Body Corporate 86157, Metro Thorndon

Long-Term Maintenance Plan

Body Corporate Information

Body Corporate Name: Metro Thorndon
Street Address: 220 Thorndon Quay
Pipitea
Wellington
Number of Units: 25

Long-Term Maintenance Plan Settings

Plan Status: Approved
Start Date: 1 September 2024
Plan Years: 30
Administrator: Support Plan Heaven
Condition last assessed: January 2025
Inflation Adjusted Funding Table Set. Rate used: 3.0 %

Long-Term Maintenance Fund Statement

This body corporate has established and maintains a long-term maintenance fund in accordance with the requirements of Section 117 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.

A brief description of the development

History

The property is a medium-rise building on 1200 sq m of land originally constructed in the early 1960's as a commercial building and with consent issued in 1997 for its conversion to residential apartments, retail and car parking. Titles for the completed subdivision into a unit title development were issued in 1998.

Form of the development

220 Thorndon Quay 'Metro' comprises 22 residential apartments and 3 commercial units in a single medium-rise building. The development includes one level of car parking on the first floor. Two of the commercial units are on the ground floor with frontages onto Thorndon Quay and the third covers most of the second floor. A central internal atrium at the third-floor level provides access to the apartments on that floor and to those above them that are set into the roofs. In addition, the development has various utility and service rooms, storage rooms and common areas.

Construction

The building is built off concrete foundations and has a steel-reinforced concrete frame with additional structural steel supporting the roof structure. The floors are generally formed from reinforced concrete.

The exterior walls are generally formed by concrete infilling between the concrete frame. Where visible the concrete walls have been finished with a sand and cement render that has been painted. Elsewhere on the structure fibre cement cladding has been used generally fixed to timber frames set between the main structural concrete frame.

The roof is formed by two pitched roofs that run from north to south, which form a valley roughly along the centre-line of the building. The sub-structure of the roof is formed in timber supported by steel trusses. The roofs are primarily clad in factory-finished profiled steel. There are parapets to the front and rear. Rainwater discharges to lined gutters behind the parapet walls and into a lined gutter at the base of the valley between the two roofs, and these discharge to internal downpipes. The roof has many skylights as well as other penetrations for ventilators, etc.

Windows comprise a mix of the original painted steel types and newer aluminium frames. External doors are mostly formed in aluminium but some are in timber. Internal entrance doors to the apartments are fire-rated doors.

Infrastructure

All infrastructure is consistent with a low-rise mixed residential apartment/ commercial development with normal services connected to each unit.

There are common fire protection systems, communal lighting, security and entrance systems and lifts. Accordingly, the body corporate is required to maintain a Building Warrant of Fitness (BWOF).

Common Property

Common property includes the entrance foyer, which leads to stairs and lifts, providing access to all levels. There is an additional stairwell in the northwestern corner of the building.

The third floor has an atrium, which provides access from the lift and stairs to the apartments' front doors.

There is a ground floor parking area and a ramp up to parking on the first floor, these share an accessoff Thorndon Quay

The external common area includes the thresholds of the escape stairs at the north end of the building, the threshold of the entrance lobby and the threshold of the vehicular access.

Funding of Maintenance

The body corporate funds maintenance from two different accounts. The operating account and the long-term maintenance fund.

Typically, the operating account is used for recurring and lower-value maintenance items that occur at least once a year, such as cleaning, building washes, sump and gutter cleaning and maintenance relating to the BWOF. The long-term maintenance fund is typically used for larger and one-off items.

GST

The body corporate is registered for GST. Accordingly, all dollar amounts in this plan exclude GST unless otherwise stated.

Element descriptions and condition assessments

Item: 1 Name: Roofs Type: Building Element

Description

The two medium-pitched roofs are clad in pre-painted profiled steel sheets (Colorsteel or similar). The roof was re-clad over the existing roof structure as part of the conversion works around 1997/1998. There are parapets to the front and rear elevations with lined gutters behind them, and there is a lined valley gutter between the two roofs running from north to south down the centre line of the building. It is understood that the gutters are lined with a 'butanol'-type material. The gables also rise above the level of the roof cladding with capping over the tops of the walls.

The lift shaft projects through the front roof and a separate roof, which is clad in the same material as the main roof(s). The lined gutters behind the parapets and the lined valley gutter between the two main roofs discharge stormwater into outlets in the gutters that lead to internal drainpipes.

There is a glazed porch canopy over the entrance doors to the lobby. Stormwater from the porch discharges via a spigot connector into the adjacent downpipe that is taking the water from one of the main roofs.

The roofs have numerous skylights, some serving the common areas and others the apartments that are partially set in the roof spaces. It is understood that these were installed as part of the conversion works in the late 1990's.

The roof can be accessed via a window from the lift motor room.

The roof is currently not fitted with fall arrest or edge protection equipment or permanent anchors to enable works to be carried out to the external walls via abseiling.

Condition Assessment

As of January 2025, the roof was understood to be in good condition. The roof cladding has recently reached the end of its warranty period, and the skylights are also out of warranty, although no issues have been reported with either set of products. However, there has been a leak in the area of the central valley gutter, and attempts to isolate and repair this leak have so far been unsuccessful.

Maintenance Planned

Routine gutter cleaning and roof inspections will be carried out. The body corporate has decided not to carry out manual roof washes but if the roof inspections identify corrosion developing that roof washes might prevent, this decision may be revisited. Roof inspections, gutter cleaning and roof washes, if required, are funded from the operating account.

The body corporate is undertaking an analysis of the benefits of roof anchors for abseiling and edge protection to reduce the amount of scaffolding required for repainting the building and to eliminate the need for temporary edge protection every time work is required to be carried out on the roof, such as gutter cleaning and leak repairs. It is assumed that these will prove to be more cost-effective over the long term, and a job and budget have been established in this plan to fund this project.

The body corporate has considered the age and condition of the roof cladding and is satisfied that, provided it is well maintained, it should not need to be replaced during the term covered by this plan. However, minor works are likely to be required and a provision has been made for this work.

Whilst many skylights continue to function perfectly adequately for many decades it is prudent to plan for their replacement not least because of the damage that can arise when they fail and the need for immediate action when they do. Therefore a job and budget have been established to provide funds for the replacement of the skylights.

No other maintenance is planned.

Job Number 1 - Design and installation of roof safety equipment *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Design and installation of roof safety equipment	4500	25000	0	0	0	0	0	0	0	0

Job Number 2 - Ongoing roof repairs *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Ongoing roof repairs	5000	0	0	0	5000	0	0	0	5000	0

Job Number 3 - Replace skylights *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace skylights	0	0	0	0	0	0	0	0	0	0

Item: 2   Name: Exterior walls and claddings   Type: Building Element

Description

The exterior walls of the original building are formed in concrete that has been rendered with sand and cement and then painted. Polystyrene has been used to create relief features on front wall facing onto Thorndon Quay, including fluted columns and a plain frieze, these have been rendered with a flexible finish and are painted in a contrasting colour.

Fibre cement boards clad some parts of the building; these are also painted. At the ground floor adjacent to the entrance to the garage plywood sheets have been used as cladding, they are painted.

The nature of the construction also allows window units to infill sections between columns, a significant feature on the front of the building.

Condition Assessment

As at January 2025, the exterior walls render and paint finishes were in good to fair condition; however, the building is due for repainting.

Maintenance Planned

The body corporate carries out routine building washes. These are funded from the operating budget.

The body corporate plans to repaint the exterior walls and claddings of the building around every 10 years and a job and budget have been established for this. However, the time between paintings may be adjusted depending on how well the paint finish is judged to be performing.

No other work is planned.

Job Number 4 - Exterior repainting *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Exterior repainting	0	0	200000	0	0	0	0	0	0	0

Item: 3   Name: Structure   Type: Building Element

Description

The structure is built off concrete foundations and the ground floor is formed in concrete. The foundations primarily support cast in-situ steel reinforced columns supporting reinforced concrete floors at the first and second-floor levels.

The two medium-pitched roofs that run north-south along the full length of the building are supported where they meet along the centre-line of the building by structural steel beams that, in turn, are supported by concrete columns. The roof structure, supported by the concrete frame and steel beams, comprises steel trusses which support timber purlins that have timber sarking boards fixed to them.

Significant alterations to the original structure include the introduction of a new first floor between the ground and the original first floor (the commercial office suite). This floor is formed from pre-cast concrete hollow core floor units supported by structural steel beams.

The original second floor, which is now the third floor has had timber framed mezzanine floors built off it to form additional apartment space within the void between the floor and the underside of the roofs.

Condition assessment

A report dated 13 August 2019 by King & Dawson Ltd calculated that the seismic strength of the structure was somewhere between 35% and 40% of the New Building Standard (NBS). This assessed strength is below the earthquake risk threshold of 67% of the NBS as defined by the Seismic Assessment of Existing Buildings published by the New Zealand Society of Earthquake Engineers (NZSEE).

Maintenance planned

The body corporate commissioned King & Dawson Ltd, Architects and Engineers, to draft a design for seismic strengthening to bring the structure above 67% of the NBS, and this was delivered on 14 August 2019. The proposed design was sufficient to bring the structure up to between 75 and 80% of the NBS at that time.

The body corporate commissioned Workshop Quantity Surveyors Ltd to produce a budget estimate for the seismic strengthening of the building based on the design documents produced by King & Dawson. The budget estimate was delivered on the 25 September 2019.

The body corporate has decided to carry out seismic strengthening work to bring the structure above 67% of the NBS. A job and budget have been established for this.

No other maintenance is planned.

Job Number 5 - Seismic strengthening *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Seismic strengthening	850000	0	0	0	0	0	0	0	0	0

Item: 4 Name: Windows & External Doors Type: Building Element

Description

Excluding the skylights, the windows are a mix of the original painted steel-framed type and newer aluminium-framed types.

The balconies of the apartments have aluminium-glazed doors and windows.

The main access-controlled and automated common double front door off Thorndon Quay is glazed with a painted timber frame. The doors have large glazed sidelights and a large window above, which are framed in factory-finished aluminium.

The fire escape doors from the secondary fire escape stairs leading onto Thorndon Quay are glazed and framed in aluminium.

All internal common doors and the apartment front doors and their frames are made of varnished timber. These doors and frames are fire-rated systems in their own right and should not be modified.

There is a pair of painted external timber doors to the electrical room at the front of the building.

The vehicle access to the garage from the shared access off Thorndon Quay has an automatic rolling shutter door.

Condition Assessment

As at January 2025, all the newer windows and doors appeared to be in good condition. However, it was noted that some of the older original steel framed windows have rusted, which has caused expansion and led to window panes cracking in the back windows of the office suite and some of the original window panes at the back of the garage are broken. The doors to the electrical room at the front of the building were damaged.

Maintenance Planned

The windows and external doors will be washed as part of any building-wide wash programme.

The painted elements, including the steel windows and factory-finished doors and frames (if required) will be repainted as part of any external painting programme.

The internal common doors will be repainted, if required, as part of any internal repainting programme.

The front access-controlled door and the fire escape doors from the escape stairs at the north end of the building form elements of the escape routes in the event of a fire or emergency. They are linked to the fire alarm systems and are inspected, tested and certified by an Independently Qualified Person (IQP) as part of the BWOF. This work, including any minor repairs or replacement of parts, is funded from the operating account.

The entrance doors and other common area doors will require repairs and maintenance, including resetting and replacing door closers, over the course of the plan. A job and budget have been established to provide funds for this at reasonable intervals.

The rolling shutter door at the garage's entrance is maintained and serviced by specialist contractors, who are funded from the operating budget.

The rolling shutter door will need to be replaced during the term of this plan, and a job and budget have been established for this.

The body corporate will investigate the rust damage to the steel windows to determine whether they can be repaired or need replacing; options for their repair and/or replacement will be considered for inclusion in long-term maintenance plan updates. A job and budget have been established to fund the investigations.

A new fire escape door is being installed adjacent to the rolling shutter door at the front of the building. This work will take place before this plan comes into force so no budget has been allowed for this item in the plan.

No other work is planned.

Job Number 6 - Common area door maintenance *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Common area door maintenance	0	0	0	2000	0	0	0	2000	0	0

Job Number 7 - Replace rolling shutter door to car park access *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	10000

Job Number 8 - Investigate steel windows *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Investigate steel windows	5000	0	0	0	0	0	0	0	0	0

Item: 5 Name: Balconies & decks Type: Building Element

Description

At the front of the building, facing onto Thorndon Quay, balconies for apartments have been formed by the removal of the original windows and building new walls set back so as to allow space to form the balconies. As a result, the balcony 'decks' are part of the floors of the building and the 'balustrades' are formed from the external wall. The arrangement means that the balconies are effectively within the building and therefore their 'decks' provide the roof structure of the unit beneath them. The decks of these balconies have a cementitious anti slip finish,

Similarly, decks have been formed within the roofs at the front and the rear of the building by creating holes in the pitched roofs and forming level decks in recesses below them. The decks therefore form part of the roof of the unit that they are over and their 'balustrades' are essentially sections of external wall. The decks of these types are clad with a butanol-type membrane.

The balconies at the front drain through holes in the external (balustrade) wall at their floor level and discharge onto the face of the external wall.

The decks set in the roof drain to small sumps that discharge into the stormwater system.

Condition Assessment

As at January 2025, the balconies and decks are understood to be in good condition, however because the balconies and decks form part of the roofs of the units beneath them the ability to deal with leaks as soon as they occur is critical.

Maintenance Planned

The balconies and decks will be washed as part of any building-wide wash programme and their painted elements (including factory-finished if required) will be painted as part of the building's external repainting.

The waterproofing of the decks forming the roof of the units below will be maintained as necessary, and a job and budget have been established for this.

No other work is planned.

Job Number 9 - Ongoing repairs and maintenance of deck/balconies *(In this section only those jobs scheduled in the first 10 years e displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5000	0	0	0	0	5000

Item: 6 Name: Plumbing & drainage Type: Infrastructure

Description

The plumbing and drainage systems in the development include mains water supply, wastewater discharge and stormwater removal.

Mains Water Supply

Mains water is fed from the city supply in the street into the building from where it is reticulated up through risers to the termination points in each unit. Automatic backflow preventers are installed.

Wastewater Discharge

Wastewater. including grey water and sewerage, is discharged from each unit, down risers to common sewer pipes and then out to the city sewer system in the street.

Stormwater Removal

Rainwater from the roofs, balconies and decks is passed down through the downpipes into the common stormwater pipes and under common ground, and out into the city stormwater system in the street.

Rainwater from the porch roof over the front door of the building discharges into its own downpipe that connects to the stormwater drain underground.

Condition Assessment

As of January 2025, the plumbing and drainage systems were understood to be in good condition, however, in the past, there have been leaks internally from broken waste pipes.

Maintenance Planned

The backflow preventers are inspected, maintained and serviced by an independent qualified person (IQP) as part of the Building Warrant of Fitness (BWOF). This, along with any minor repairs and replacement of parts, is funded from the operating budget.

The body corporates insurance policy provides cover of $10000 p.a. for a maximum of two leaks to be rectified. In addition to this insurance cover a job and budget have been established to provide additional funds for addressing leaks at reasonable intervals.

No other maintenance is planned.

Job Number 10 - Provision for leaks from internal pipes *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for leaks from internal pipes	0	0	0	5000	0	0	0	5000	0	0

Item: 7   Name: Electrical systems   Type: Infrastructure

Description

The electrical supply is fed underground and reticulated to switchgear cupboards separately serving the commercial units and the apartments (on the third floor) from there, electrical supplies pass to switchboards in each unit.

The body corporate has its own supply and meter for the common electrically powered infrastructure, including internal and external common area lights, the garage door, lift, access control systems, etc.

Condition Assessment

As at January 2025, the electrical systems are understood to be in good condition.

Maintenance Planned

The body corporate will carry out routine maintenance of the electrical systems including regular electrical health checks whereby the switchboards are physically checked and scanned with a thermal imaging detector so that any hot spots are detected and risk mitigated. Safety inspections and replacement consumable items such as light bulbs will be funded from the operating account.

The Body Corporate may undertake an EV fast-charging assessment, should there be owner interest. Future options will be considered for inclusion in long-term maintenance plan updates. Any assessment will be funded from the operating account.

No maintenance is planned.

Item: 8   Name: Lifts   Type: Infrastructure

Description

There are two lifts in the building, and it is understood that they were installed when the building was converted in the late 1990's. Both lifts are Schindlers, with one going from the ground to the second floor only and the other travelling through to the third floor to provide access to the atrium and to the apartments. The lift that services the apartment has recently been upgraded with new controls.

The lift drive motors and controls are located in lift rooms directly above them in purpose-built rooms.

Condition Assessment

As of January 2025, the lift mechanisms, car interior, drive units, controls, and landing doors were understood to be in good condition. The level of usage, given the relatively small number of apartments served and the occupancy rate of the second-floor commercial unit, means that wear of the mechanisms has been less than in other locations. However, the lifts are now both approaching 30 years old, and maintenance costs can be expected to increase. Obsolescence will make parts less readily available.

Maintenance Planned

The lifts are serviced under a comprehensive agreement with an Independently Qualified Person (IQP). The agreement includes the inspections, testing and certification as required for the BWOF, along with any minor repairs or parts. This is funded from the operating budget.

The body corporate has made provision for modernising the lifts with a mechanical and electrical upgrade in the future to reduce the risk of failures and obsolescence. Whilst the lifts are still performing well due to low usage, nevertheless, parts will become more difficult to obtain in the future due to obsolescence, which is likely to lead to delays in bringing a lift back into service if a critical part fails. Therefore a job and budget have been established to provide funding for the modernisation of the lifts by replacing key components with modern equivalents.

No other maintenance is planned.

Job Number 11 - Lift modernisations *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lift modernisations	0	0	0	0	0	140000	0	0	0	0

Item: 9   Name: Fire protection systems   Type: Infrastructure

Description

The fire warning systems include manual call points (break in case of fire) and heat and smoke detectors throughout the building connected to the fire panel with an audible alarm. The system also includes emergency lighting on escape routes and safe paths, interlinks with access-controlled doors and signage.

In addition to skylights, the roof of the atrium on the third floor has automatic smoke louvres installed. These are linked to the fire alarm with the aim of releasing smoke from the atrium in order to reduce smoke levels during escape and to aid the fire service with visibility when tackling the fire. The louvres can also be manually operated to reduce heat levels in the atrium.

The system is not monitored by Fire and Emergency New Zealand and there is an alarm mimic panel located at the front of the building.

Condition Assessment

As at January, the fire protection systems are understood to be in good condition and the fire panel has been upgraded since it was installed as part of the conversion works.

Maintenance Planned

The fire protection systems, including the smoke control louvres are inspected, tested and certified by an Independently Qualified Person (IQP) as part of the BWOF. This work and the cost of minor repairs, parts such as sounders and detectors, lighting and battery replacements are funded from the operating account.

Fire panels and core systems become obsolete over time. A job and budget have been established to provide funding for replacing the fire panel and core system.

No other maintenance is planned.

Job Number 12 - Fire protection system upgrades *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Item: 10   Name: Communication systems   Type: Infrastructure

Description

The development's communication systems include telephone, broadband and television.

The original telephone service is consistent with a medium-rise single-building development whereby copper cables are reticulated up into a service room on the ground floor from where it is passed up the building in risers to the termination points in each unit. Similarly, fibreoptic cables have been retrofitted, providing ultra-fast broadband, reticulated to a junction box in the service room from where it is passed up the building in risers to the termination points in each unit.

The body corporate manages a Master Antenna Television (MATV) system for terrestrial television reception with a single aerial on the roof. From the roof coaxial cable is reticulated to a panel in the service room from where cables are fed to connection points in each unit.

Condition assessment

As at January 2025 the communication systems are understood to be in good/fair condition.

Maintenance planned

There is no maintenance planned.

Item: 11   Name: Door entry and security systems   Type: Infrastructure

Description

The building has a video surveillance system (CCTV) with cameras situated to cover the common areas and entrances to the building. The data storage and retrieval system is situated in a secure room off the entrance lobby

The main external entrance doors have secure control using programmable fobs including an intercom system connected to units.

Condition assessement

As at January 2025, the door entry and security systems are understood to be in very good to excellent condition. The door entry system is approximately 10 years old and the CCTV system approximately 7 years old.

Maintenance planned

The body corporate will carry out maintenance and diagnostic testing as necessary to the security and maintenance systems. This will be funded from the operating account.

The body corporate acknowledges that the CCTV system will require modernisation during the course of this plan therefore the body corporate has planned to carry out upgrades. A job and budget have been established for this.

The body corporate has planned to replace the door controller and intercom system during this plan at the end of their projected life. A job and budget have been established for this.

No other maintenance is planned.

Job Number 13 - Upgrade door entry system and intercom *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Upgrade door entry system and intercom	0	0	0	0	0	0	0	0	0	0

Job Number 14 - Provision for modernisation of CCTV system *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for modernisation of CCTV system	0	0	0	0	0	0	0	0	0	0

Item: 12 Name: Common internal areas Type: Common Property

Description

Common internal areas comprise the main entrance lobby, stairs both off the main lobby and a fire escape stair well at the north end of the building, associated corridors and landings and the main central atrium on the third floor which provides access to the majority of the front doors of the apartments. Some apartments are accessed via stairs which are set in the atrium space which is approximately two storeys in height.

The main entrance lobby has steps up from ground level just inside the entrance with a set of timber letterboxes fixed to the wall adjacent, The floor and stairs of the main lobby are carpeted and the walls are painted. The lobby is approximately two stories high and has steel framed landing passing through it at first floor level.

The main stairs and common corridors at all levels are carpeted with painted walls and ceilings. The fire escape stairs at the north of the building are formed in steel and are similarly fitted with carpet and the walls and ceilings are painted.

The central internal atrium is approximately one and half stories to the eaves and has painted walls. The floor is formed in cement which has been painted and has feature timber insert strips set into it. There are metal framed stairs set in the atrium space with timber treads and landings providing access to the upper apartments. The 'ceiling' of the atrium is the unfinished timber sarking of the two pitched roofs above which meet on the centreline of the space where they are supported by steel joists, which inturn are supported by reinforced concrete columns.

Condition Assessment

As of January 2025, the common internal areas are in good to fair condition. It is understood that internal decorations, etc., have not been carried out since the completion of the conversion of the building. Therefore, the condition is due to the low traffic volumes and occupancy rate of the building.

Maintenance Planned

The common areas will be repainted and the stairs re-carpeted during this plan, and jobs and budgets have been established for this. The time frame may be changed once the body corporate has a better understanding of its liabilities in other areas.

No other maintenance is planned.

Job Number 15 - Internal common areas redecoration *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033

Internal common areas redecoration	0	0	0	0	0	0	0	0	0	0

Job Number 16 - Replace carpets to lobby stairs and landings *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace carpets to lobby stairs and landings	0	0	0	0	0	0	0	0	0	0

Item: 15 Name: Garage Type: Common Property

Description

There is one shared garage accessed via an automatic rolling shutter door off Thorndon Quay at the front of the building. There is an area on the ground floor that is predominantly used by the commercial units and a larger area on the first floor that provides parking the the apartment owners, which accessed by a concrete ramp.

Some of the the walls are painted but most are not and are plain concrete, as are the ceilings.

There are doors from the garage through to the commercial units on the ground floor and to the the common access corridors and stairs on the second floor.

The garage is lit with strip tube lighting fixed to the ceiling.

The garage is ventialted by a combination of some extractor fans which discharge into a lightwell at the centre of the building as well as through the original steel framed windows at the rear of the building which are held permanently open.

Condition Assessment

As at January 2025, the various elements of the garaging and vehicle parking were in fair condition. The markings on the floor of the garage are showing wear and tear and will need refreshing during the course of this plan. Many of the window panes on the rear windows were broken.

Maintenance Planned

The body corporate will arrange for the lines and other floor markings to be remarked. A job and budget have been established for this.

The body corporate is having a fire exit door installed at the side of the main rolling shutter door to improve egress in case of fire.

The steel windows will be considered as part of an investigation by the body corporate to determine what to do with them.

No other work is planned.

Job Number 17 - Re mark the car parking bays *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Re mark the car parking bays	0	0	2000	0	0	0	0	0	0	0

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: Design and installation of roof safety equipment

The body corporate is undertaking an analysis of the benefits of roof anchors for abseiling and edge protection. Based on the preliminary estimates, it is likely that these will prove to be more cost-effective over the long-term as opposed to using scaffolding for repainting the building and temporary edge protection every time work is required to be carried out on the roof.

This job and budget have been established to provide funding, in the first instance for the professional assessment and design of safety features and equipment for installation on the roof and, in the second instance for the installation of such equipment. It is expected it is likely that these will prove to be more cost-effective over the long-term as opposed to using scaffolding.

Estimated cost for assessment and design of equipment; $4,500 ex GST

The budget sum for installation of safe working from height fittings and equipment; $25,000 ex GST - note this is a budget provision only as an accurate cost cannot be established until a full professional assessment and design have taken place and been produced, respectively.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Design and installation of roof safety equipment	4500	25000	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Design and installation of roof safety equipment	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Design and installation of roof safety equipment	0	0	0	0	0	0	0	0	0	0

Job Number: 2 Job Name: Ongoing roof repairs

The job and budget have been established on the expectation that minor repairs will be required on the roof from time to time. The budgeted amounts are based on the assumption that an edge protection restraint system will be in place.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Ongoing roof repairs	5000	0	0	0	5000	0	0	0	5000	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Ongoing roof repairs	0	0	5000	0	0	0	5000	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Ongoing roof repairs	5000	0	0	0	5000	0	0	0	5000	0

Job Number: 3 Job Name: Replace skylights

This job and budget have been established to provide funds for the replacement of skylights. The budget is based on the QV rates for installing, with flashings, new double-glazed Velux skylights using a median rate of $2,100 per unit ex GST to allow for a mix of fixed and opening units and a variation of sizes. To further build the budget the replacement of 80 skylights units has been allowed for at this rate plus 20% for removal and disposal of the old units giving a budget estimate of around $200,000 ex GST

No allowance has been made for scaffolding but edge restraint may be an additional cost to enable safe working if the body corporate has not installed facilities by the time of the replacement works.

However should replacement of the skylights be carried out sooner or later then an additional cost for scaffolding will have to be allowed for.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace skylights	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace skylights	100000	100000	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace skylights	0	0	0	0	0	0	0	0	0	0

Job Number: 4 Job Name: Exterior repainting

This job and budget have been established to fund the repainting of all painted elements externally excluding the roof claddings.

Estimated area to be repainted 2000 sq m.

The amount budgeted is based on 2,000 sq m @ $80 per sq m, an inclusive rate including painting and access, assuming a mix of scaffold and abseiling = approx $160,000. Plus GST = $184,000

Total budget allowance = $200,000

The painting is due to be done however it has been be delayed to allow the seismic strengthening work to take place beforehand.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Exterior repainting	0	0	200000	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Exterior repainting	0	0	200000	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Exterior repainting	0	0	200000	0	0	0	0	0	0	0

Job Number: 5 Job Name: Seismic strengthening

This job and budget have been established to provide funds for strengthening the building's seismic structure so that it exceeds 67% of the NBS.

An allowance of $30,000 has been incorporated to provide the funds to employ a civil engineer to survey and prepare a detailed scheme of earthquake-strengthening works and produce detailed documents for tendering the works. This amount is a budget provision only, as the amount of detailed design work necessary is currently unknown.

The budget estimate produced for the body corporate by Workshop Quantity Surveyors using concept design documents by King and Dawson and dated 25 September 2019 was $631,000 ex GST. The Capital Goods Price Index for civil construction works covering the period from September 2019 to September 2024, as detailed in QV rates, has been applied to this estimate giving a figure of approximately $805,000. Note: The estimate excluded professional fees and local authority charges, relocation costs, loss of income and legal costs.

Therefore a total budget estimate of approximately $850,000 has been allocated.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Seismic strengthening	850000	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Seismic strengthening	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Seismic strengthening	0	0	0	0	0	0	0	0	0	0

Job Number: 6 Job Name: Common area door maintenance

This job and budget have been established to provide ongoing funding for the maintenance of the common area doors, including the resetting and replacement of door closer mechanisms as required.

The figures provided are a budget provision only but are based on similar works.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Common area door maintenance	0	0	0	2000	0	0	0	2000	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Common area door maintenance	0	2000	0	0	0	2000	0	0	0	2000

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Common area door maintenance	0	0	2000	0	0	0	2000	0	0	0

Job Number: 7 Job Name: Replace rolling shutter door to car park access

This job and budget have been established to provide the funds for the replacement of the remote-controlled rolling shutter door to the car park, including the motors etc.

The budget estimate is based on the provision of an interlocking slat roller shutter door in galvanized steel with an electrically operated opening mechanism and is $10,000

The budget allowance for replacing the door has been allocated every 20 years based on an estimate of the typical life of roller shutter doors and the degree of wear and tear based on its estimated usage levels.

Painting, remote operation and GST are not included.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	10000

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	10000

Job Number: 8 Job Name: Investigate steel windows

This job and budget have been established to provide funds for the body corporate to have the steel framed windows inspected and assessed with a view to having them repaired in the short term and to establish a cost for replacing them at a later date.

The sum provided is a budget provision only as the cost of safely accessing the windows externally and the cost of such a report is unknown.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Investigate steel windows	5000	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Investigate steel windows	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Investigate steel windows	0	0	0	0	0	0	0	0	0	0

Job Number: 9 Job Name: Ongoing repairs and maintenance of deck/balconies

This job and budget have been established to provide funds for the ongoing repair and maintenance of the membranes of the balconies and decks that form the roofs of the units beneath them.

While it can't be predicted when repairs to the membranes beneath the deck finish will be required, it can be assumed that during the 30 years covered by this plan, some repairs will be required.

Accordingly, the amounts are a provision only so that any work will be funded and can be carried out immediately.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Ongoing repairs and maintenance of	0	0	0	0	5000	0	0	0	0	5000

deck/balconies										

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5000	0	0	0	0	5000

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5000	0	0	0	0	5000

Job Number: 10 Job Name: Provision for leaks from internal pipes

This job and budget have been established to provide funds for addressing leaks to the internal common drainage pipes, both storm and wastewater. The amount(s) given are a provision only as the exact cost of works to rectify leaks cannot be predicted.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for leaks from internal pipes	0	0	0	5000	0	0	0	5000	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Provision for leaks from internal pipes	0	5000	0	0	0	5000	0	0	0	5000

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Provision for leaks from internal pipes	0	0	0	5000	0	0	0	5000	0	0

Job Number: 11 Job Name: Lift modernisations

This job and budget have been established to provide funds for modernising the lifts. With modern lifts manufacturers typically end the guarantee of parts availability and key systems after around 20 years, but they do offer upgrade packages for critical systems.

Modernisation estimate, based on quotes for modernising similar lifts - $140,000 per lift.

The funding is given to provide funding to modernise one lift after approximately 30 years of service and the other at 40 years based on the assumption that one of them is used less than the other and thus it's life might be extended. If however the situation changes this decision may have to be reviewed and modernisation works brought forward.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lift modernisations	0	0	0	0	0	140000	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Lift modernisations	0	0	0	0	0	140000	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Lift modernisations	0	0	0	0	0	0	0	0	0	0

Job Number: 12 Job Name: Fire protection system upgrades

This job and budget have been established to provide the funds for the replacement of the main fire panel.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Fire protection system upgrades	0	0	0	25000	0	0	0	0	0	0

Job Number: 13 Job Name: Upgrade door entry system and intercom

This job and provisional budget are to upgrade the access control and associated intercom system.

Provisional budget allowance of $800 per unit plus door units = $17,600 therefore budget $20,000.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Upgrade door entry system and intercom	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Upgrade door entry system and intercom	0	0	0	0	20000	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Upgrade door entry system and intercom	0	0	0	0	0	0	0	0	0	0

Job Number: 14 Job Name: Provision for modernisation of CCTV system

This job and budget has been established to carry out modernisation of the video surveillance (CCTV) system.

The job has not been scoped or specified so the amount budgeted is a provision only.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for modernisation of CCTV system	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Provision for modernisation of CCTV system	0	0	0	10000	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Provision for modernisation of CCTV system	0	0	0	0	0	0	0	0	0	0

Job Number: 15 Job Name: Internal common areas redecoration

This job and budget has been set up to allow for redecoration of the internal common areas in the building and includes re-finishing the entrance fire doors to the individual units. The budget estimate is based on the cost of similar works elsewhere.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Internal common areas redecoration	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Internal common areas redecoration	0	0	0	0	0	40000	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Internal common areas redecoration	0	0	0	0	0	0	0	0	0	0

Job Number: 16 Job Name: Replace carpets to lobby stairs and landings

This job and budget has been set up to replace the carpet in lobby and on the stairs and landings.

Total estimated carpeted area approximately 80 sq m

The QV rate for installing medium cost carpet to flights with of stairs with landings is approximately, $300 per sq m plus $50 per sqm for removal and disposal of the existing carpets and preparation = $28,000.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace carpets to lobby stairs and landings	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace carpets to lobby stairs and landings	0	0	0	0	0	28000	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace carpets to lobby stairs and landings	0	0	0	0	0	0	0	0	0	0

Job Number: 17 Job Name: Re mark the car parking bays

This job and budget has been established to allow for re-marking the car parking bays and other floor markings in the common garages.

An allowance of $1,000 including GST has been budgeted for this work.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Re mark the car parking bays	0	0	2000	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Re mark the car parking bays	0	0	2000	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Re mark the car parking bays	0	0	2000	0	0	0	0	0	0	0

Job cost table

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Design and installation of roof safety equipment	4,500	25,000	0	0	0	0	0	0	0	0
Ongoing roof repairs	5,000	0	0	0	5,000	0	0	0	5,000	0
Replace skylights	0	0	0	0	0	0	0	0	0	0
Exterior repainting	0	0	200,000	0	0	0	0	0	0	0
Seismic strengthening	850,000	0	0	0	0	0	0	0	0	0
Common area door maintenance	0	0	0	2,000	0	0	0	2,000	0	0
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	10,000
Investigate steel windows	5,000	0	0	0	0	0	0	0	0	0
Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5,000	0	0	0	0	5,000
Provision for leaks from internal pipes	0	0	0	5,000	0	0	0	5,000	0	0
Lift modernisations	0	0	0	0	0	140,000	0	0	0	0
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0
Upgrade door entry system and intercom	0	0	0	0	0	0	0	0	0	0
Provision for modernisation of CCTV system	0	0	0	0	0	0	0	0	0	0
Internal common areas redecoration	0	0	0	0	0	0	0	0	0	0
Replace carpets to lobby stairs and landings	0	0	0	0	0	0	0	0	0	0
Re mark the car parking bays	0	0	2,000	0	0	0	0	0	0	0
Total	**$864,500**	**$25,000**	**$202,000**	**$7,000**	**$10,000**	**$140,000**	**$0**	**$7,000**	**$5,000**	**$15,000**

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Design and installation of roof safety equipment	0	0	0	0	0	0	0	0	0	0
Ongoing roof repairs	0	0	5,000	0	0	0	5,000	0	0	0
Replace skylights	100,000	100,000	0	0	0	0	0	0	0	0
Exterior repainting	0	0	200,000	0	0	0	0	0	0	0
Seismic strengthening	0	0	0	0	0	0	0	0	0	0
Common area door maintenance	0	2,000	0	0	0	2,000	0	0	0	2,000
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	0
Investigate steel windows	0	0	0	0	0	0	0	0	0	0

Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5,000	0	0	0	0	5,000
Provision for leaks from internal pipes	0	5,000	0	0	0	5,000	0	0	0	5,000
Lift modernisations	0	0	0	0	0	140,000	0	0	0	0
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0
Upgrade door entry system and intercom	0	0	0	0	20,000	0	0	0	0	0
Provision for modernisation of CCTV system	0	0	0	10,000	0	0	0	0	0	0
Internal common areas redecoration	0	0	0	0	0	40,000	0	0	0	0
Replace carpets to lobby stairs and landings	0	0	0	0	0	28,000	0	0	0	0
Re mark the car parking bays	0	0	2,000	0	0	0	0	0	0	0
Total	**$100,000**	**$107,000**	**$207,000**	**$10,000**	**$25,000**	**$215,000**	**$5,000**	**$0**	**$0**	**$12,000**

Financial year commencing	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Design and installation of roof safety equipment	0	0	0	0	0	0	0	0	0	0
Ongoing roof repairs	5,000	0	0	0	5,000	0	0	0	5,000	0
Replace skylights	0	0	0	0	0	0	0	0	0	0
Exterior repainting	0	0	200,000	0	0	0	0	0	0	0
Seismic strengthening	0	0	0	0	0	0	0	0	0	0
Common area door maintenance	0	0	2,000	0	0	0	2,000	0	0	0
Replace rolling shutter door to car park access	0	0	0	0	0	0	0	0	0	10,000
Investigate steel windows	0	0	0	0	0	0	0	0	0	0
Ongoing repairs and maintenance of deck/balconies	0	0	0	0	5,000	0	0	0	0	5,000
Provision for leaks from internal pipes	0	0	0	5,000	0	0	0	5,000	0	0
Lift modernisations	0	0	0	0	0	0	0	0	0	0
Fire protection system upgrades	0	0	0	25,000	0	0	0	0	0	0
Upgrade door entry system and intercom	0	0	0	0	0	0	0	0	0	0
Provision for modernisation of CCTV system	0	0	0	0	0	0	0	0	0	0
Internal common areas redecoration	0	0	0	0	0	0	0	0	0	0
Replace carpets to lobby stairs and landings	0	0	0	0	0	0	0	0	0	0
Re mark the car parking bays	0	0	2,000	0	0	0	0	0	0	0
Total	**$5,000**	**$0**	**$204,000**	**$30,000**	**$10,000**	**$0**	**$2,000**	**$5,000**	**$5,000**	**$15,000**

Funding required to pay for the cost of this LTMP $

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	78,826	114,326	149,326	7,326	60,326	110,326	30,326	90,326	143,326	198,326
Less cost of jobs	864,500	25,000	202,000	7,000	10,000	140,000	0	7,000	5,000	15,000
Subtotal	-785,674	89,326	-52,674	326	50,326	-29,674	30,326	83,326	138,326	183,326
Funding from levies	900,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Closing balance	114,326	149,326	7,326	60,326	110,326	30,326	90,326	143,326	198,326	243,326

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Opening balance	243,326	203,326	156,326	9,326	59,326	94,326	-60,674	-5,674	54,326	114,326
Less cost of jobs	100,000	107,000	207,000	10,000	25,000	215,000	5,000	0	0	12,000
Subtotal	143,326	96,326	-50,674	-674	34,326	-120,674	-65,674	-5,674	54,326	102,326
Funding from levies	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Closing balance	203,326	156,326	9,326	59,326	94,326	-60,674	-5,674	54,326	114,326	162,326

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Opening balance	162,326	217,326	277,326	133,326	163,326	213,326	273,326	331,326	386,326	441,326
Less cost of jobs	5,000	0	204,000	30,000	10,000	0	2,000	5,000	5,000	15,000
Subtotal	157,326	217,326	73,326	103,326	153,326	213,326	271,326	326,326	381,326	426,326
Funding from levies	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Closing balance	217,326	277,326	133,326	163,326	213,326	273,326	331,326	386,326	441,326	486,326

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	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	78,826	114,326	150,376	-272	57,643	113,918	21,176	92,819	158,003	227,675
Less cost of all jobs	864,500	25,750	214,302	7,649	11,255	162,298	0	8,609	6,334	19,572
Subtotal	-785,674	88,576	-63,926	-7,921	46,388	-48,380	21,176	84,210	151,669	208,103
Funding from levies	900,000	61,800	63,654	65,564	67,531	69,556	71,643	73,792	76,006	78,286
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	114,326	150,376	-272	57,643	113,918	21,176	92,819	158,003	227,675	286,390

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	<30	>30	>$300,000
2	Building Element	Exterior walls and claddings	Mixed	>30	>$1,200,000
3	Building Element	Structure	Mixed	Mixed	>$500,000
4	Building Element	Windows & External Doors	Mixed	Mixed	>$450,000
5	Building Element	Balconies & decks	Mixed	>30	>$300,000
6	Infrastructure	Plumbing & drainage	<30	>30	Unknown
7	Infrastructure	Electrical systems	<30	>30	Unknown
8	Infrastructure	Lifts	27	Mixed	>$400,000
9	Infrastructure	Fire protection systems	Mixed	<20	>$30,000
10	Infrastructure	Communication systems	Mixed	Mixed	>$20,000
11	Infrastructure	Door entry and security systems	Mixed	<20	>$40,000
12	Common Property	Common internal areas	Mixed	>30	N/A
15	Common Property	Garage	Mixed	>30	N/A

Note: The inclusion of the age, life and cost of replacement values of all building elements, items of infrastructure and all common property is a mandatory requirement of LTMPs under the Unit Titles Act 2010 and accordingly is included. However, it is the view of Plan Heaven that while these values are useful for 30-year LTMPs they add little value to a well prepared 10-year LTMP.

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 86157, Metro Thorndon