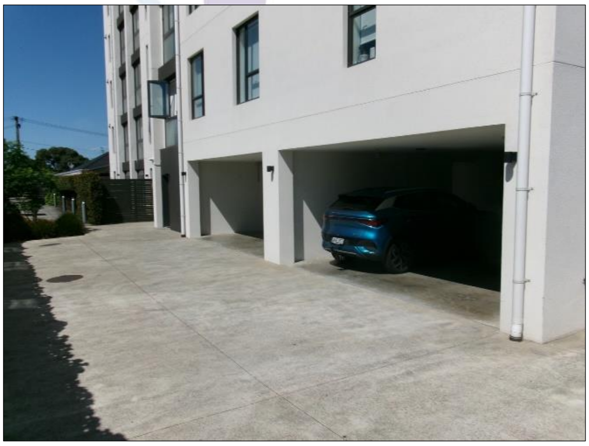
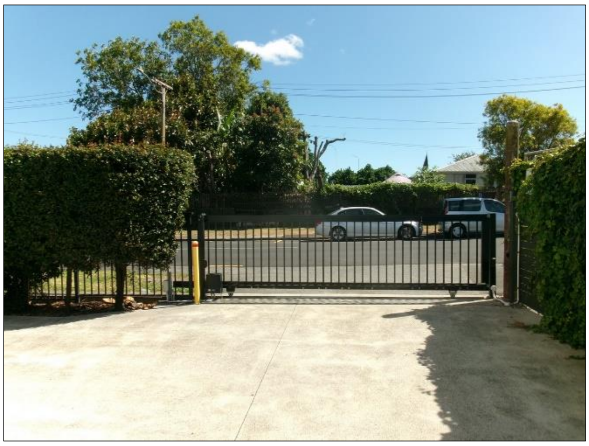
Item Group

STAIRWELLS

The stairwells were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

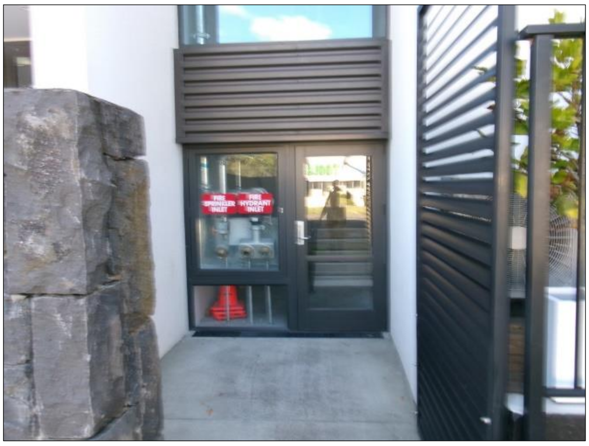
VEHICLE ACCESSWAYS

The vehicle accessways were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

PEDESTRIAN ACCESSWAYS



The pedestrian accessways were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

FENCING AND WALLS

The fencing and walls were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

FIXTURES & FITTINGS

The fixtures & fittings were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

ELECTRICAL

The electrical weas in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

FIRE

The fire was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

HEATING, VENTILATION, AIR-CONDITIONING (HVAC)

The heating, ventilation, air-conditioning (HVAC) was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Item Group

LIFTS

The lift was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

WATER

The water was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

Inspector's Report for Space 1

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. 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.
6. 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.
7. 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.
8. POWDER COAT REPAINT - Powder coated surfaces have a lengthy maintenance-free period when new. After this period, these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will require special preparation for repainting.
9. POWDER COAT WARRANTY - Powder coated surfaces may be subject to a manufacturer's warranty. Therefore, the manufacturer's cleaning and maintenance recommendations should be followed.
10. 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.
11. 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.
12. 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.
13. LIFTS - The design of a lift requires continual maintenance.
    Maintenance is required due to the complexity of the engineering and electronic systems in the structure, external elements and the lift car. We assume the lifts are maintained via a comprehensive lift maintenance contract which, in our professional opinion, all buildings with lifts must have in place.

    After 20 to 30 years of service, lifts may reach the end of their cost effective life. From this point lifts may experience decreasing performance along with an increase in required service. We have provisioned for lift replacement based on the age and current visual condition of the lift. In addition we take into account the following factors:

    - Obsolescence (Mechanical, Electrical & Software)
    Even though these elements can be supported at a stretch, it is prohibitively expensive to do so which adds cost and complexity into the maintenance regime. The additional cost in maintenance to facilitate reliability far outweighs the cost of new lift in the long term.

- Building Code changes from year to year
What may be relevant today, tends to change over time – hence the requirement to plan for upgrades every 10 years or as required.

- Unforeseen environment impacts
Flooding, Electrical surges & Misuse/Vandalism which are not covered by either the maintenance contract or building insurance.

14. METAL ROOFS - Metal roofs may have a service life of 60 years or more with proper care and maintenance.

15. PROPERTY AGEING - The current levies are too low to maintain and improve the property over the next 15 years. The maintenance cost on this type of property during the early years is typically low but as the property ages, it is essential to budget for major works and upgrades.

16. 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. An allowance towards work at height equipment is included and cost may vary dependent upon type of equipment selected, set up and transport costs, required licences from council, and term of hire.

17. ALUMINIUM – Aluminium materials and structures may have a service life of 40 years or more with proper care and maintenance.

18. EXPANSION JOINTS - The costs for expansion joint maintenance varies greatly depending on the type of expansion joints used, and we are unable to determine this from a visual inspection. An allowance has been included in this report towards this maintenance, however we recommend a quote is obtained well in advance of these works to avoid any shortfall or excess in funds.

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.