

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

Body Corporate Number:	90482	Job Number:	WLG270-2
Date of Plan:	1/09/2025	Next Review Required By:	31/08/2028

		LTMP Review Year			LTMP Review Year			LTMP Review Year			LTMP Review Year		
Building	External - Common Areas	\$ 369,000	\$ -	\$ 104,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 245,000	\$ 1,476,000
Building	Internal - Common Areas	\$ 197,500	\$ -	\$ 500	\$ -	\$ -	\$ 110,000	\$ 7,000	\$ 60,000	\$ -	\$ -	\$ 20,000	\$ 257,500
Building	Services - Common Areas	\$ 906,000	\$ -	\$ 861,000	\$ -	\$ -	\$ -	\$ 25,000	\$ 20,000	\$ -	\$ -	\$ -	\$ 480,000
	BUILDING TOTAL	\$ 1,472,500	\$ -	\$ 965,500	\$ -	\$ -	\$ 110,000	\$ 52,000	\$ 80,000	\$ -	\$ -	\$ 265,000	\$ 2,213,500

Estimated Maintenance Expenditure:	\$ 1,472,500	\$ -	\$ 965,500	\$ -	\$ -	\$ 110,000	\$ 52,000	\$ 80,000	\$ -	\$ -	\$ 265,000	\$ 2,213,500
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External - Common Areas	\$ 369,000
Internal - Common Areas	\$ 197,500
Services - Common Areas	\$ 906,000

NOTE: ALL COSTS EXCLUDE GST

Existing Long-Term Maintenance Fund Balance (as advised by Client):	\$ 885,000	As advised on 08/05/2025 by Manjit Singh.
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Years 1-10	Average Annual Maintenance Cost (estimate)	\$ 147,250	p.a.
Years 11-30	Average Annual Maintenance Cost (high-level estimate only)	\$ 110,675	p.a.
Years 1-30	Average Annual Maintenance Cost (high-level estimate only)	\$ 122,867	p.a.

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

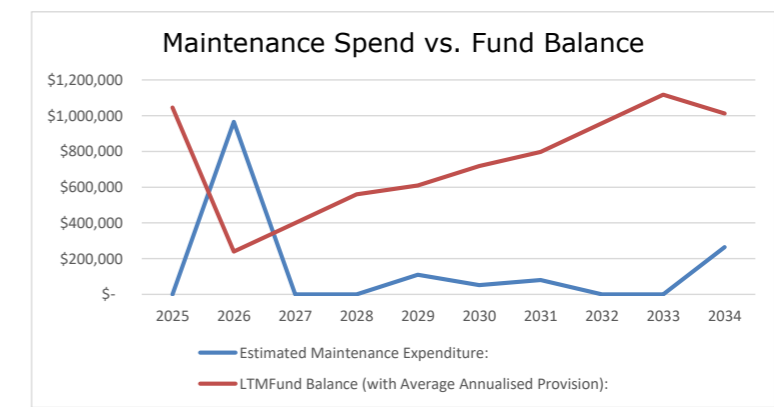
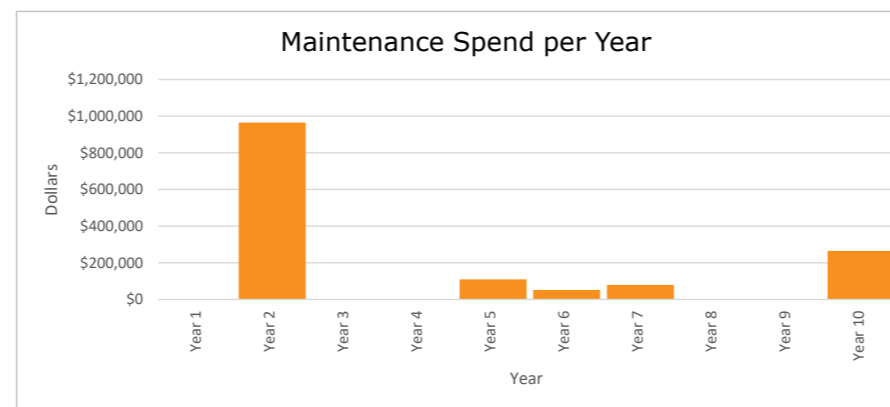
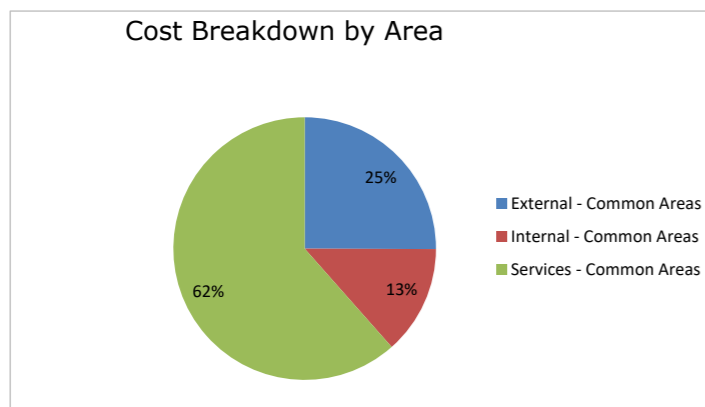
Proposed (Annualised) Provision for Maintenance (BC Annual Contribution):	\$ 160,000	p.a.	As advised on 16/07/2025 by Manjit Singh	INDICATIVE ONLY - Estimated Annual Maintenance Spend Years 11-30 ->										\$ 110,675
Special Levy / Contributions:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LTM Fund Balance (with Average Annualised Provision):	\$ 885,000	\$ 1,045,000	\$ 239,500	\$ 399,500	\$ 559,500	\$ 609,500	\$ 717,500	\$ 797,500	\$ 957,500	\$ 1,117,500	\$ 1,012,500	N/A		

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

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

	p.a. rate	p.a. \$											
Average (Annualised) Maintenance Cost / Proposed Provision:	-	\$ 160,000											N/A
Proposed Inflation Allowance (5% of Proposed Provision) p.a.:	5.00%	1.00	1.05	1.10	1.16	1.22	1.28	1.34	1.41	1.48	1.55	N/A	
Total Proposed LTMF Contribution:		\$ 160,000	\$ 168,000	\$ 176,400	\$ 185,220	\$ 194,481	\$ 204,205	\$ 214,415	\$ 225,136	\$ 236,393	\$ 248,213	N/A	
Proposed Contingency Fund (10%):	10.00%	\$ 16,000	\$ 16,800	\$ 17,640	\$ 18,522	\$ 19,448	\$ 20,421	\$ 21,442	\$ 22,514	\$ 23,639	\$ 24,821	N/A	

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



Summary - Maintenance Expenditure by Building Element		TOTAL Years 1-10	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035-2054
<i>Note: Totals exclude inflation, contingency, and GST.</i>													
BUILDING													
1.1.1	External - Roof	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 75,000	\$ 150,000
1.1.2	External - Roof Drainage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1.3	External - External Walls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000
1.1.4	External - External Joinery	\$ 96,000	\$ -	\$ 96,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 626,000
1.1.5	External - Soffits & Fascias	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1.6	External - Structure	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
1.1.7	External - Painting	\$ 170,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,000	\$ 340,000
INTERNAL													
2.1.1	Internal - Floors	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 38,500
2.1.2	Internal - Ceilings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.1.3	Internal - Walls	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ 4,000
2.1.4	Internal - Doors / Windows	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
2.1.5	Internal - Stairwells / Landings	\$ 60,500	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -
2.1.6	Internal - Painting	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ 95,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,000
2.1.7	Internal - Carpentry / Joinery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.1.8	Internal - Fixtures & Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
SERVICES													
3.1.1	Services - Lighting	\$ 26,000	\$ -	\$ 11,000	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 66,000
3.1.2	Services - Plumbing	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,000
3.1.3	Services - HVAC / Mechanical	\$ 31,000	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 48,000
3.1.4	Services - Fire	\$ 115,000	\$ -	\$ 105,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ 143,000
3.1.5	Services - Security	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,000
3.1.6	Services - Lifts / Vertical Transport	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1.7	Services - Electrical & Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
BUILDING TOTAL		\$ 1,472,500	\$ -	\$ 965,500	\$ -	\$ -	\$ 110,000	\$ 52,000	\$ 80,000	\$ -	\$ -	\$ 265,000	\$ 2,213,500

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

