

Body Corporate 431284, Brown Acre Villas

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Number: 431284
Body Corporate Name: Brown Acre Villas
Street Address: 53 Parker Street
Motueka
Number of Units: 69

Long-Term Maintenance Plan Settings

Plan Status: Approved
Start Date: 1 April 2025
Plan Years: 30
Administrator: Support Plan Heaven
Inflation Adjusted Funding Table Set. Rate used: 3.0 %

Long-Term Maintenance Fund Statement

This body corporate has opted out of maintaining a long-term maintenance fund and has established a Contingency Fund to be used to manage and account for the body corporate's long-term maintenance reserves, as provided for under the provisions of Section 117 (1) and Section 118 of the Unit Titles Act 2010.

Disclaimer

This long-term maintenance plan has been prepared by Plan Heaven and the Body Corporate for the sole purpose of assisting the Body Corporate with planning and funding its long-term maintenance. It is specifically not intended to be a survey or condition report regarding the quality and/or performance of any building element, especially as it relates to weather tightness. In particular, the contents of this long-term maintenance plan should not be relied upon as a pre-purchase inspection and/or condition report.

Executive Summary

Property Overview

The Title Plan records the titles for the development being issued in May 2012, indicating the time construction would have been completed.

This development is a lifestyle village with sixty-nine residential units on a rectangular parcel of land of approximately 24,778 sq metres.

This Long Term Maintenance Plan (LTMP) covers the underground services and the common property within this development, which includes boundary and intertenancy fences, roads, footpaths, external lighting, kerbs and channels, as well as a large detention swale in the middle of the development, and other garden areas.

The social committee maintains a pergola and outdoor furniture.

This plan does not include any principal or auxiliary units within the Body Corporate.

General Condition

As of January 2024, the underground services and common property were generally in good condition.

Funding of Maintenance

The body corporate funds maintenance from two different accounts. The operating account and the contingency fund.

The operating account is typically used for recurring and lower-value routine maintenance, while the contingency fund is used for larger and one-off items.

Summary of the work planned for funding from the contingency fund

- Street Lights. Provision is included for replacing the common street lights every twenty-five years.
- Roads and car parking. Initial repairs to existing failing areas of asphalt and ongoing asphalt repairs.
- Plumbing and Drainage Systems. Provision is made to replace the sump pump and controller every fifteen years if required, to hydro-vac the grated sump in the grassed detention basin every five years, and hydro-vac the gully sump behind the development every two years.
- Fences. Provision has been made for repairs to the timber fences in the second half of the plan to provide funds for repairs should they be needed.
- Other work. And any other work on elements listed in this plan as the body corporate decides.

GST

The body corporate is not registered for GST. Accordingly, all dollar amounts in this plan include GST unless otherwise stated.

Items and Elements Considered in this Plan

Item no	Name	Condition	Age (years)	Life (years)	\$ Cost of Replacement
1	Electrical Systems	Very Good	12	>30	>\$150,000
<p>In the front yard of the Caretaker's Unit near the main entrance to the development, there is a transformer and a common supply for the common street lighting and sewer pump station housed in a metal cabinet. There are approximately twenty street lights around the development. A job and budget have been included to repair/replace the street lights every twenty-five years.</p>					
2	Plumbing & Drainage Systems	Very Good	12	>30	Unknown
<p>There is a mains water supply, wastewater and stormwater utilities. Surface water drains via strip drains and grated sumps in the driveway. There is a grassed detention basin within the development that has grated sumps. A sewer management system also has a holding tank and two pumps. The body corporate will arrange for the routine cleaning of the sumps and drains and the sewer tank to be routinely inspected and washed out. Jobs and budgets have been included to replace the pump controller every fifteen years if required, the propeller and pumps every ten years, and the grated sumps in the swale to be hydro-vacuumed every five years.</p>					
3	Communications Systems	Very Good	12	>30	>\$50,000
<p>The development has landline telephone and fibre optic broadband connection. Individual unit owners maintain satellite dishes and UHF aerials. No maintenance is planned.</p>					
4	Roads & Paths	Very Good	12	>30	>\$270,000
<p>Roads formed from asphalt with concrete kerb and channels, and sumps, provide access to the individual driveways that are formed from exposed aggregate concrete. There are common paths also formed from exposed aggregate concrete and the car parks are marked and the roads have directional markings, and speed limit signage at the development's entrance. Owners maintain their own driveways and perimeter paths around their units. The body corporate will arrange for the regular treatment of lichen and moss on common paths as required, and repainting of line markings will be funded from the operations fund as required. A job and budget have been included for repairs to the asphalt as required.</p>					
5	Grounds	Very Good	Mixed	Mixed	N/A
<p>There are grassed areas with shrubs and mature trees, low timber retaining walls with mulched garden beds, and manicured hedges. There are timber bench seats and a timber-framed pergola, and an entertainment area that the social club maintains. The body corporate has agreed that with approval owners may undertake maintenance and improvements to land adjacent to their units. The caretaker arranges for the balance of the grounds to be maintained (including the mowing of lawns). There is no allowance for any significant repairs or replacement to the grounds in this plan beyond operational maintenance.</p>					
6	Fences, Walls & Gates	Very Good	12	>30	>\$40,000
<p>Various fences in this development include curved brick walls at the entrance with signage fixed to it and timber posts, rails and paling fences along the boundaries and between the units. Some of these fences sit atop low timber retaining walls. There is also powder-coated pool fencing and a Wilke Street pedestrian access gate. Some owners maintain powder-coated pool fencing and gates that they have individually installed. A job and budget have been established for fence repairs if required.</p>					
7	Gully Behind Development	Very Good	12	>30	N/A
<p>Along the southern boundary of the development, there is a drainage gully behind the timber fence that is maintained by the body corporate. A job and budget have been included to clear the gully and hydrovac the sump every two years.</p>					

Job cost table

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace Common Area Street Lights	0	0	0	0	0	0	0	0	0	0
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3,300	0	0	3,000
Cleaning of Swale Sumps	1,500	0	0	0	0	1,500	0	0	0	0
Asphalt Repairs	0	0	0	0	0	0	0	0	6,000	0
Fence Repairs	0	0	0	500	0	0	0	0	500	0
Clean Gully Behind Development	0	1,300	0	1,300	0	1,300	0	1,300	0	1,300
Total	\$1,500	\$1,300	\$0	\$1,800	\$0	\$2,800	\$3,300	\$1,300	\$6,500	\$4,300

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Replace Common Area Street Lights	20,000	0	0	0	0	0	0	0	0	0
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3,300	0	0	3,000
Cleaning of Swale Sumps	1,500	0	0	0	0	1,500	0	0	0	0
Asphalt Repairs	0	0	0	0	0	0	0	0	6,000	0
Fence Repairs	0	0	0	500	0	0	0	0	500	0
Clean Gully Behind Development	0	1,300	0	1,300	0	1,300	0	1,300	0	1,300
Total	\$21,500	\$1,300	\$0	\$1,800	\$0	\$2,800	\$3,300	\$1,300	\$6,500	\$4,300

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Replace Common Area Street Lights	0	0	0	0	0	0	0	0	0	0
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3,300	0	0	3,000
Cleaning of Swale Sumps	1,500	0	0	0	0	1,500	0	0	0	0
Asphalt Repairs	0	0	0	0	0	0	0	0	6,000	0
Fence Repairs	0	0	0	500	0	0	0	0	500	0
Clean Gully Behind Development	0	1,300	0	1,300	0	1,300	0	1,300	0	1,300
Total	\$1,500	\$1,300	\$0	\$1,800	\$0	\$2,800	\$3,300	\$1,300	\$6,500	\$4,300

Funding required to pay for the cost of this LTMP \$

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening balance	71,538	80,038	88,738	98,738	106,938	116,938	124,138	130,838	139,538	143,038
Less cost of jobs	1,500	1,300	0	1,800	0	2,800	3,300	1,300	6,500	4,300
Subtotal	70,038	78,738	88,738	96,938	106,938	114,138	120,838	129,538	133,038	138,738
Funding from levies	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Closing balance	80,038	88,738	98,738	106,938	116,938	124,138	130,838	139,538	143,038	148,738

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Opening balance	148,738	137,238	145,938	155,938	164,138	174,138	181,338	188,038	196,738	200,238
Less cost of jobs	21,500	1,300	0	1,800	0	2,800	3,300	1,300	6,500	4,300
Subtotal	127,238	135,938	145,938	154,138	164,138	171,338	178,038	186,738	190,238	195,938
Funding from levies	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Closing balance	137,238	145,938	155,938	164,138	174,138	181,338	188,038	196,738	200,238	205,938

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Opening balance	205,938	214,438	223,138	233,138	241,338	251,338	258,538	265,238	273,938	277,438
Less cost of jobs	1,500	1,300	0	1,800	0	2,800	3,300	1,300	6,500	4,300
Subtotal	204,438	213,138	223,138	231,338	241,338	248,538	255,238	263,938	267,438	273,138
Funding from levies	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Closing balance	214,438	223,138	233,138	241,338	251,338	258,538	265,238	273,938	277,438	283,138

Inflation Added Funding Table All currency values in this table include inflation at a rate of 3.0%. (the first 10 years only)

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening balance	71,538	80,038	88,999	99,608	108,568	119,823	128,170	136,170	146,870	151,304
Less cost of all jobs	1,500	1,339	0	1,967	0	3,246	3,940	1,599	8,234	5,611
Subtotal	70,038	78,699	88,999	97,641	108,568	116,577	124,230	134,572	138,636	145,693
Funding from levies	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	80,038	88,999	99,608	108,568	119,823	128,170	136,170	146,870	151,304	158,741

Jobs list

Note: All job costs are provisional estimates only unless otherwise stated. Plan Heaven recommends that the Body Corporate obtains quotes as soon as possible and arranges for this plan to be updated, in order to provide more certainty in regard to the cost of the jobs scheduled and the Body Corporate's ability to fund them.

Job Number: 1 Job Name: Replace Common Area Street Lights

Provision is made to replace the common area street lights within the development around every twenty-five years if required.

The allowance is based on 20 streetlights @ \$1,000 per streetlight = \$20,000 incl GST.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace Common Area Street Lights	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Replace Common Area Street Lights	20000	0	0	0	0	0	0	0	0	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Replace Common Area Street Lights	0	0	0	0	0	0	0	0	0	0

Job Number: 2 Job Name: Replace Pumps, Propellers & Control System for Sewer Management System

Provision is made to replace the pumps, propellers and control system for the sewer management system around every ten years.

Allowance is based on the following.

2 sump pumps @ \$3,000 each (as advised by body corporate) = \$6,000 incl GST

1 propeller @ \$300 incl GST

Total Provision = \$6,300

One sump pump was last replaced three years ago, while the other was replaced less than a year ago. For this reason, the total provision has been split across the plan.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3300	0	0	3000

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3300	0	0	3000

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Replace Pumps, Propellers & Control System for Sewer Management System	0	0	0	0	0	0	3300	0	0	3000

Job Number: 3 Job Name: Cleaning of Swale Sumps

Provision is made to have the grated swale sumps cleaned every five years.

Allowance is based on \$1,500 per visit.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Cleaning of Swale Sumps	1500	0	0	0	0	1500	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Cleaning of Swale Sumps	1500	0	0	0	0	1500	0	0	0	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Cleaning of Swale Sumps	1500	0	0	0	0	1500	0	0	0	0

Job Number: 4 Job Name: Asphalt Repairs

While the asphalt roads are currently in good condition, they may require repairs during the period covered by this plan. The exact scope of repairs can't be determined, and a provisional budget has been allowed for these works if required.

The approximate total asphalted surface area of the development = 4,000 sq metres.

Allowance for periodic repairs of approximately 40 sqm of 40mm thick asphalt = \$4,000 plus GST = Approx. \$6,000 incl GST

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Asphalt Repairs	0	0	0	0	0	0	0	0	6000	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Asphalt Repairs	0	0	0	0	0	0	0	0	6000	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Asphalt Repairs	0	0	0	0	0	0	0	0	6000	0

Job Number: 5 Job Name: Fence Repairs

The body corporate has made provision for minor fence repairs.

Boundary fence costs may be able to be shared with adjoining property owners.

Allowance for ongoing repairs and replacement = \$500 every five years

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fence Repairs	0	0	0	500	0	0	0	0	500	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Fence Repairs	0	0	0	500	0	0	0	0	500	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fence Repairs	0	0	0	500	0	0	0	0	500	0

Job Number: 6 Job Name: Clean Gully Behind Development

Provision is made to clean out the sump and gully behind the development around every two years.

The allowance is based on \$500 per sucker truck visit to clean the sumps

Plus 2 labourers for four hours @ \$80 per hour = \$640 plus GST = Approx. \$800 incl GST

Total Provision = Approx. \$1,300

The body corporate may seek to share the costs with neighbouring owners.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Clean Gully Behind Development	0	1300	0	1300	0	1300	0	1300	0	1300

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Clean Gully Behind Development	0	1300	0	1300	0	1300	0	1300	0	1300

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Clean Gully Behind Development	0	1300	0	1300	0	1300	0	1300	0	1300

About this Long-Term Maintenance Plan

Why have a long-term maintenance plan (LTMP)?

Section 116 of the Unit Titles Act 2010 requires that body corporate maintains an LTMP. This body corporate acknowledges its duty under the legislation but also believes that maintaining a carefully considered LTMP will also contribute towards savings in maintenance costs over the long term while maintaining the value of each owner's asset and eliminating the financial shocks to owners that come from the need to raise special levies.

About this LTMP

This LTMP has been prepared for the body corporate with the assistance of Plan Heaven Limited (Plan Heaven) and using the plan building template provided online by Plan Heaven. This report has been downloaded and printed from the Plan Heaven website where the body corporate's planning data is stored.

The data belongs to the body corporate and accordingly, can be downloaded, updated or deleted as the body corporate determines from time to time. The body corporate pays an annual subscription to Plan Heaven to maintain an account and gain ongoing access to the data.

Users in Plan Heaven

Any user approved by the body corporate can become a user in Plan Heaven and will then be able to access the data, reports, photographs and documents stored online using any web browser. Any users approved by the body corporate can also be appointed to administer the account and update or edit the LTMP data as required.

Accuracy of the data

Every attempt has been made to ensure the accuracy of the data and information in this LTMP. However, neither Plan Heaven nor any other person appointed by the body corporate to maintain the data accepts responsibility for any errors or omissions that might be present.

Status of this LTMP

The status of this document is recorded on the first page. It will be recorded either as a "draft" or "approved". The status is changed to "approved" once this document has been accepted by the body corporate.

Renewals

Then once it has been approved, an LTMP must be renewed at least once every three years. However, because of the low cost and ease of updating in Plan Heaven, this body corporate may update this LTMP more frequently. During updates, if there are no changes to the main body of the LTMP, owners may be asked to approve a summary document that will only include the jobs and funding tables.

Currency

All currency values in this LTMP are at today's values except for the explicitly inflation-adjusted funding table if activated.

Plan Heaven terms and conditions

This LTMP and all matters relating to it and the Plan Heaven website, plan building template and database, are subject to the terms and conditions published on the website at planheaven.co.nz/terms

End of report for BC 431284, Brown Acre Villas

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