



Long-Term Maintenance Plan Review

On Point

9-11 Walmer Road

Point Chevalier 1022

Unit Plan 553081



Report details

Inspection date:	29/08/2024
Inspector:	Royce Timms



30/08/2024

The Body Corporate Committee Members
On Point
9-11 Walmer Road
Point Chevalier 1022

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)	\$2.09
Total Utility Interests	10000
Total Long Term Maintenance Fund Levy	\$20,900.00

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:

Report Index	Page No.
Owners Report Summary	Section 1
Building Details and Report Inputs Page	2
30 Year Cash Flow Tracking & Graph with New Levies	4
Report Detail	Section 2
30 Year Anticipated Expenditure Table	6
Building Data List from Property Inspection	14
Inspector's Building Report & Building Specific Report Notes	25
Report Notes	27

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

If you have any questions regarding your report or need our specialised services in Professional Safety Reports, Insurance Valuations, Maintenance Reports, Asbestos Audits or Balustrade Testing call us on 0800 136 036 or email enquiry@solutionsinengineering.com.

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	On Point
Building Address	9-11 Walmer Road Point Chevalier 1022
Unit Plan No.	553081
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	Reg. 2020
Number of Utility Interests	10000
Number of Units	33
Estimated Long Term Maintenance Fund Balance	\$31,000
Starting date of Financial Year for Report	1/04/2025
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	2.00

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	31/03/2026	20,900.00	2.09	0.52
2	31/03/2027	22,990.00	2.30	0.58
3	31/03/2028	25,289.00	2.53	0.63
4	31/03/2029	27,817.90	2.78	0.70
5	31/03/2030	30,599.69	3.06	0.77
6	31/03/2031	33,659.66	3.37	0.84
7	31/03/2032	37,025.63	3.70	0.93
8	31/03/2033	40,728.19	4.07	1.02
9	31/03/2034	44,801.01	4.48	1.12
10	31/03/2035	49,281.11	4.93	1.23
11	31/03/2036	54,209.22	5.42	1.36
12	31/03/2037	59,630.14	5.96	1.49
13	31/03/2038	71,556.17	7.16	1.79
14	31/03/2039	85,867.40	8.59	2.15
15	31/03/2040	103,040.88	10.30	2.58
16	31/03/2041	123,649.06	12.36	3.09
17	31/03/2042	148,378.87	14.84	3.71
18	31/03/2043	178,054.64	17.81	4.45
19	31/03/2044	213,665.57	21.37	5.34
20	31/03/2045	256,398.68	25.64	6.41
21	31/03/2046	128,199.34	12.82	3.21
22	31/03/2047	64,099.67	6.41	1.60
23	31/03/2048	70,509.64	7.05	1.76
24	31/03/2049	77,560.60	7.76	1.94
25	31/03/2050	85,316.66	8.53	2.13
26	31/03/2051	93,848.33	9.38	2.35
27	31/03/2052	103,233.16	10.32	2.58
28	31/03/2053	113,556.48	11.36	2.84
29	31/03/2054	124,912.13	12.49	3.12
30	31/03/2055	137,403.34	13.74	3.44

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:

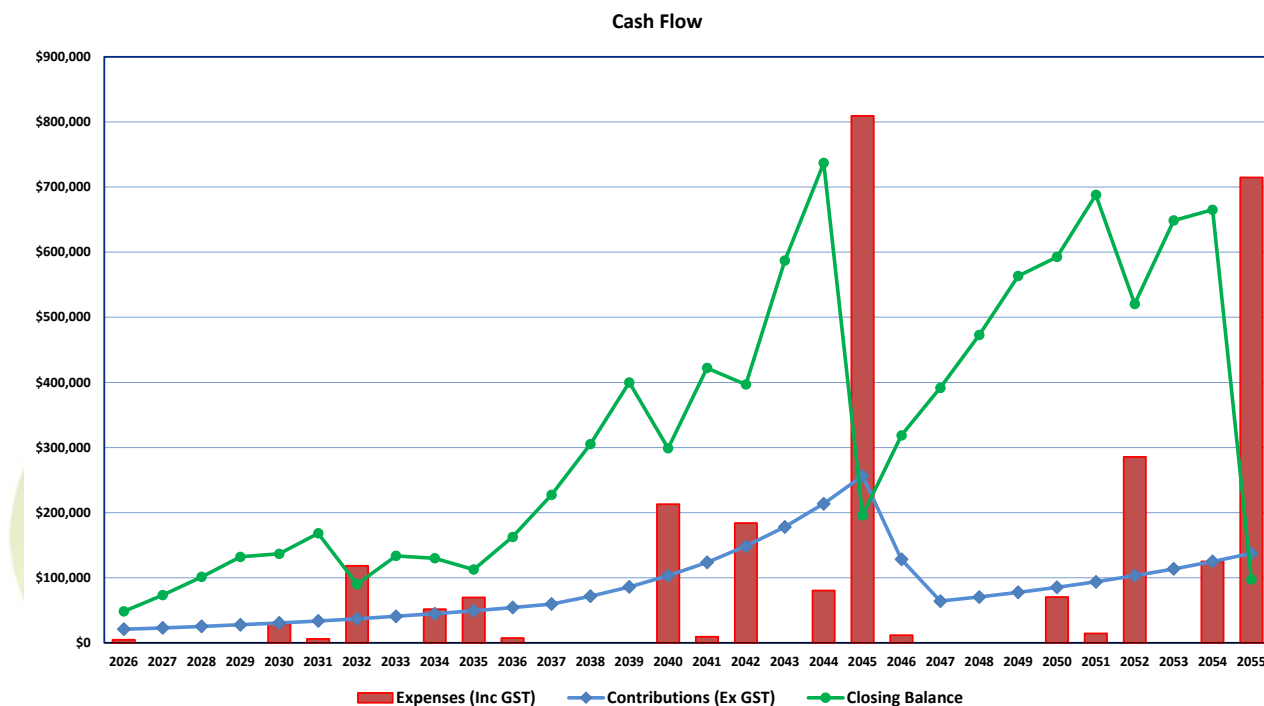
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	31/03/2026	31,000.00	20,900.00	1,264.54	4,842.00	48,322.54
2	31/03/2027	48,322.54	22,990.00	1,938.09	0.00	73,250.63
3	31/03/2028	73,250.63	25,289.00	2,783.00	0.00	101,322.63
4	31/03/2029	101,322.63	27,817.90	2,903.84	0.00	132,044.37
5	31/03/2030	132,044.37	30,599.69	3,345.47	29,175.00	136,814.53
6	31/03/2031	136,814.53	33,659.66	3,795.81	6,034.00	168,236.00
7	31/03/2032	168,236.00	37,025.63	3,214.13	118,408.00	90,067.76
8	31/03/2033	90,067.76	40,728.19	2,782.88	0.00	133,578.83
9	31/03/2034	133,578.83	44,801.01	3,278.38	51,770.00	129,888.22
10	31/03/2035	129,888.22	49,281.11	3,017.09	69,606.00	112,580.42
11	31/03/2036	112,580.42	54,209.22	3,425.32	7,519.00	162,695.96
12	31/03/2037	162,695.96	59,630.14	4,851.28	0.00	227,177.38
13	31/03/2038	227,177.38	71,556.17	6,626.48	0.00	305,360.03
14	31/03/2039	305,360.03	85,867.40	8,777.00	0.00	400,004.43
15	31/03/2040	400,004.43	103,040.88	8,696.68	212,837.00	298,904.99
16	31/03/2041	298,904.99	123,649.06	8,972.32	9,370.00	422,156.37
17	31/03/2042	422,156.37	148,378.87	10,190.96	183,885.00	396,841.20
18	31/03/2043	396,841.20	178,054.64	12,243.89	0.00	587,139.73
19	31/03/2044	587,139.73	213,665.57	16,475.12	80,396.00	736,884.42
20	31/03/2045	736,884.42	256,398.68	11,604.87	809,146.00	195,741.97
21	31/03/2046	195,741.97	128,199.34	6,400.88	11,677.00	318,665.19
22	31/03/2047	318,665.19	64,099.67	8,838.02	0.00	391,602.88
23	31/03/2048	391,602.88	70,509.64	10,756.81	0.00	472,869.33
24	31/03/2049	472,869.33	77,560.60	12,893.57	0.00	563,323.50
25	31/03/2050	563,323.50	85,316.66	14,384.16	70,364.00	592,660.32
26	31/03/2051	592,660.32	93,848.33	15,934.17	14,552.00	687,890.82
27	31/03/2052	687,890.82	103,233.16	15,037.48	285,564.00	520,597.46
28	31/03/2053	520,597.46	113,556.48	14,549.87	0.00	648,703.81
29	31/03/2054	648,703.81	124,912.13	16,348.07	124,854.00	665,110.01
30	31/03/2055	665,110.01	137,403.34	9,486.29	714,743.00	97,256.64

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 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
1. BUILDING EXTERIOR																
Repaint soffits	1,602	-	-	-	-	-	-	2,180	-	-	-	-	-	-	-	-
Wash building	4,212	4,402	-	-	-	-	5,485	-	-	-	-	6,835	-	-	-	-
Repaint external walls	43,254	-	-	-	-	-	-	58,863	-	-	-	-	-	-	-	-
Repaint balcony ceilings / undersides	1,817	-	-	-	-	-	-	2,473	-	-	-	-	-	-	-	-
Repaint downpipes	2,070	-	-	-	-	-	-	2,817	-	-	-	-	-	-	-	-
Replace PC Aluminium framed & glazed panel balustrade / front	15,919	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace PC Aluminium framed & glazed panel balustrade / north	37,458	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace PC Aluminium framed & glazed panel balustrade / south	22,475	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal sun screen (Total: 132 m2) - 10%	4,370	-	-	-	-	-	-	-	-	-	6,786	-	-	-	-	-
Replace metal sun screen	41,201	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		4,402	0	0	0	0	5,485	66,333	0	0	6,786	6,835	0	0	0	0
2. ROOFTOP																
Wash roofing	5,096	-	-	-	-	6,351	-	-	-	-	7,914	-	-	-	-	9,862
Repair metal roofing - upper level roof (Total: 350 m2) - 10%	2,605	-	-	-	-	-	-	-	-	-	4,045	-	-	-	-	-
Replace metal roofing- upper level roof	26,054	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint metal roofing	16,597	-	-	-	-	-	-	-	-	24,665	-	-	-	-	-	-
Repair waterproofing - lower roof (Total: 295 m2) - 10%	3,680	-	-	-	-	4,586	-	-	-	-	5,715	-	-	-	-	7,122
Replace waterproofing - lower roof	45,238	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	10,937	0	0	0	24,665	17,674	0	0	0	0	16,984
3. ACCESS FOR WORK AT HEIGHTS																
Work at heights access and site setup	16,870	-	-	-	-	-	-	22,958	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	22,958	0	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
4. ENTRY LOBBY																
Repair tiled walkway (Total: 79 m2) - 10%	2,350	-	-	-	-	2,929	-	-	-	-	3,649	-	-	-	-	4,548
Replace tiled walkway	23,205	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint internal walls	987	-	-	-	-	-	-	1,343	-	-	-	-	-	-	-	-
Repaint ceiling	1,267	-	-	-	-	-	-	1,724	-	-	-	-	-	-	-	-
Replace residential glazed doors	2,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace magnetic release device (Double door)	2,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,109
Sub Total (Incl. GST)		0	0	0	0	2,929	0	3,067	0	0	3,649	0	0	0	0	8,657
5. BASEMENT CARPARK & APARTMENT LOBBY																
Repaint internal walls - carpark	3,833	-	-	-	-	-	-	5,216	-	-	-	-	-	-	-	-
Repaint timber door (One side only) - Storage Lockers	3,243	-	-	-	-	-	-	4,413	-	-	-	-	-	-	-	-
Replace door closer - Storage lockers	10,454	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber door (Two sides) - Basement exits	564	-	-	-	-	-	-	768	-	-	-	-	-	-	-	-
Replace metal bollard	1,420	-	-	-	-	-	-	-	-	-	2,205	-	-	-	-	-
Replace plastic wheel stop	3,433	-	-	-	-	-	-	-	-	-	5,331	-	-	-	-	-
Repair garage/ carpark doors and gates (Total: 1 ea.) - 10%	695	-	-	-	-	-	-	-	-	-	1,079	-	-	-	-	-
Replace roller door (Double)	2,451	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace roller door controller	256	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace roller door motor	958	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint line marking	3,235	-	-	-	-	4,031	-	-	-	-	5,024	-	-	-	-	6,261
Repair tiled walkway (Total: 58 m2) - 10%	1,762	-	-	-	-	2,196	-	-	-	-	2,736	-	-	-	-	3,410
Replace tiled walkway	17,037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint ceiling - apartment entry	2,041	-	-	-	-	-	-	2,778	-	-	-	-	-	-	-	-
Repaint timber door (Two sides) - apartment entry	1,128	-	-	-	-	-	-	1,535	-	-	-	-	-	-	-	-
Repaint timber door (One side only) - apartment entry	423	-	-	-	-	-	-	576	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	6,227	0	15,286	0	0	16,375	0	0	0	0	9,671
6. BUILDING INTERIOR																
Repaint internal walls - Ground Floor to apartments	3,357	-	-	-	-	-	-	-	-	4,989	-	-	-	-	-	-
Repaint internal ceilings - Ground Floor to apartments	1,080	-	-	-	-	-	-	-	-	1,605	-	-	-	-	-	-
Replace carpet - Ground Floor to apartments	3,523	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,818
Repaint internal walls - L1-2	4,659	-	-	-	-	-	-	-	-	6,924	-	-	-	-	-	-
Repaint internal ceilings - L1 - 2	3,405	-	-	-	-	-	-	-	-	5,060	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
Replace carpet L1 -2	11,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,501
Repaint internal walls - L3	1,782	-	-	-	-	-	-	-	-	2,648	-	-	-	-	-	-
Repaint internal ceilings - L3	789	-	-	-	-	-	-	-	-	1,173	-	-	-	-	-	-
Replace carpet L3	2,574	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,981
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	22,399	0	0	0	0	0	33,300
7. DRIVEWAY																
Repair concrete (Total: 240 m2) - 10%	1,981	-	-	-	-	2,469	-	-	-	-	3,076	-	-	-	-	3,834
Sub Total (Incl. GST)		0	0	0	0	2,469	0	0	0	0	3,076	0	0	0	0	3,834
8. FENCING AND WALLS																
Repair timber paling fences (50% shared cost) (Total: 115 lm) - 10%	1,056	-	-	-	-	1,316	-	-	-	-	1,640	-	-	-	-	2,044
Replace timber paling fences (50% shared cost)	10,122	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint concrete walls	1,425	-	-	-	-	-	-	-	-	-	2,213	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	1,316	0	0	0	0	3,853	0	0	0	0	2,044
9. FIXTURES & FITTINGS																
Replace mailbox	3,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. LIFTS																
Refurbish lift interior	52,747	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102,080
Replace passenger lift	148,270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	102,080
11. ELECTRICAL																
Replace electrical switchboard	24,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace intercom entry system	2,653	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace intercom A/V station	1,912	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace unit handsets	14,679	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace security access key system	3,043	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair security access system (Total: 1 ea.) - 10%	367	-	-	-	-	457	-	-	-	-	570	-	-	-	-	710
Replace security surveillance camera	1,108	-	-	-	-	-	-	-	-	-	1,721	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	457	0	0	0	0	2,291	0	0	0	0	710
12. FIRE																
Replace fire indicator panel (FIP)	9,989	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace fire indicator panel (FIP)	13,735	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)	Year 6 (2031)	Year 7 (2032)	Year 8 (2033)	Year 9 (2034)	Year 10 (2035)	Year 11 (2036)	Year 12 (2037)	Year 13 (2038)	Year 14 (2039)	Year 15 (2040)
13. WATER																
Replace jacking pump	6,619	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,810
Replace sump pump	4,409	-	-	-	-	-	-	-	-	-	6,847	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	6,847	0	0	0	0	12,810
14. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)																
Repair air-conditioner (Total: 6 ea.) - 10%	1,756	-	-	-	-	2,188	-	-	-	-	2,727	-	-	-	-	3,398
Replace air-conditioner - heat / cool	10,535	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	2,188	0	0	0	0	2,727	0	0	0	0	3,398
Grand Total (Incl. GST)		4,402	0	0	0	26,523	5,485	107,644	0	47,064	63,278	6,835	0	0	0	193,488
Contingency Allowance (Incl. GST)		440	0	0	0	2,652	549	10,764	0	4,706	6,328	684	0	0	0	19,349
Grand Total Expenses (Incl. Contingency Allowance and GST)		4,842	0	0	0	29,175	6,034	118,408	0	51,770	69,606	7,519	0	0	0	212,837

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 (2041)	Year 17 (2042)	Year 18 (2043)	Year 19 (2044)	Year 20 (2045)	Year 21 (2046)	Year 22 (2047)	Year 23 (2048)	Year 24 (2049)	Year 25 (2050)	Year 26 (2051)	Year 27 (2052)	Year 28 (2053)	Year 29 (2054)	Year 30 (2055)
1. BUILDING EXTERIOR																
Repaint soffits	1,602	-	3,386	-	-	-	-	-	-	-	-	-	5,258	-	-	-
Wash building	4,212	8,518	-	-	-	-	10,615	-	-	-	-	13,229	-	-	-	-
Repaint external walls	43,254	-	91,412	-	-	-	-	-	-	-	-	-	141,960	-	-	-
Repaint balcony ceilings / undersides	1,817	-	3,840	-	-	-	-	-	-	-	-	-	5,963	-	-	-
Repaint downpipes	2,070	-	4,375	-	-	-	-	-	-	-	-	-	6,794	-	-	-
Replace PC Aluminium framed & glazed panel balustrade / front	15,919	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace PC Aluminium framed & glazed panel balustrade / north	37,458	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace PC Aluminium framed & glazed panel balustrade /south	22,475	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal sun screen (Total: 132 m2) - 10%	4,370	-	-	-	-	10,539	-	-	-	-	-	-	-	-	-	16,367
Replace metal sun screen	41,201	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		8,518	103,013	0	0	10,539	10,615	0	0	0	0	13,229	159,975	0	0	16,367
2. ROOFTOP																
Wash roofing	5,096	-	-	-	-	12,290	-	-	-	-	15,316	-	-	-	-	19,086
Repair metal roofing - upper level roof (Total: 350 m2) - 10%	2,605	-	-	-	-	6,283	-	-	-	-	-	-	-	-	-	9,757
Replace metal roofing- upper level roof	26,054	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint metal roofing	16,597	-	-	-	38,304	-	-	-	-	-	-	-	-	-	59,484	-
Repair waterproofing - lower roof (Total: 295 m2) - 10%	3,680	-	-	-	-	8,875	-	-	-	-	11,060	-	-	-	-	13,783
Replace waterproofing - lower roof	45,238	-	-	-	-	109,101	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	38,304	136,549	0	0	0	0	26,376	0	0	0	59,484	42,626
3. ACCESS FOR WORK AT HEIGHTS																
Work at heights access and site setup	16,870	-	35,653	-	-	-	-	-	-	-	-	-	55,368	-	-	-
Sub Total (Incl. GST)		0	35,653	0	0	0	0	0	0	0	0	0	55,368	0	0	0

Expenditure Item	Current Cost	Year 16 (2041)	Year 17 (2042)	Year 18 (2043)	Year 19 (2044)	Year 20 (2045)	Year 21 (2046)	Year 22 (2047)	Year 23 (2048)	Year 24 (2049)	Year 25 (2050)	Year 26 (2051)	Year 27 (2052)	Year 28 (2053)	Year 29 (2054)	Year 30 (2055)
4. ENTRY LOBBY																
Repair tiled walkway (Total: 79 m2) - 10%	2,350	-	-	-	-	5,668	-	-	-	-	7,063	-	-	-	-	8,802
Replace tiled walkway	23,205	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86,910
Repaint internal walls	987	-	2,086	-	-	-	-	-	-	-	-	-	3,239	-	-	-
Repaint ceiling	1,267	-	2,678	-	-	-	-	-	-	-	-	-	4,158	-	-	-
Replace residential glazed doors	2,536	-	-	-	-	6,116	-	-	-	-	-	-	-	-	-	-
Replace magnetic release device (Double door)	2,123	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,951
Sub Total (Incl. GST)		0	4,764	0	0	11,784	0	0	0	0	7,063	0	7,397	0	0	103,662
5. BASEMENT CARPARK & APARTMENT LOBBY																
Repaint internal walls - carpark	3,833	-	8,101	-	-	-	-	-	-	-	-	-	12,580	-	-	-
Repaint timber door (One side only) - Storage Lockers	3,243	-	6,854	-	-	-	-	-	-	-	-	-	10,644	-	-	-
Replace door closer - Storage lockers	10,454	-	-	-	-	25,212	-	-	-	-	-	-	-	-	-	39,154
Repaint timber door (Two sides) - Basement exits	564	-	1,192	-	-	-	-	-	-	-	-	-	1,851	-	-	-
Replace metal bollard	1,420	-	-	-	-	3,425	-	-	-	-	-	-	-	-	-	5,318
Replace plastic wheel stop	3,433	-	-	-	-	8,279	-	-	-	-	-	-	-	-	-	12,858
Repair garage/ carpark doors and gates (Total: 1 ea.) - 10%	695	-	-	-	-	1,676	-	-	-	-	-	-	-	-	-	2,603
Replace roller door (Double)	2,451	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace roller door controller	256	-	-	-	-	617	-	-	-	-	-	-	-	-	-	-
Replace roller door motor	958	-	-	-	-	2,310	-	-	-	-	-	-	-	-	-	-
Repaint line marking	3,235	-	-	-	-	7,802	-	-	-	-	9,723	-	-	-	-	12,116
Repair tiled walkway (Total: 58 m2) - 10%	1,762	-	-	-	-	4,249	-	-	-	-	5,296	-	-	-	-	6,599
Replace tiled walkway	17,037	-	-	-	-	-	-	-	-	-	-	-	-	-	-	63,809
Repaint ceiling - apartment entry	2,041	-	4,313	-	-	-	-	-	-	-	-	-	6,699	-	-	-
Repaint timber door (Two sides) - apartment entry	1,128	-	2,384	-	-	-	-	-	-	-	-	-	3,702	-	-	-
Repaint timber door (One side only) - apartment entry	423	-	894	-	-	-	-	-	-	-	-	-	1,388	-	-	-
Sub Total (Incl. GST)		0	23,738	0	0	53,570	0	0	0	0	15,019	0	36,864	0	0	142,457
6. BUILDING INTERIOR																
Repaint internal walls - Ground Floor to apartments	3,357	-	-	-	7,747	-	-	-	-	-	-	-	-	-	12,032	-
Repaint internal ceilings - Ground Floor to apartments	1,080	-	-	-	2,492	-	-	-	-	-	-	-	-	-	3,871	-
Replace carpet - Ground Floor to apartments	3,523	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,195
Repaint internal walls - L1-2	4,659	-	-	-	10,752	-	-	-	-	-	-	-	-	-	16,698	-
Repaint internal ceilings - L1 - 2	3,405	-	-	-	7,858	-	-	-	-	-	-	-	-	-	12,204	-

Expenditure Item	Current Cost	Year 16 (2041)	Year 17 (2042)	Year 18 (2043)	Year 19 (2044)	Year 20 (2045)	Year 21 (2046)	Year 22 (2047)	Year 23 (2048)	Year 24 (2049)	Year 25 (2050)	Year 26 (2051)	Year 27 (2052)	Year 28 (2053)	Year 29 (2054)	Year 30 (2055)
Replace carpet L1 -2	11,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41,610
Repaint internal walls - L3	1,782	-	-	-	4,113	-	-	-	-	-	-	-	-	-	6,387	-
Repaint internal ceilings - L3	789	-	-	-	1,821	-	-	-	-	-	-	-	-	-	2,828	-
Replace carpet L3	2,574	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,640
Sub Total (Incl. GST)		0	0	0	34,783	0	0	0	0	0	0	0	0	0	54,020	64,445
7. DRIVEWAY																
Repair concrete (Total: 240 m2) - 10%	1,981	-	-	-	-	4,778	-	-	-	-	5,954	-	-	-	-	7,419
Sub Total (Incl. GST)		0	0	0	0	4,778	0	0	0	0	5,954	0	0	0	0	7,419
8. FENCING AND WALLS																
Repair timber paling fences (50% shared cost) (Total: 115 lm) - 10%	1,056	-	-	-	-	2,547	-	-	-	-	3,174	-	-	-	-	3,955
Replace timber paling fences (50% shared cost)	10,122	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint concrete walls	1,425	-	-	-	-	3,437	-	-	-	-	-	-	-	-	-	5,337
Sub Total (Incl. GST)		0	0	0	0	5,984	0	0	0	0	3,174	0	0	0	0	9,292
9. FIXTURES & FITTINGS																
Replace mailbox	3,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,539
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,539
10. LIFTS																
Refurbish lift interior	52,747	-	-	-	-	-	-	-	-	-	-	-	-	-	-	197,554
Replace passenger lift	148,270	-	-	-	-	357,585	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	357,585	0	0	0	0	0	0	0	0	0	197,554
11. ELECTRICAL																
Replace electrical switchboard	24,465	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Replace intercom entry system	2,653	-	-	-	-	6,398	-	-	-	-	-	-	-	-	-	-
Replace intercom A/V station	1,912	-	-	-	-	4,611	-	-	-	-	-	-	-	-	-	-
Replace unit handsets	14,679	-	-	-	-	35,402	-	-	-	-	-	-	-	-	-	-
Replace security access key system	3,043	-	-	-	-	7,339	-	-	-	-	-	-	-	-	-	-
Repair security access system (Total: 1 ea.) - 10%	367	-	-	-	-	885	-	-	-	-	1,103	-	-	-	-	1,375
Replace security surveillance camera	1,108	-	-	-	-	2,672	-	-	-	-	-	-	-	-	-	4,150
Sub Total (Incl. GST)		0	0	0	0	57,307	0	0	0	0	1,103	0	0	0	0	5,525
12. FIRE																
Replace fire indicator panel (FIP)	9,989	-	-	-	-	24,091	-	-	-	-	-	-	-	-	-	-
Replace fire indicator panel (FIP)	13,735	-	-	-	-	33,125	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	57,216	0	0	0	0	0	0	0	0	0	0

Expenditure Item	Current Cost	Year 16 (2041)	Year 17 (2042)	Year 18 (2043)	Year 19 (2044)	Year 20 (2045)	Year 21 (2046)	Year 22 (2047)	Year 23 (2048)	Year 24 (2049)	Year 25 (2050)	Year 26 (2051)	Year 27 (2052)	Year 28 (2053)	Year 29 (2054)	Year 30 (2055)
13. WATER																
Replace jacking pump	6,619	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24,790
Replace sump pump	4,409	-	-	-	-	10,633	-	-	-	-	-	-	-	-	-	16,513
Sub Total (Incl. GST)		0	0	0	0	10,633	0	0	0	0	0	0	0	0	0	41,303
14. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)																
Repair air-conditioner (Total: 6 ea.) - 10%	1,756	-	-	-	-	4,235	-	-	-	-	5,278	-	-	-	-	6,577
Replace air-conditioner - heat / cool	10,535	-	-	-	-	25,407	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	29,642	0	0	0	0	5,278	0	0	0	0	6,577
Grand Total (Incl. GST)		8,518	167,168	0	73,087	735,587	10,615	0	0	0	63,967	13,229	259,604	0	113,504	649,766
Contingency Allowance (Incl. GST)		852	16,717	0	7,309	73,559	1,062	0	0	0	6,397	1,323	25,960	0	11,350	64,977
Grand Total Expenses (Incl. Contingency Allowance and GST)		9,370	183,885	0	80,396	809,146	11,677	0	0	0	70,364	14,552	285,564	0	124,854	714,743

Building Data List from the Property Inspection for On Point

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							
Repaint soffits	49	m2	32.70	1,602.00	7	10	Ongoing painting program
Wash building	1080	m2	3.90	4,212.00	1	5	
Repaint external walls	1080	m2	40.05	43,254.00	7	10	Ongoing painting program
Repaint balcony ceilings / undersides	46	m2	39.50	1,817.00	7	10	Ongoing painting program
Repaint downpipes	52	lm	39.80	2,070.00	7	10	Ongoing painting program
Replace PC Aluminium framed & glazed panel balustrade / front	17	lm	936.44	15,919.00	40	40	Replace as required - Estimate only - Quotation required
Replace PC Aluminium framed & glazed panel balustrade / north	40	lm	936.44	37,458.00	40	40	Replace as required - Estimate only - Quotation required
Replace PC Aluminium framed & glazed panel balustrade /south	24	lm	936.44	22,475.00	40	40	Replace as required - Estimate only - Quotation required
Repair metal sun screen (Total: 132 m2) - 10%	14	m2	312.13	4,370.00	10	10	Repair as required
Replace metal sun screen	132	m2	312.13	41,201.00	40	40	Replace as required
2. ROOFTOP							
Wash roofing	645	m2	7.90	5,096.00	5	5	
Repair metal roofing - upper level roof (Total: 350 m2) - 10%	35	m2	74.44	2,605.00	10	10	Repair as required
Replace metal roofing- upper level roof	350	m2	74.44	26,054.00	60	60	Replace as required
Repaint metal roofing	350	m2	47.42	16,597.00	9	10	Ongoing painting program
Repair waterproofing - lower roof (Total: 295 m2) - 10%	30	m2	122.68	3,680.00	5	5	Repair as required
Replace waterproofing - lower roof	295	m2	153.35	45,238.00	20	20	Replace as required
3. ACCESS FOR WORK AT HEIGHTS							
Work at heights access and site setup	1	ea.	16,869.60	16,870.00	7	10	Method to be determined by contractor
4. ENTRY LOBBY							
Repair tiled walkway (Total: 79 m2) - 10%	8	m2	293.74	2,350.00	5	5	Repair as required
Replace tiled walkway	79	m2	293.74	23,205.00	30	30	Replace as required
Repaint internal walls	34	m2	29.04	987.00	7	10	Ongoing painting program
Repaint ceiling	36	m2	35.19	1,267.00	7	10	Ongoing painting program
Replace residential glazed doors	2	ea.	1,268.10	2,536.00	20	20	Replace as required
Replace magnetic release device (Double door)	2	ea.	1,061.31	2,123.00	15	15	Replace as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
5. BASEMENT CARPARK & APARTMENT LOBBY							
Repaint internal walls - carpark	132	m2	29.04	3,833.00	7	10	Ongoing painting program
Repaint timber door (One side only) - Storage Lockers	23	ea.	141.00	3,243.00	7	10	Ongoing painting program
Replace door closer - Storage lockers	23	ea.	454.51	10,454.00	20	10	Replace as required
Repaint timber door (Two sides) - Basement exits	2	ea.	282.00	564.00	7	10	Ongoing painting program
Replace metal bollard	2	ea.	710.12	1,420.00	10	10	Replace as required
Replace plastic wheel stop	11	ea.	312.13	3,433.00	10	10	Replace as required
Repair garage/ carpark doors and gates (Total: 1 ea.) - 10%	1	ea.	695.13	695.00	10	10	Repair as required
Replace roller door (Double)	1	ea.	2,451.05	2,451.00	40	40	Replace as required
Replace roller door controller	1	ea.	255.54	256.00	20	20	Replace as required
Replace roller door motor	1	ea.	958.25	958.00	20	20	Replace as required
Repaint line marking	112	lm	28.88	3,235.00	5	5	Ongoing painting program
Repair tiled walkway (Total: 58 m2) - 10%	6	m2	293.74	1,762.00	5	5	Repair as required
Replace tiled walkway	58	m2	293.74	17,037.00	30	30	Replace as required
Repaint ceiling - apartment entry	58	m2	35.19	2,041.00	7	10	Ongoing painting program
Repaint timber door (Two sides) - apartment entry	4	ea.	282.00	1,128.00	7	10	Ongoing painting program
Repaint timber door (One side only) - apartment entry	3	ea.	141.00	423.00	7	10	Ongoing painting program
6. BUILDING INTERIOR							
Repaint internal walls - Ground Floor to apartments	98	m2	34.26	3,357.00	9	10	Ongoing painting program
Repaint internal ceilings - Ground Floor to apartments	26	m2	41.52	1,080.00	9	10	Ongoing painting program
Replace carpet - Ground Floor to apartments	26	m2	135.49	3,523.00	15	15	Replace as required
Repaint internal walls - L1-2	136	m2	34.26	4,659.00	9	10	Ongoing painting program
Repaint internal ceilings - L1 - 2	82	m2	41.52	3,405.00	9	10	Ongoing painting program
Replace carpet L1 -2	82	m2	135.49	11,110.00	15	15	Replace as required
Repaint internal walls - L3	52	m2	34.26	1,782.00	9	10	Ongoing painting program
Repaint internal ceilings - L3	19	m2	41.52	789.00	9	10	Ongoing painting program
Replace carpet L3	19	m2	135.49	2,574.00	15	15	Replace as required
7. DRIVEWAY							
Repair concrete (Total: 240 m2) - 10%	24	m2	82.54	1,981.00	5	5	Repair as required / Estimate only - quotations required
8. FENCING AND WALLS							
Repair timber paling fences (50% shared cost) (Total: 115 lm) - 10%	12	lm	88.02	1,056.00	5	5	Repair as required
Replace timber paling fences (50% shared cost)	115	lm	88.02	10,122.00	40	40	Replace as required
Repaint concrete walls	42	m2	33.94	1,425.00	10	10	Ongoing painting program
9. FIXTURES & FITTINGS							
Replace mailbox	33	ea.	101.44	3,348.00	30	30	Replace as required
10. LIFTS							
Refurbish lift interior	1	Item	52,747.48	52,747.00	15	15	Estimate only - please obtain a quote

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Replace passenger lift	1	ea.	148,270.46	148,270.00	20	20	Replace as required
11. ELECTRICAL							
Replace electrical switchboard	33	Per unit	741.35	24,465.00	40	40	Replace as required
Replace intercom entry system	1	ea.	2,653.25	2,653.00	20	20	Replace as required
Replace intercom A/V station	1	ea.	1,911.90	1,912.00	20	20	Replace as required
Replace unit handsets	33	Per unit	444.82	14,679.00	20	20	Replace as required
Replace security access key system	1	ea.	3,043.45	3,043.00	20	20	Replace as required
Repair security access system (Total: 1 ea.) - 10%	1	ea.	366.79	367.00	5	5	Repair as required
Replace security surveillance camera	1	ea.	1,108.13	1,108.00	10	10	Replace as required
12. FIRE							
Replace fire indicator panel (FIP)	1	ea.	9,988.76	9,989.00	20	20	Replace as required
Replace fire indicator panel (FIP)	1	ea.	13,734.53	13,735.00	20	20	Replace as required
13. WATER							
Replace jacking pump	1	ea.	6,619.24	6,619.00	15	15	Replace as required
Replace sump pump	1	ea.	4,409.09	4,409.00	10	10	Replace as required
14. HEATING, VENTILATION, AIR-CONDITIONING (HVAC)							
Repair air-conditioner (Total: 6 ea.) - 10%	1	ea.	1,755.84	1,756.00	5	5	Repair as required
Replace air-conditioner - heat / cool	6	ea.	1,755.84	10,535.00	20	20	Replace as required

Building Photo Section

Item Group

BUILDING EXTERIOR



The 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.

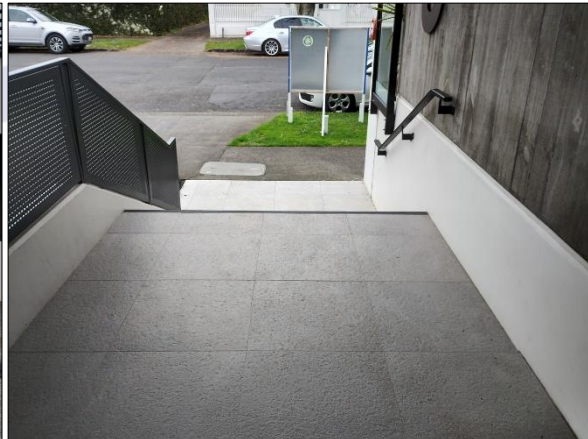
ROOFTOP



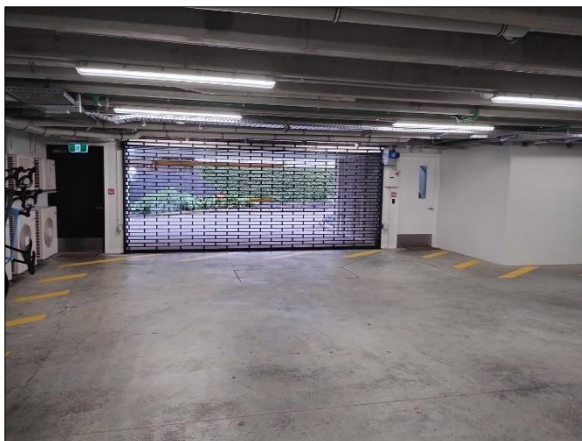
The roof was not accessible at the time of inspection. .

Item Group**ACCESS FOR WORK AT HEIGHTS**

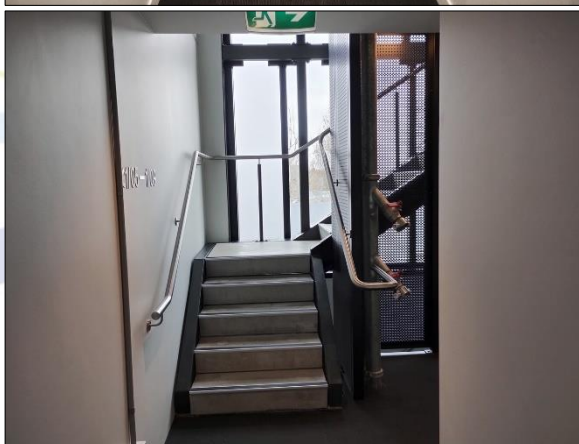
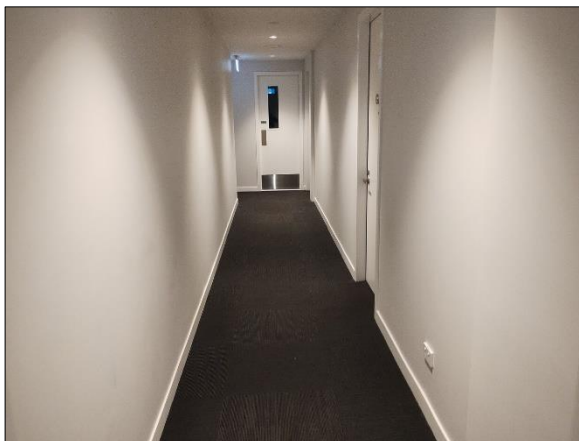
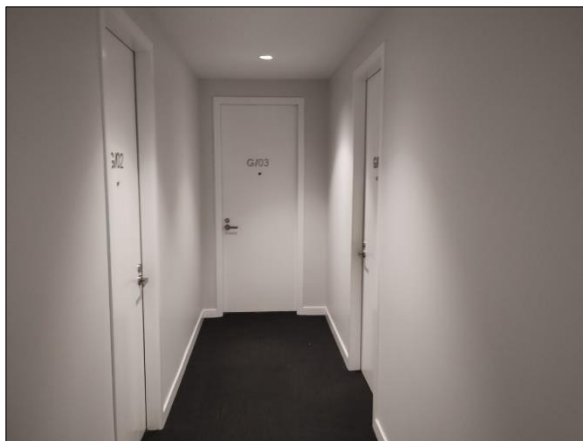
The building was in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

ENTRY LOBBY

The lobby 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**BASEMENT CARPARK & APARTMENT LOBBY**

The basement 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**BUILDING INTERIOR**

The interior 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**DRIVEWAY**

The vehicle accessway 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**FENCING AND WALLS**

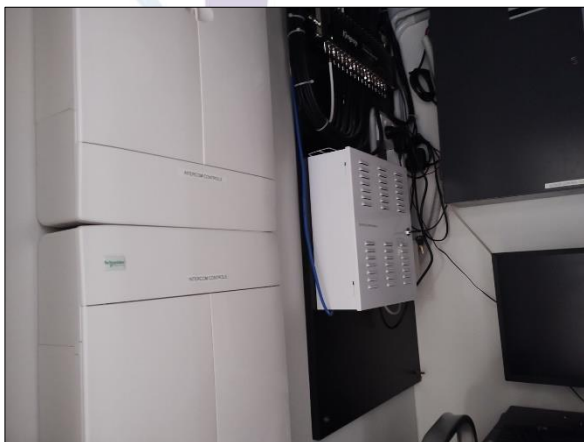
The fences were in good condition at the time of inspection. As the property ages repairs will be required and an allowance has been included in the report.

FIXTURES & FITTINGS

The mailboxes 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**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.

ELECTRICAL

The electrical system cupboard 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

FIRE



The fire systems 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.

HEATING, VENTILATION, AIR-CONDITIONING (HVAC)



The heat pumps 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.

Inspector's Report for On Point

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. **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.
5. **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.
6. **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.
7. **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.
8. **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.
9. **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.
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. **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.
12. **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)

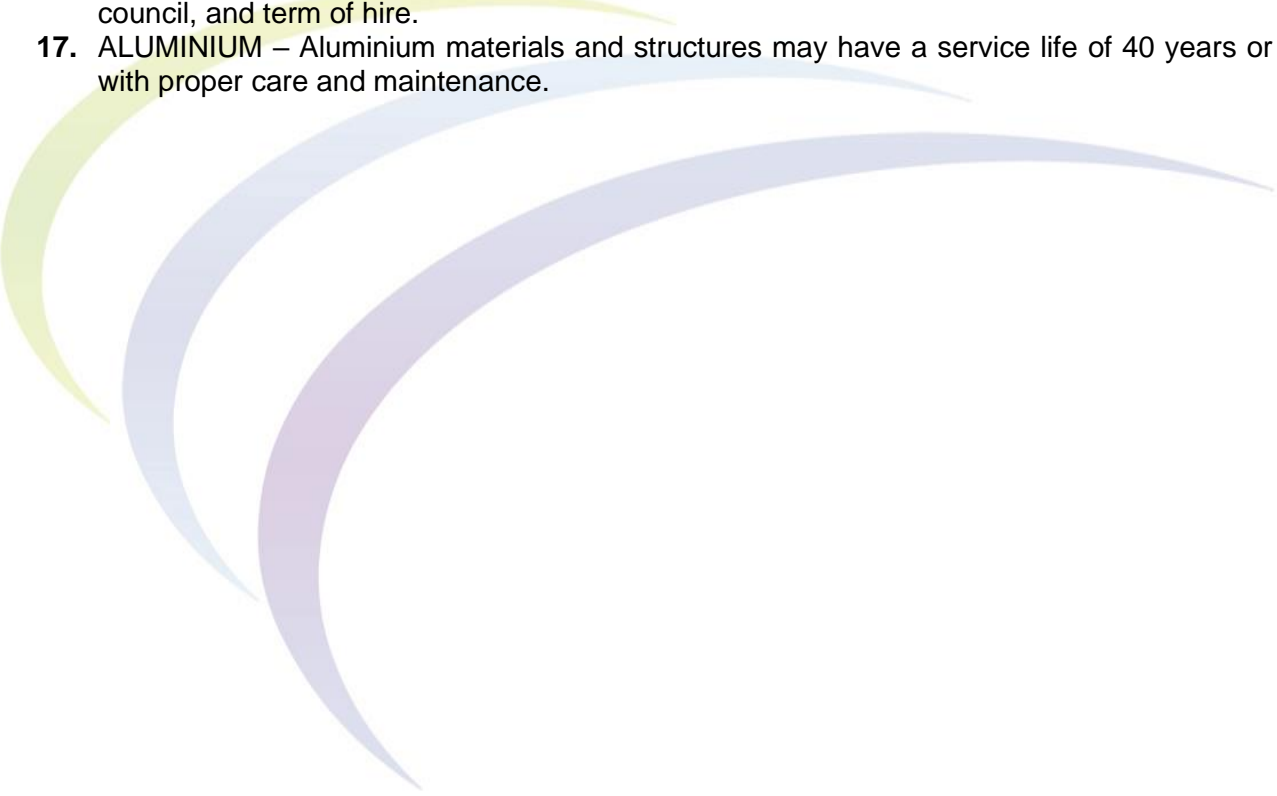
Even though these elements can be supported at a stretch, it is prohibitively expensive to do so which adds cost and complexity into the maintenance regime. The additional cost in maintenance to facilitate reliability far outweighs the cost of new lift in the long term.

- 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.

13. METAL ROOFS - Metal roofs may have a service life of 60 years or more with proper care and maintenance.
 14. 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.
 15. WATERPROOFING – Waterproofing membranes requires regular maintenance and replacement when signs of failure like small leaks or small cracks appear. If action is not taken immediately the costs of damage and remediation grow exponentially.
 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 dependant 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.
- 

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