Long Term Maintenance Plan for

Body Corporate 468788

Chiefs Court
Cameron Street
Hamilton 3214

Annual Report
Including Long Term Maintenance Fund Projections
For 30 Year Period
Report Period: 01.11.2024 – 01.11.2025

Report No. 0057825-1

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Introduction

What is a Long Term Maintenance Plan?

A Long-Term Maintenance Plan (LTMP) for a Body Corporate in New Zealand is a strategic document that helps manage and maintain common property, building elements and infrastructure of a body corporate over an extended period. It consists of two main parts:

1. **Physical Analysis:** This involves creating an inventory of common property components, building elements and infrastructure, assessing their current condition, estimating their remaining useful life, and projecting future repair or replacement costs.

2. **Financial Analysis:** This includes reviewing the current Long Term Maintenance Fund (LTMF) balance, annual contributions and developing a new funding plan to ensure that adequate funds are available for future maintenance needs.

Why do we require a Long Term Maintenance Plan?

- **Legal Compliance:** Assists the Body Corporate to meet its legal obligations under the UTA 2010 and UTAA 2022.
- **Value Maintenance:** Helps to increase the property's value by ensuring assets are well maintained.
- **Budgeting:** Provides a clear understanding of future expenses, allowing for better financial planning.
- **Planned Maintenance:** Facilitates methodical, scheduled maintenance, reducing the need for emergency repairs or deferred maintenance.
- **Fair Cost Distribution:** Ensures maintenance costs are shared equitably among owners.
- **Cost Predictability:** Minimizes the risk of unexpected, large expenses and special levies.

"An LTMP is not only a mandatory legal requirement in New Zealand, but an essential tool for effective bodies corporate management, providing a comprehensive approach to maintaining the property and managing the associated costs".

Current legislation

Introduction

The current unit titles law in New Zealand is governed primarily by the **Unit Titles Act 2010 (UTA 2010)** and its Unit Titles Amendment **(Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 (UTAA 2022)** which gained Royal assent on the 9th of May 2022 and came into force entirely on the second anniversary of the date of Royal assent (that being 9th May 2024).

The UTAA 2022 amends (and in some cases adds) additional requirements for long-term maintenance plans (LTMP) and long-term maintenance funds (LTMF). Some of the changes and additions will have an effect that both Bodies Corporate and LTMP suppliers will need to be aware of, noting updates to existing plans will be required, with most developments requiring new plans.

Following is a full list of the LTMP and LTMF requirements, regulations, amendments and additions to the UTA 2010 and UTAA 2022 with this summarised below.

What Has Changed?

An addition to Section 116 of the UTAA 2022 allows a Body Corporate to determine the level of funding they wish to hold in their fund (if one is established), whereas previously the UTA 2010 was silent on the ability of a Body Corporate to fund at a level not set in a LTMP.

Section 117 of the UTA 2010 previously allowed a Body Corporate to resolve by special resolution not to establish and maintain a long-term maintenance fund as a one-off resolution. An addition to Section 116 under the UTAA 2022 requires that decision to be reviewed annually and further clarifies that a Body Corporate can subsequently decide to establish a LTMF should they choose to do so.

The UTAA 2022 now differentiates between small (9 or less principal units) and large (10 or more principal units) developments. Large developments have special provisions that stipulate an LTMP must cover a period of at least 30 years from the date of the plan, or last review, with the term of review remaining at the three-year period.

A major difference in the UTAA 2022 for large developments requires that any matter that may have a material impact on the LTMP triggers a review of the plan as soon as practicable and a Body Corporate must (unless they resolve by special resolution not to do so), consult with building professionals or other suitably qualified professionals as it considers necessary or appropriate both when it develops a new plan or reviews an existing plan.

The UTAA 2022 also amends the regulations with the addition of the requirement to summarise the current state of the common property and state the sources of funding for the plan. The regulations further require a Body Corporate that has a LTMF to apply the amount each year to maintain the fund, less any amount previously applied to maintain any item.

A new regulation 30A is added for large unit title developments for the years 11 to 30, stating the estimated age and life expectancy of each item, as well as the estimated cost of maintenance and replacement and the amount the Body Corporate needs to determine to fund each year on the item is not applicable. Rather, for years 11 to 30 a large development must provide a high-level indication of the expected cost of maintenance and replacement of those items in the plan instead.

Unit Titles Act & Unit Titles Regulations Amendments & Additions

*** UTAA 2022 Amendments and additions are in blue, with existing UTA 2010 requirements in black.*

Part 1: Amendments to Unit Titles Act 2010

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.

117 Long-term Maintenance Fund

a. The body corporate must establish and maintain a long-term maintenance fund unless the body corporate, by special resolution, decides not to establish a long-term maintenance fund.

(1A) The body corporate may determine the level of funding to be held in the fund.

(1B) If a body corporate has decided not to establish a fund, the body corporate—
   (a) must review the decision annually; and
   (b) may, by special resolution, decide to establish a fund.

2) The fund may only be applied towards spending relating to the long-term maintenance plan.
3) The body corporate must, by special resolution, approve any amount to be spent on any 1 maintenance item if the amount exceeds the amount specified for that item in the long term maintenance plan by more than 10%.

Part 2A: Special Provisions for Large Unit Title Developments

Large unit title development means a unit title development that includes 10 or more principal units

157C Additional requirements regarding long-term maintenance plans

1) The body corporate of a large unit title development must comply with all the requirements of this section.
2) The long-term maintenance plan for the body corporate must—
   (a) cover a period of at least 30 years from the date of the plan or the last review of the plan; and
   (b) comply with the requirements and include the matters prescribed by regulations.
3) Regulations may prescribe different requirements and matters to be included in a long-term maintenance plan for different parts of the period described in subsection (2)(a)
4) The long-term maintenance plan for the body corporate must be reviewed in accordance with this section every 3 years.
5) However, if the body corporate becomes aware of any matter that may have a material impact on the long-term maintenance plan, it must review the plan in accordance with this section as soon as practicable (and the date on which the review is conducted becomes the start date from which the next review cycle is calculated).
6) The body corporate must, unless it decides by special resolution not to do so, consult with the building professional or professionals, or other suitably qualified professional or professionals, it considers necessary or appropriate—
   (a) when it develops the long-term maintenance plan; and
   (b) when it reviews the plan.

Subpart 2 – Amendments to Unit Titles Regulations 2011

30 Long-term maintenance plans

(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 at least 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.

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 or 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

1. Executive Summary

Body Corporate 468788
Chiefs Court
Cameron Street
Hamilton 3214

Report period: 1 November 2024 through 1 November 2025.

The overall result of our recent visit to Chiefs Court and Long Term Maintenance Fund computation shows Body Corporate 468788 to have a significantly under funded status at 1%.

The results of the study are as follows:	
Projected Starting LTMF Balance	$7,560
Current Annual LTMF Contribution	$28,000
Fully Funded Balance	$865,799
Percent Funded	1%
Recommended LTMF Contribution for 2025	$240,000
Recommended Special Assessments	$0

Economic Factors	
Net Annual Interest Rate	3.50%
Annual Inflation Rate	3.00%
GST Registered	No

Based on this financial information and the site inspection, our recommendation is to collect a Long Term Maintenance Fund contribution by levy this year of $240,000 to cover planned expenditure. From 2026 the recommended contribution to be collected by levy is $106,000.

We also recommend an increase in your annual Long Term Maintenance Fund contribution of 3% per annum. This will allow you to build up your Long Term Maintenance Fund at a steady rate and achieve our funding goal of 74% funded within the study period.

1.1 Component Inventory

Component	Quantity	Life	Age	Rem Life	Cost/unit	Total Cost
Grounds						
Asphalt - Repairs	1	10	4	6	$3,450	$3,450
Asphalt - Replace	1	40	14	26	$74,750	$74,750
Concrete & Kerbing - Repairs	1	10	4	6	$5,750	$5,750
Speed Bumps	1	25	14	11	$2,300	$2,300
Painted Line Markings	1	3	3	0	$6,037	$6,037
Street Lighting	1	10	4	6	$7,475	$7,475
Fencing - Repairs	1	10	4	6	$2,875	$2,875
Fencing - Replace	1	40	14	26	$69,000	$69,000
Fencing - Paint	1	6	2	4	$2,760	$2,760
Bollards - Repair	1	10	4	6	$1,150	$1,150
Services Allowance	1	1	1	0	$11,500	$11,500
Subtotal						$187,047
Building Exterior						
Roofing - Repairs	1	5	4	1	$17,250	$17,250
Roofing - Replace	1	40	14	26	$1,569,750	$1,569,750
Cladding - Repairs	1	12	12	0	$17,250	$17,250
Exterior Painting	1	12	12	0	$207,000	$207,000
Subtotal						$1,811,250
Total						$1,998,297

Table 1

2. Objectives and Methodology

The objective of our Long Term Maintenance Plan is to assess the strength of the organizations Long Term Maintenance Fund and to put in place an adequate Long-Term Funding Plan to assure the financial stability of this fund against all future expenditure.

As explained earlier there are two parts to the Long Term Maintenance Plan, the Physical Analysis and the Financial Analysis. The first step in our Long Term Maintenance Plan is to perform the Physical Analysis and create our Component Inventory.

Generating the component inventory.
To enable us to create an accurate Long Term Maintenance Plan we need to have a clear outline of exactly what constitutes the Common Areas of the property. The Body Corporate should have detailed documentation of all common areas and their specific assets.

The next step is to decide what components represent the major predictable expenses that will be included in our Long Term Maintenance Plan. Generally speaking the main criteria for such inclusion are cost and frequency of replacement. Any components with a Useful Life of one year or less should probably be included in the operating budget.

At the other extreme, components that do not require repair or replacement within the next 30 years should be excluded, as it would be premature to begin saving for that purpose. In addition, components whose cost is below a certain threshold (such as $1000) might be better suited for the operating budget.

Quantifying the component inventory
Once the specific components have been added to the inventory, the actual size and number of each component is quantified. For most components this will simply be a case of counting the number of each specific sized component, such as streetlights. For other components such as roads, curbing and roofing etc it will mean measuring and calculating the area as meters squared or lineal meters.

Often development plans can be helpful for this process but when an initial Long Term Maintenance Plan is conducted for the property, it is essential that each component be visually inspected. This inspection will also reveal the quality of the component.

Determining the expected life of components
The useful life of a component is defined as the approximate time it is designed to serve its intended purpose. All components within this Long Term Maintenance Plan were professionally analysed and surveyed throughout New Zealand using industry references from a range of major suppliers. Then an average of best and worst case was given to each component. Although this plays a major role within our Long Term Maintenance Plan we are more interested in the Remaining Useful Life of the components. Generally the Remaining Useful Life of a component is equal to the overall life less its age (time spent in service).

However this is not always the case, as other factors must be taken into consideration. Such factors may include components quality, exposure to the weather and the rate of wear and tear it is subjected to. Bearing in mind these factors our experienced and knowledgeable Analyst's should be able to accurately estimate the Remaining Useful Life of each component.

Also as poor maintenance plays a big role in components lives reducing faster than expected. It should be noted that where components are ageing faster than expected due to poor maintenance that the Body Corporate take immediate action to rectify this process.

Determining the estimated cost of components

There are several ways to determine replacement costs. The most accurate method is the actual cost to repair or replace the component. These repair and replacement costs will often be documented within the organizations accounts (or may be available from similar organizations).

However as a platform we continually update our database from manufacturers, costing manuals, local vendors and developers. If an accurate figure cannot be placed on a component an average of the best and worst case scenario is used.

For components where a specific expertise is required such as lift repair a qualified technician will be employed to assess the required repair costs and remaining useful life.

Determining the required amount of funds

Although it is possible to view the balance of your Long Term Maintenance Fund as a dollar value, the only real measure of a Long Term Maintenance Fund Balance is as a percentage. Therefore your Long Term Maintenance Fund is measured as 'Percent Funded'.

Your Percentage Funded is calculated by dividing your Long Term Maintenance Fund Balance by your 'Fully Funded Balance' (FFB).

Your Fully Funded Balance or FFB is the total accrued balance of the deteriorated portion of all the common area components. (See table 'Fully Funded Balance breakdown for current year').

Creating a funding goal

There are three basic funding goals that we can choose from:

- Full Funding
- Baseline Funding
- Threshold Funding

Full Funding is when the property owners aim to become Fully Funded within the study period (LTMF Balance equals Fully Funded Balance) or more quickly if cash flow permits.
When corporate bodies become Fully Funded (at or near 100%) they are essentially taking responsibility to replace the deteriorated portion of all components as they accrue. As we believe Full Funding to be the fiscally responsible choice, we advise all clients to aim towards eventually becoming Fully Funded.

Baseline Funding is essentially having the bare minimum. Although this method budgets to replace all components as necessary, without the LTMF Balance becoming completely depleted, it leaves absolutely no room for error. Corporate Bodies choosing this method must understand that even minor reductions in a components remaining life or a slight over spend will result in a cash deficit and or special assessment.

Threshold Funding is based on the Baseline-Funding concept, however a predetermined cash amount or funding percentage is chosen. Threshold funding allows corporate bodies to customize their funding goals to suit. For example we may aim to have a LTMF Balance minimum of $10,000 at all times.

No matter which funding goal we eventually choose we still need to establish how our annual contributions to the Long Term Maintenance Fund will occur. Ultimately we need to have sufficient reserves in place to carry out maintenance as required. From experience we know that fiscally responsible corporate bodies will aim at becoming Fully Funded over the study period. Set a stable contribution rate and try to avoid unplanned special assessments where possible.

3. Site inspection

Date of inspection: 29th January 2025

Surveyed by: Duncan Ashford

Brief Description
The townhouse complex known as Chiefs Court, located at Chiefs Court off Cameron Road, Hamilton East was constructed in two stages circa 2009-2010 and comprises of 59 residential units of two and three stories, over a total of nine blocks. Access is via Cameron Road.

Construction of the development comprises concrete foundations, concrete block and brick construction to ground floor levels, with timber framing and timber weatherboard cladding to upper levels, aluminium joinery and profiled longrun roofing sheets.

Condition Summary
The complex currently presents in a serviceable condition for it's age and appears well managed. It will however require ongoing preventative and cyclical maintenance to maintain both in the short and long-term. The complex has not yet been painted since new and is due now for this to be completed. We have adjusted the paint cycle to 12 yearly and highly recommend this is the maximum time between paint cycles. The roofing has been included in the LTMP for replacement at year 40. As the units are attached this is a mandatory requirement under the Unit Titles Act.

For a full description of the condition and maintenance requirements of each individual component please refer to the surveyor's spreadsheet at the back of this report.

Please note this report is not a weathertightness report and no weathertightness inspections or testing was carried out as part of our scope of work in preparing this LTMP.

4. Projected Expenses

The figure below shows the projected Annual Long Term Maintenance Fund expenses for your organization. The expenses have been projected into the future using the current inflation rate shown in the executive summary. As with all projections this is an estimate of your annual expenses, as some projects may not take place as anticipated.

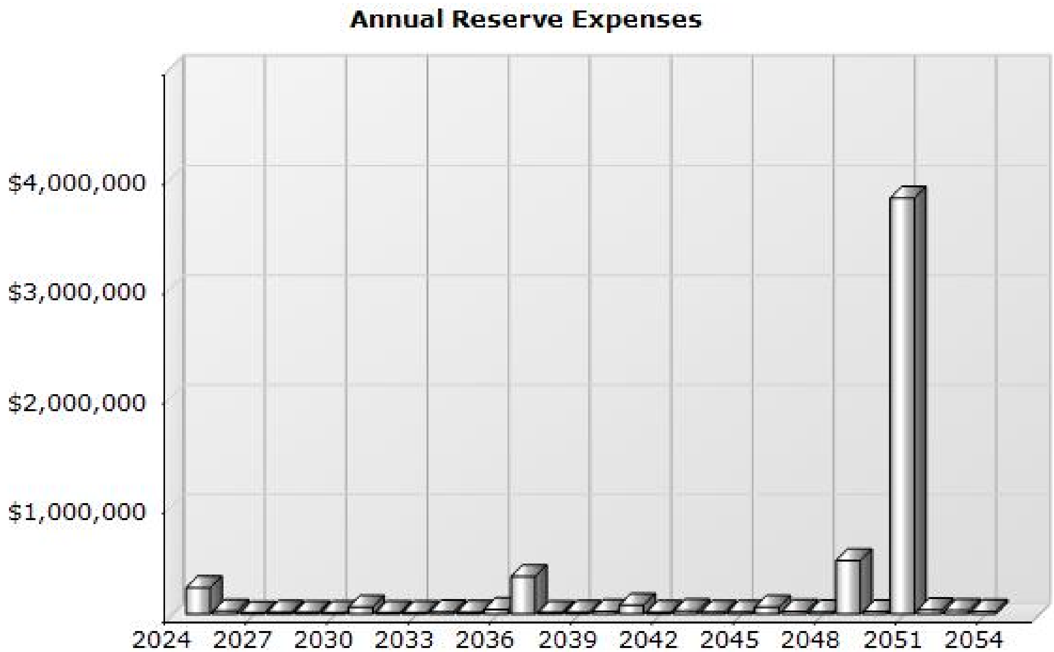

Figure 1

A detailed breakdown of these expenses is shown in Table 4.

5. Long Term Maintenance Fund Status

The results of our financial analysis show your projected Long Term Maintenance Fund Balance at the start of the fiscal year to be $7,560.

Your Fully Funded ideal Long Term Maintenance Fund Balance for the year is calculated at $865,799. This represents the deteriorated portion of the value of your components.

In comparing the projected Long Term Maintenance Fund balance to your Fully Funded Balance, we calculate the body corporate Long Term Maintenance Fund to be 1% funded.

The table on the next page shows a detailed breakdown of your Fully Funded Balance for 2025.

5.1 Fully Funded Balance

Breakdown for Current Year (2025)

Component	Life	Age	Total Cost	FFB
Grounds				
Asphalt - Repairs	10	4	$3,450	$1,380
Asphalt - Replace	40	14	$74,750	$26,162
Concrete & Kerbing - Repairs	10	4	$5,750	$2,300
Speed Bumps	25	14	$2,300	$1,288
Painted Line Markings	3	3	$6,037	$6,037
Street Lighting	10	4	$7,475	$2,990
Fencing - Repairs	10	4	$2,875	$1,150
Fencing - Replace	40	14	$69,000	$24,150
Fencing - Paint	6	2	$2,760	$920
Bollards - Repair	10	4	$1,150	$460
Services Allowance	1	1	$11,500	$11,500
Subtotal			$187,047	$78,337
Building Exterior				
Roofing - Repairs	5	4	$17,250	$13,800
Roofing - Replace	40	14	$1,569,750	$549,412
Cladding - Repairs	12	12	$17,250	$17,250
Exterior Painting	12	12	$207,000	$207,000
Subtotal			$1,811,250	$787,462
Total			$1,998,297	$865,799

Table 2

6. Recommended funding plan

In order to establish our recommended funding plan the following criteria were evaluated and various contribution rates were tested. These criteria included setting an equitable spread of the contribution load over current and future owners, with the view of ultimately becoming Fully Funded within the study period.

As a result, given your annual cash flow requirements and your current percent funded, we are recommending a Long Term Maintenance Fund contribution collected by levy of $240,000 this fiscal year to cover planned expenditure. From 2026 the recommended contribution to be collected by levy is $106,000.

This represents the initial contribution of your multi year funding plan and nominal increases of 3% should be added annually to account for our inflationary environment.

Our recommended multi-year Funding Plan is shown below. Note the annual increase of 3% per annum to contributions.

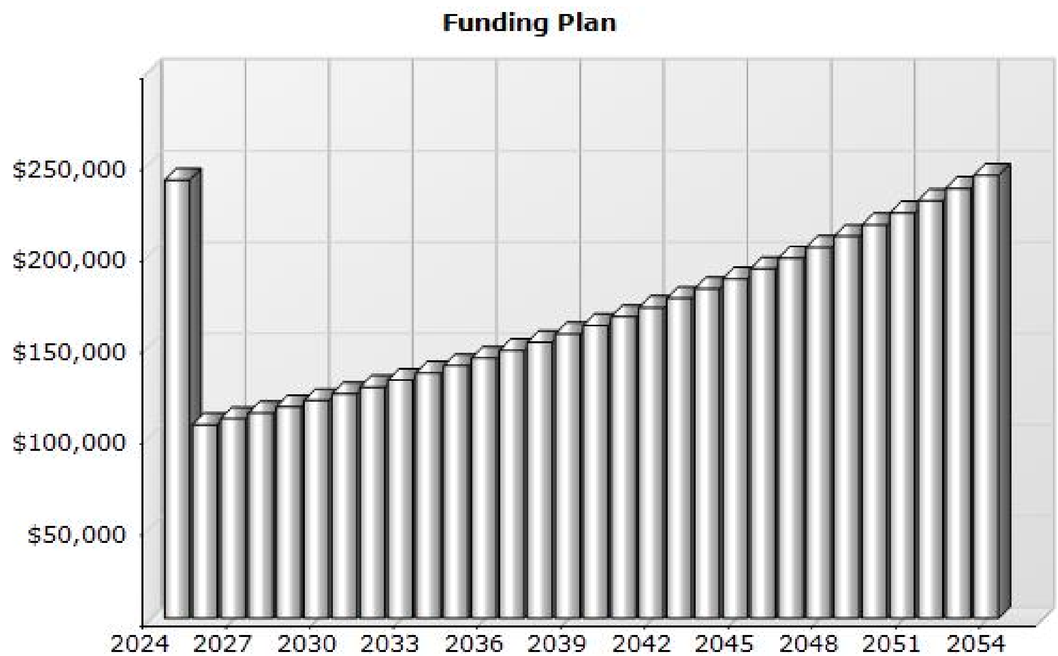

Figure 2

Annual Cash Flow (Period)

Shown below is the projected effect of our proposed funding plan. It compares your Annual Cash Flow Balance to your required Fully Funded Balance. As this projection accounts for an inflation factor approaching years may seem high, however it clearly shows your Long Term Maintenance Fund progressively drawing closer to your Fully Funded Balance over the study period.

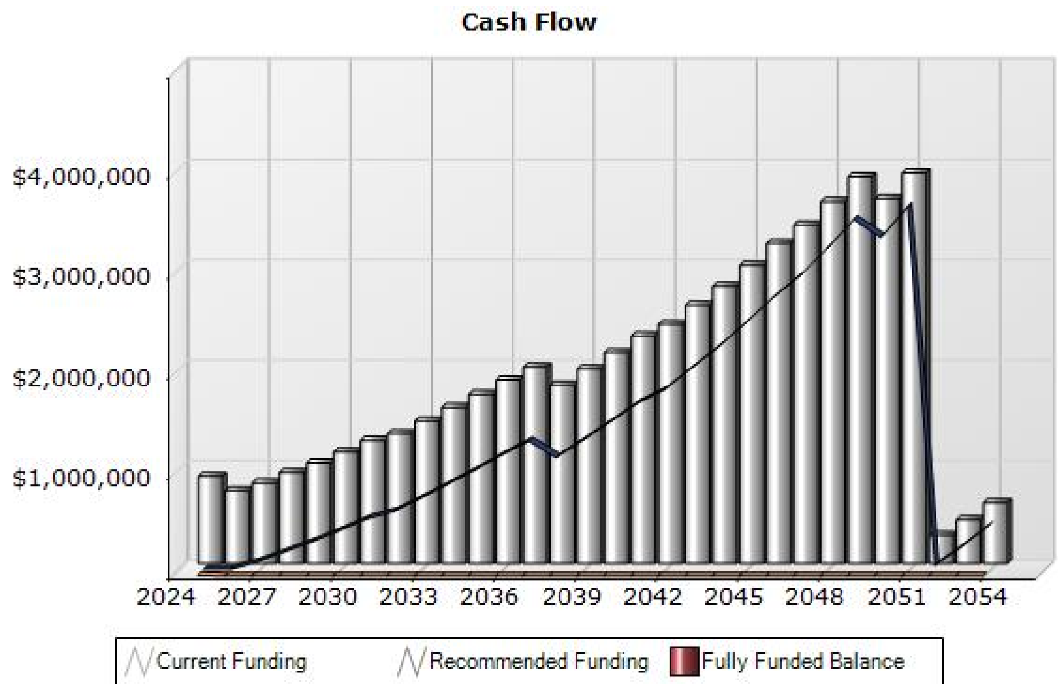

Figure 3

Percentage Funded

As mentioned earlier, the only real measure of your Long Term Maintenance Fund Balance is expressed as a percentage. Shown below is your projected Long Term Maintenance Fund Balance compared to your ideal Fully Funded Balance of 100%. This demonstrates how your Long Term Maintenance Fund gradually achieves your funding goal within the period.

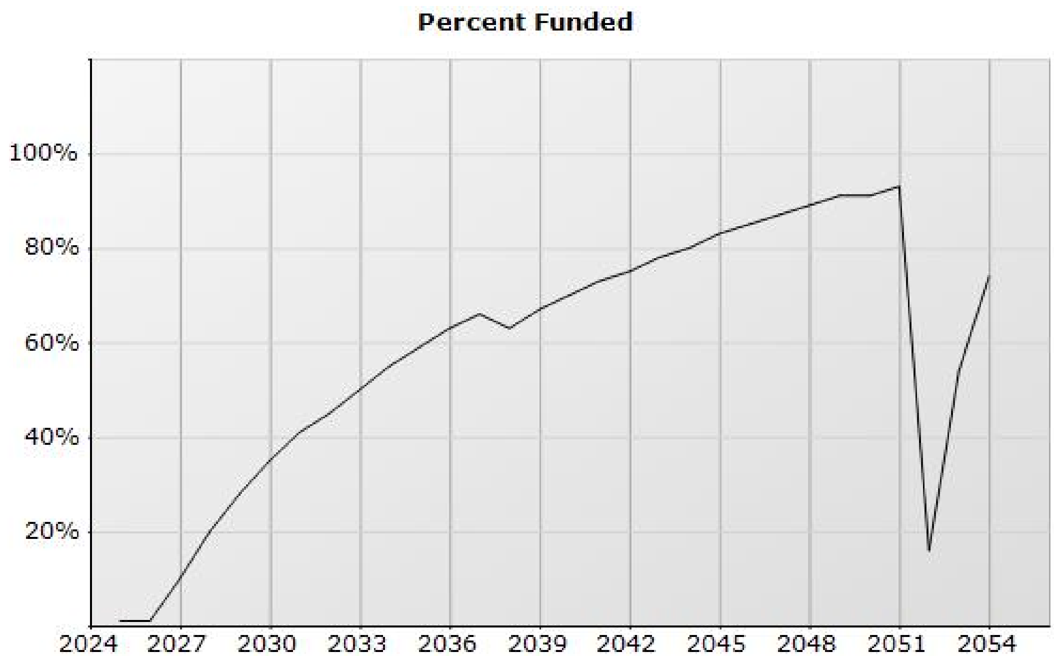

Figure 4

7. Long Term Maintenance Plan Summary

[30] Year Period

YEAR	PROJECTED LTMF BALANCE	ANNUAL LTMF CONTRIB.	INTEREST	SPECIAL ASSESS.	FULLY FUNDED BALANCE	PERCENT FUNDED	LTMF EXPENSES
2025	$7,560	$240,000	$0		$865,799	1%	$241,787
2026	$5,773	$106,000	$0		$726,277	1%	$29,613
2027	$82,160	$109,180	$2,449		$803,613	10%	$12,200
2028	$181,589	$112,455	$5,685		$903,783	20%	$19,163
2029	$280,566	$115,829	$9,258		$1,002,449	28%	$16,049
2030	$389,604	$119,304	$13,170		$1,110,017	35%	$13,331
2031	$508,747	$122,883	$15,487		$1,226,438	41%	$66,256
2032	$580,861	$126,569	$19,835		$1,294,742	45%	$14,143
2033	$713,122	$130,366	$24,449		$1,421,761	50%	$14,567
2034	$853,370	$134,277	$29,067		$1,555,238	55%	$22,881
2035	$993,833	$138,305	$34,113		$1,687,331	59%	$19,163
2036	$1,147,088	$142,454	$38,644		$1,830,488	63%	$42,979
2037	$1,285,207	$146,728	$32,917		$1,956,774	66%	$344,729
2038	$1,120,123	$151,130	$38,613		$1,779,518	63%	$16,888
2039	$1,292,978	$155,664	$44,645		$1,938,193	67%	$17,395
2040	$1,475,892	$160,334	$50,700		$2,104,789	70%	$27,322
2041	$1,659,604	$165,144	$55,154		$2,269,949	73%	$83,782
2042	$1,796,120	$170,098	$62,199		$2,385,813	75%	$19,009
2043	$2,009,408	$175,201	$69,284		$2,575,893	78%	$29,856
2044	$2,224,037	$180,457	$77,135		$2,764,643	80%	$20,166
2045	$2,461,463	$185,871	$85,424		$2,973,305	83%	$20,771
2046	$2,711,987	$191,447	$92,655		$3,191,997	85%	$64,713
2047	$2,931,376	$197,190	$101,642		$3,376,518	87%	$27,325
2048	$3,202,883	$203,106	$111,307		$3,609,746	89%	$22,697
2049	$3,494,599	$209,199	$105,108		$3,859,535	91%	$491,501
2050	$3,317,405	$215,475	$115,266		$3,638,902	91%	$24,079
2051	$3,624,067	$221,939	$0		$3,898,187	93%	$3,801,964
2052	$44,042	$228,597	$178		$279,274	16%	$38,954
2053	$233,863	$235,455	$7,043		$433,104	54%	$32,626
2054	$443,735	$242,519	$14,582		$603,632	74%	$27,100

Table 3

8. Annual Long Term Maintenance Plan Detail

[30] Year Period

	2025	2026	2027	2028	2029
Opening LTMF Balance	$7,560	$5,773	$82,160	$181,589	$280,566
Annual LTMF Contribution	$240,000	$106,000	$109,180	$112,455	$115,829
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$0	$0	$2,449	$5,685	$9,258
Subtotal	$247,560	$111,773	$193,789	$299,729	$405,653
Building Exterior					
Roofing - Repairs		$17,768			
Roofing - Replace					
Cladding - Repairs	$17,250				
Exterior Painting	$207,000				
Subtotal	$224,250	$17,768	$0	$0	$0
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps					
Painted Line Markings	$6,037			$6,597	
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint					$3,106
Bollards - Repair					
Services Allowance	$11,500	$11,845	$12,200	$12,566	$12,943
Subtotal	$17,537	$11,845	$12,200	$19,163	$16,049
Total	$241,787	$29,613	$12,200	$19,163	$16,049
Closing LTMF Balance	$5,773	$82,160	$181,589	$280,566	$389,604

	2030	2031	2032	2033	2034
Opening LTMF Balance	$389,604	$508,747	$580,861	$713,122	$853,370
Annual LTMF Contribution	$119,304	$122,883	$126,569	$130,366	$134,277
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$13,170	$15,487	$19,835	$24,449	$29,067
Subtotal	$522,078	$647,117	$727,265	$867,937	$1,016,714
Building Exterior					
Roofing - Repairs		$20,598			
Roofing - Replace					
Cladding - Repairs					
Exterior Painting					
Subtotal	$0	$20,598	$0	$0	$0
Grounds					
Asphalt - Repairs		$4,121			
Asphalt - Replace					
Concrete & Kerbing - Repairs		$6,865			
Speed Bumps					
Painted Line Markings		$7,209			$7,877
Street Lighting		$8,925			
Fencing - Repairs		$3,433			
Fencing - Replace					
Fencing - Paint					
Bollards - Repair		$1,374			
Services Allowance	$13,331	$13,731	$14,143	$14,567	$15,004
Subtotal	$13,331	$45,658	$14,143	$14,567	$22,881
Total	$13,331	$66,256	$14,143	$14,567	$22,881
Closing LTMF Balance	$508,747	$580,861	$713,122	$853,370	$993,833

	2035	2036	2037	2038	2039
Opening LTMF Balance	$993,833	$1,147,088	$1,285,207	$1,120,123	$1,292,978
Annual LTMF Contribution	$138,305	$142,454	$146,728	$151,130	$155,664
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$34,113	$38,644	$32,917	$38,613	$44,645
Subtotal	$1,166,251	$1,328,186	$1,464,852	$1,309,866	$1,493,287
Building Exterior					
Roofing - Repairs		$23,878			
Roofing - Replace					
Cladding - Repairs			$24,594		
Exterior Painting			$295,132		
Subtotal	$0	$23,878	$319,726	$0	$0
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps		$3,183			
Painted Line Markings			$8,607		
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint	$3,709				
Bollards - Repair					
Services Allowance	$15,454	$15,918	$16,396	$16,888	$17,395
Subtotal	$19,163	$19,101	$25,003	$16,888	$17,395
Total	$19,163	$42,979	$344,729	$16,888	$17,395
Closing LTMF Balance	$1,147,088	$1,285,207	$1,120,123	$1,292,978	$1,475,892

	2040	2041	2042	2043	2044
Opening LTMF Balance	$1,475,892	$1,659,604	$1,796,120	$2,009,408	$2,224,037
Annual LTMF Contribution	$160,334	$165,144	$170,098	$175,201	$180,457
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$50,700	$55,154	$62,199	$69,284	$77,135
Subtotal	$1,686,926	$1,879,902	$2,028,417	$2,253,893	$2,481,629
Building Exterior					
Roofing - Repairs		$27,681			
Roofing - Replace					
Cladding - Repairs					
Exterior Painting					
Subtotal	$0	$27,681	$0	$0	$0
Grounds					
Asphalt - Repairs		$5,538			
Asphalt - Replace					
Concrete & Kerbing - Repairs		$9,226			
Speed Bumps					
Painted Line Markings	$9,405			$10,277	
Street Lighting		$11,994			
Fencing - Repairs		$4,613			
Fencing - Replace					
Fencing - Paint		$4,429			
Bollards - Repair		$1,846			
Services Allowance	$17,917	$18,455	$19,009	$19,579	$20,166
Subtotal	$27,322	$56,101	$19,009	$29,856	$20,166
Total	$27,322	$83,782	$19,009	$29,856	$20,166
Closing LTMF Balance	$1,659,604	$1,796,120	$2,009,408	$2,224,037	$2,461,463

	2045	2046	2047	2048	2049
Opening LTMF Balance	$2,461,463	$2,711,987	$2,931,376	$3,202,883	$3,494,599
Annual LTMF Contribution	$185,871	$191,447	$197,190	$203,106	$209,199
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$85,424	$92,655	$101,642	$111,307	$105,108
Subtotal	$2,732,758	$2,996,089	$3,230,208	$3,517,296	$3,808,906
Building Exterior					
Roofing - Repairs		$32,089			
Roofing - Replace					
Cladding - Repairs					$35,065
Exterior Painting					$420,787
Subtotal	$0	$32,089	$0	$0	$455,852
Grounds					
Asphalt - Repairs					
Asphalt - Replace					
Concrete & Kerbing - Repairs					
Speed Bumps					
Painted Line Markings		$11,230			$12,271
Street Lighting					
Fencing - Repairs					
Fencing - Replace					
Fencing - Paint			$5,289		
Bollards - Repair					
Services Allowance	$20,771	$21,394	$22,036	$22,697	$23,378
Subtotal	$20,771	$32,624	$27,325	$22,697	$35,649
Total	$20,771	$64,713	$27,325	$22,697	$491,501
Closing LTMF Balance	$2,711,987	$2,931,376	$3,202,883	$3,494,599	$3,317,405

	2050	2051	2052	2053	2054
Opening LTMF Balance	$3,317,405	$3,624,067	$44,042	$233,863	$443,735
Annual LTMF Contribution	$215,475	$221,939	$228,597	$235,455	$242,519
Planned Special Assessments	$0	$0	$0	$0	$0
Interest Earnings	$115,266	$0	$178	$7,043	$14,582
Subtotal	$3,648,146	$3,846,006	$272,817	$476,361	$700,836
Building Exterior					
Roofing - Repairs		$37,201			
Roofing - Replace		$3,385,308			
Cladding - Repairs					
Exterior Painting					
Subtotal	$0	$3,422,509	$0	$0	$0
Grounds					
Asphalt - Repairs		$7,442			
Asphalt - Replace		$161,207			
Concrete & Kerbing - Repairs		$12,400			
Speed Bumps					
Painted Line Markings			$13,409		
Street Lighting		$16,121			
Fencing - Repairs		$6,199			
Fencing - Replace		$148,805			
Fencing - Paint				$6,315	
Bollards - Repair		$2,480			
Services Allowance	$24,079	$24,801	$25,545	$26,311	$27,100
Subtotal	$24,079	$379,455	$38,954	$32,626	$27,100
Total	$24,079	$3,801,964	$38,954	$32,626	$27,100
Closing LTMF Balance	$3,624,067	$44,042	$233,863	$443,735	$673,736

DISCLOSURES, ACCURACY & LIMITATIONS

Long Term Maintenance Plans prepared by Property Planning & Administration Limited ("the Company" and "we") are prepared with the greatest of care utilising the information you have given to the company and utilising a wealth of experience and up to date formulae and known issues and developments within the industry. We do not however have any control over future events and cannot therefore fully predict that all the events we anticipate will occur as planned or that events that are not anticipated will not occur.

We have endeavoured to take into account future economic possibilities and where relevant have made reasonable estimates for them rather than ignore them. For example we anticipate that inflationary trends will continue and that financial institutions will provide interest earnings on funds on deposit. What we can control are measurements and we have attempted to establish them within 5% accuracy. We have relied on figures that you have given us such as your LTMF Balance (or projected LTMF Balance) and current interest as being accurate without independent research. We have assumed in our predictions a stable economic environment without terrorist or civil disturbance or natural disasters. Due to the increasing possibilities of inaccuracy of predictions which are given too far into the future due to changes such as changes in the legislative and regulatory environment, changes in the economic environment in the wider community, changes in the physical and financial status of the Body Corporate, changes in expectations of the owners and occupiers, the Long Term Maintenance Plan is essentially a "one year" document which should be updated annually as part of an ongoing Long Term Maintenance Plan Update programme. Given the relatively long anticipated life of the building and the anticipated useful life of component parts of the building the Long Term Maintenance Plan will however indicate long term anticipated expenses over the ensuing 30 years but we fully expect that such long term anticipated expenses will require a number of adjustments in the intervening years as to both the actual cost and the timing of such expenditure. It is the recommendation of the Company and relevant industry professionals (Body Corporate Administrators, Chartered Accountants and Actuaries) that your Long Term Maintenance Plan be updated annually.

The Company and its employees are independent of the client and other than this Long Term Maintenance Plan engagement has no ownership, management or other business relationship with you, the Client.

There are no material issues known to the Company that have not been disclosed to you which would affect the decision of the Body Corporate to engage the Company

The Company has relied on your providing us with you current or projected LTMF Balance, the estimated net-after-tax current rate of interest earnings and to indicate if those earnings accrue to the Long Term Maintenance Fund and has considered such representations by you to be accurate and reliable. Where you have made any physical assessments in relation to the property and attended to your own measurements and supplied us with such information we have relied upon such physical assessments and measurements supplied by you as being accurate. We also have considered that representations made by vendors and suppliers of goods and services to be accurate and reliable.

We refer you not only to the body of the report but also to any "Site Inspection Notes" for comments.

No destructive or intrusive testing at the site has been done and no aspect of the Long Term Maintenance Plan Report should be taken as a building report, valuation report or anything other than reflecting a site inspection for budget preparation purposes.

LIMITATIONS OF REPORT – Building Surveys

Introduction
This document is to be read in conjunction with Property Reserve Planning Limited's letter, which confirms details of the survey being completed, the fees applicable and any appointment of sub-consultants.

Scope of Inspection
The inspection of the property will be visual and non-intrusive. We do not inspect parts of a property or services which are built in, covered up or otherwise inaccessible. We are unable to report that any such parts of a property are free from corrosion, rot or other defects.

Notwithstanding this, we make recommendations for further investigation, opening up and testing to establish the condition of concealed building elements. The implementation of further investigation will be subject to additional fees unless otherwise indicated.

Unless specifically instructed, we do not inspect or test any mechanical, heating, electrical, water or drainage installations. Where appropriate we will make recommendations in relation to the completion of specialist inspections by professional engineers.

The presence of impurities in glazing (e.g. Nickel sulphide), which can cause spontaneous fracture cannot be confirmed.

Items regarded as tenant fixtures or fittings are excluded from our inspection and report.

Deleterious Materials
We will advise if there is a significant possibility that deleterious and / or hazardous materials exist at the property. Unless otherwise instructed, we do not undertake or commission specialist inspection or testing to confirm the extent and / or precise nature of any deleterious or hazardous materials present.

Site Contamination / Environmental Inspection
Whilst we may comment on the possible existence of contamination and / or pollution on the site, our report does not constitute an environmental audit or survey. Nothing contained within our report should be treated as a statement regarding the presence of any contamination, pollution or flooding issues or risks, or that the property or any process carried out thereon complies with existing or proposed environmental legislation or best practice. We are able to comment on the energy performance of buildings, if specifically instructed to do so. An appropriate level of environmental survey by specialists is recommended Low frequency electronic fields; electro-magnetic radiation, toxic mould or other similar issues will not normally be commented on.

No searches are made, unless specified, to establish that a property is not likely to be affected by subsidence as a result of mining or tunnelling operations. Unless specifically indicated, mining, geological and soil investigation reports are not undertaken.

Compliance
We undertake a general review of the state of compliance with statutory requirements such as the Building Act and New Zealand Building Code. Our report will contain observations and opinions of a general nature only. If specifically instructed, we are able to complete a more in depth study and risk assessment, subject to agreement of an additional fee.

We assume that, unless otherwise stated, all necessary permanent planning and other consents, approvals and permissions have been obtained.

Title

We do not ascertain information in respect to neighbour disputes or claims. We may, if appropriate, comment on major risks relating to rights of way noted during the course of our inspection. Such comments are not exhaustive and separate legal advice in relation to all matters of title and legal documentation, including easements and rights is strongly recommended.

Costings

We will provide advice on the likely budget costs associated with items contained in our report. These are provided for guidance and are not based on contractor's estimates. Unless otherwise stated, figures exclude professional fees and GST and do not allow for future inflation.

Reinstatement Cost Assessment

Where requested, we can provide a reinstatement costs assessment for insurance purposes, for guidance purposes only. Unless otherwise agreed, this will be based on agent's information and we do not undertake our own measurements on site. We are able to complete a full reinstatement valuation if required, subject to a separate fee.

Reproduction and Use

Property Reserve Planning reports are for the use of the party to whom they are addressed and are to be used only for the purposes for which they are prepared, in line with the instructions received. Disclosure to other professional advisors is permitted where this relates to a similar purpose. No responsibility is assumed or implied to any third party for the whole or any part of the contents.

Neither the whole nor any part of the report or any reference thereto, may be published in any form without the express written approval of Property Reserve Planning Limited.

The client will place no reliance in any draft reports and / or incomplete documents and verbal advice.

Property Reserve Planning
& Administration Ltd

27 March 2025

Priority

1 Urgent / Essential. Works needed as a result of current or predicted failure, or to ensure the health & safety of building occupants and users - including work to prevent serious disruption of building activities.
2 Routine Maintenance / Preferable. Works required to ensure effective operation of the asset. Normally affect the operational capacity of the building, are likely to lead to serious deterioration and higher future costs of repair if deferred.
3 Cosmetic / Desirable. Works that could arise and are subject to standard of maintenance. Works can be deferred without seriously disrupting the function of the building and are desirable to maintain the environmental quality of the asset and its surroundings.

Item	ID	Element / Location	Inspection comments	Action required	Qty	Unit	Element Age	Expected Life	Remaining Life	Priority	H&S Item (X) Compliance	Unit Cost	Current Cost (Inc. GST)
1		**Grounds**											
1.1	**Asphalt - Repairs**				1	Item	4	10	6			$3,450	$3,450
1		Asphaltic concrete to driveway areas.	Currently in a serviceable condition	Allow for periodic patch repairs as required.	1	No	4	10	6	2		$3,000	$3,450
1.2	**Asphalt - Replace**				1	Item	14	40	26			$74,750	$74,750
1		Asphaltic concrete to driveway areas.	Currently in a serviceable condition	Allow to cut out and patch repair base course as required then overlay a new 40mm layer of asphalt. Includes lifting drains.	1	No	14	40	26	2		$65,000	$74,750
1.3	**Concrete & Kerbing - Repairs**				1	Item	4	10	6			$5,750	$5,750
1		Concrete driveway and parking areas, plus kerb and channel.	Currently in a serviceable condition	Allow for periodic patch repairs as required.	1	No	4	10	6	2		$5,000	$5,750
1.4	**Speed Bumps**				1	Item	14	25	11			$2,300	$2,300
1		Rubber speed bumps to vehicle entrance.	Currently in a serviceable condition	Allow to replace at end of serviceable life.	1	No	14	25	11	2		$2,000	$2,300
1.5	**Painted Line Markings**				1	Item	3	3	0			$6,038	$6,038
1		Painted car park and driveway line markings.	Currently in poor condition	Allow for regular repainting of line markings as required.	1	No	3	3	0	2		$5,250	$6,038
1.6	**Street Lighting**				1	Item	4	10	6			$7,475	$7,475
1		Poled street lighting x 7.	Not going during our inspection but assumed currently in a serviceable condition	Allow to replace light heads at end of serviceable life, with LED and allowance for pole repairs or part replacement as required.	1	No	4	10	6	2		$6,500	$7,475
1.7	**Fencing - Repairs**				1	Item	4	10	6			$2,875	$2,875
1		Timber post and rail boundary fence to sides and rear boundary, plus entrance.	Currently in a fair and serviceable condition	Allow for periodic repairs as required.	1	No	4	10	6	2		$2,500	$2,875
1.8	**Fencing - Replace**				1	Item	14	40	26			$69,000	$69,000
1		Timber post and rail boundary fence to sides and rear boundary, plus entrance.	Currently in a fair and serviceable condition	Allow to replace at end of serviceable life.	1	No	14	40	26	2		$60,000	$69,000
1.9	**Fencing - Paint**				1	Item	2	6	4			$2,760	$2,760
1		Timber post and rail fence to entrance.	Currently in a serviceable condition	Allow to repaint with anti-graffiti paint as required.	1	No	2	6	4	2		$2,400	$2,760
1.10	**Bollards - Repair**				1	Item	4	10	6			$1,150	$1,150
1		Steel bollards to no parking areas etc.	Currently in a serviceable condition	PC sum for repairs as required.	1	No	4	10	6	2		$1,000	$1,150
1.11	**Services Allowance**				1	Item	1	1	0			$11,500	$11,500

Item	ID	Element / Location	Inspection comments	Action required	Qty	Unit	Element Age	Expected Life	Remaining Life	Priority	H&S Item (X) Compliance	Unit Cost	Current Cost (Inc. GST)
1		All inbound and outbound, in ground services including power, water, sewage and stormwater.	Unable to inspect.	**Allow for periodic repairs and or part replacement as required. If funds are not used in the short-term they should accumulate for larger longer term repairs.**	1	No	1	1	0	2		$10,000	$11,500
2		Recreation											
		N/a											
3		Building Exterior											
3.1	Roofing - Repairs				1	Item	4	5	1			$17,250	$17,250
1		Profiled metal roofing sheets, flashings and penetrations, plus all rainwater goods.	Currently in a serviceable condition	Allow for regular inspection and repairs as required to maintain weathertight, including checking all fixings, flashing detail, penetrations and rain water goods.	1		4	5	1	2		$15,000	$17,250
3.2	Roofing - Replace				1	Item	14	40	26			$1,569,750	$1,569,750
1		Profiled metal roofing sheets, flashings and penetrations, plus all rainwater goods. Including scaffolding.	Currently in a serviceable condition	Allow to replace at end of serviceable life.	1		14	40	26	2		$1,365,000	$1,569,750
3.3	Cladding - Repairs				1	Item	12	12	0			$17,250	$17,250
1		Timber weatherboards, plus brick and mortar.	Currently in a serviceable condition	PC sum for periodic repairs as required to the timber weatherboards and soakers prior to painting. Plus a minor allowance for patch repairs to the mortar of brickwork. Age adjusted for new paint cycle.	1		12	12	0	2		$15,000	$17,250
3.4	Exterior Painting				1	Item	12	12	0			$207,000	$207,000
1		Exterior painting of the timber weatherboards and soffits, including access.	**Currently in a fair but serviceable condition. First paint since new. Paint cycle moving forward max 12 yearly. Suggest 10 yearly.**	Allow for cyclical repainting of the building. Age adjusted for new paint cycle.	1		12	12	0	2		$180,000	$207,000
4		Building Interior											
		N/a											