Long-Term Maintenance Plan

Marina Views

595 Laurie Southwick Parade

Whangaparaoa 932

Unit Plan 209549

Report details	
Inspection date:	20/06/2023
Inspector:	Phillip Freestun

26/06/2023

The Body Corporate Committee Members
Marina Views
595 Laurie Southwick Parade
Whangaparaoa 932

Dear Committee Members,

Thank you for appointing our company to conduct your Long-Term Maintenance Plan.

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in order to cover its forecast maintenance expenses. We strongly recommend that the levies be set at the level shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual long-term maintenance fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

Key Report Data Levies Summary – First Financial Year

Levy Per Utility Interest (Total long term maintenance fund levy divided by utility interests)	$6.00
Total Utility Interests	10000
Total Long Term Maintenance Fund Levy	$60,000.00

The data used to arrive at the above figures is in the attached report. It is designed for ease of reading. For your convenience here is your Report Index:

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Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Name	Marina Views
Building Address	595 Laurie Southwick Parade Whangaparaoa 932
Unit Plan No.	209549
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	Reg. June 2001
Number of Utility Interests	10000
Number of Units	41
Estimated Long Term Maintenance Fund Balance	$150,000
Starting date of Financial Year for Report	31/01/2024
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	$3.50

Report assumptions & information

Assumed Interest Rate on invested funds (For funds over $10,000) Years 1 - 3	1.70%
Assumed Interest Rate on invested funds (For funds over $10,000) Years 4 - 30	3.00%
Company Taxation Rate	28.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over $10,000 - Years 1 - 3	1.22%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over $10,000 - Years 4 - 30	2.16%
Contingency Allowance - For minor and/or unforeseen expenses	8%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the plan forecasts	30 years

30 Year Levy Table

Year	Year To	Total Contribution	Contribution per Utility Interest	Quarterly Contribution
1	30/01/2025	60,000.00	6.00	1.50
2	30/01/2026	61,800.00	6.18	1.55
3	30/01/2027	63,654.00	6.37	1.59
4	30/01/2028	65,563.62	6.56	1.64
5	30/01/2029	67,530.53	6.75	1.69
6	30/01/2030	69,556.45	6.96	1.74
7	30/01/2031	71,643.14	7.16	1.79
8	30/01/2032	73,792.43	7.38	1.85
9	30/01/2033	76,006.20	7.60	1.90
10	30/01/2034	78,286.39	7.83	1.96
11	30/01/2035	80,634.98	8.06	2.02
12	30/01/2036	83,054.03	8.31	2.08
13	30/01/2037	85,545.65	8.55	2.14
14	30/01/2038	88,112.02	8.81	2.20
15	30/01/2039	90,755.38	9.08	2.27
16	30/01/2040	93,478.04	9.35	2.34
17	30/01/2041	96,282.38	9.63	2.41
18	30/01/2042	99,170.85	9.92	2.48
19	30/01/2043	102,145.98	10.21	2.55
20	30/01/2044	105,210.36	10.52	2.63
21	30/01/2045	108,366.67	10.84	2.71
22	30/01/2046	111,617.67	11.16	2.79
23	30/01/2047	114,966.20	11.50	2.88
24	30/01/2048	118,415.19	11.84	2.96
25	30/01/2049	121,967.65	12.20	3.05
26	30/01/2050	125,626.68	12.56	3.14
27	30/01/2051	129,395.48	12.94	3.24
28	30/01/2052	133,277.34	13.33	3.33
29	30/01/2053	137,275.66	13.73	3.43
30	30/01/2054	141,393.93	14.14	3.54

30 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated **'Opening Balance'** at the start of the first financial year which you provided to us. We then add the **'Total Levy Contributions'** for the year and any **'Interest'** on balances greater than $10,000. Any **'Anticipated Expenses'** (including contingency allowance) are then allowed for leaving a **'Closing Balance'** for the year which in turn becomes the **'Opening Balance'** for the following year. In summary:

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

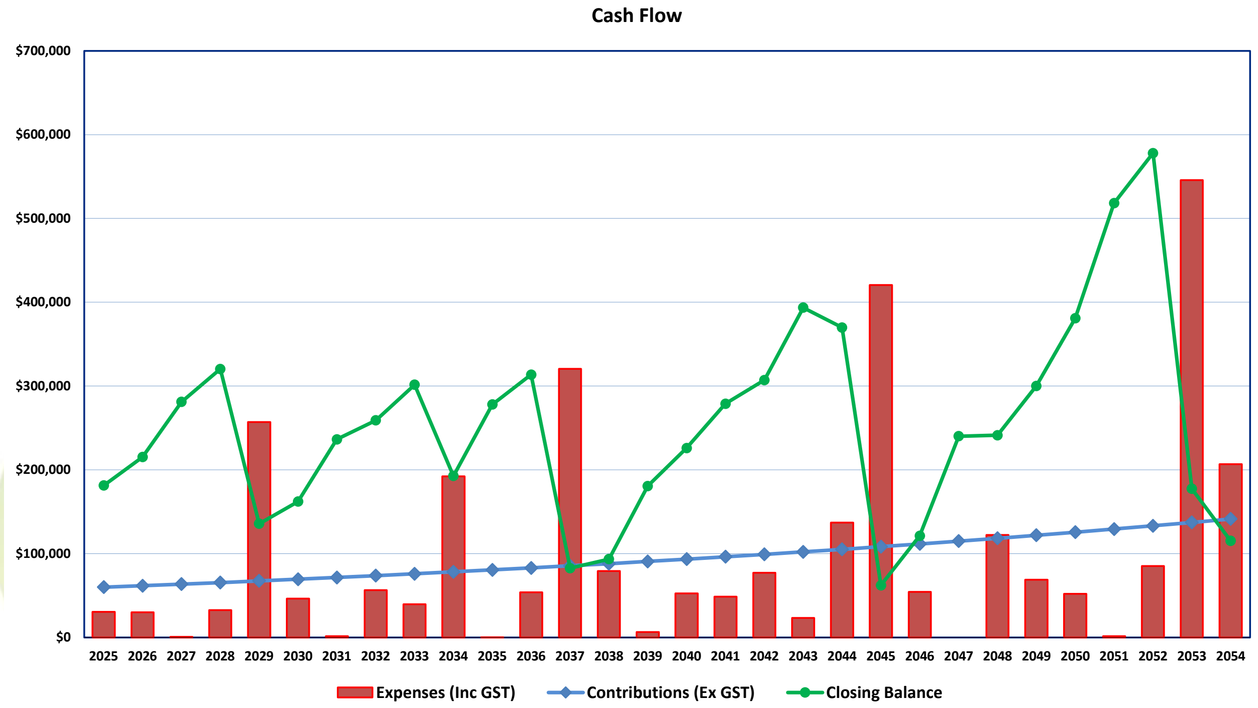
Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	30/01/2025	150,000.00	60,000.00	2,008.63	30,717.00	181,291.63
2	30/01/2026	181,291.63	61,800.00	2,404.55	30,195.00	215,301.18
3	30/01/2027	215,301.18	63,654.00	3,009.94	823.00	281,142.12
4	30/01/2028	281,142.12	65,563.62	6,427.28	32,729.00	320,404.02
5	30/01/2029	320,404.02	67,530.53	4,873.73	257,067.00	135,741.28
6	30/01/2030	135,741.28	69,556.45	3,182.44	46,369.00	162,111.17
7	30/01/2031	162,111.17	71,643.14	4,258.52	1,558.00	236,454.83
8	30/01/2032	236,454.83	73,792.43	5,294.41	56,479.00	259,062.67
9	30/01/2033	259,062.67	76,006.20	5,989.58	39,541.00	301,517.45
10	30/01/2034	301,517.45	78,286.39	5,281.08	192,332.00	192,752.92
11	30/01/2035	192,752.92	80,634.98	5,030.28	374.00	278,044.18
12	30/01/2036	278,044.18	83,054.03	6,321.60	53,809.00	313,610.81
13	30/01/2037	313,610.81	85,545.65	4,235.07	320,631.00	82,760.53
14	30/01/2038	82,760.53	88,112.02	1,883.50	79,235.00	93,521.05
15	30/01/2039	93,521.05	90,755.38	2,930.09	6,493.00	180,713.52
16	30/01/2040	180,713.52	93,478.04	4,345.86	52,511.00	226,026.42
17	30/01/2041	226,026.42	96,282.38	5,394.49	48,845.00	278,858.29
18	30/01/2042	278,858.29	99,170.85	6,261.60	77,110.00	307,180.74
19	30/01/2043	307,180.74	102,145.98	7,486.72	23,293.00	393,520.44
20	30/01/2044	393,520.44	105,210.36	8,155.91	137,074.00	369,812.71
21	30/01/2045	369,812.71	108,366.67	4,617.24	420,470.00	62,326.62
22	30/01/2046	62,326.62	111,617.67	1,962.72	54,538.00	121,369.01
23	30/01/2047	121,369.01	114,966.20	3,863.21	0.00	240,198.42
24	30/01/2048	240,198.42	118,415.19	5,145.36	122,390.00	241,368.97
25	30/01/2049	241,368.97	121,967.65	5,785.35	69,025.00	300,096.97
26	30/01/2050	300,096.97	125,626.68	7,276.26	52,093.00	380,906.91
27	30/01/2051	380,906.91	129,395.48	9,607.00	1,672.00	518,237.39
28	30/01/2052	518,237.39	133,277.34	11,712.06	85,302.00	577,924.79
29	30/01/2053	577,924.79	137,275.66	8,070.89	545,821.00	177,450.34
30	30/01/2054	177,450.34	141,393.93	3,127.24	206,735.00	115,236.51

30 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the long-term maintenance fund and the likely 'Expenses' for each year of this plan. The three lines in the graph are:
Contributions line - Total maintenance fund contributions per year.

Expenses line – Total anticipated expenses in each year.

Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.



What will happen if you stay with your current levy amount?

The table and graph below use the same information as on the previous page except they show the cash flow for the scheme if you do not vary your current levy amount.

30 Year Cash Flow Tracking Sheet

The table below shows the cash flow for the entirety of the forecast. In summary:
Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	30/01/2025	150,000.00	36,050.00	1,862.53	30,717.00	157,195.53
2	30/01/2026	157,195.53	37,131.50	1,960.10	30,195.00	166,092.13
3	30/01/2027	166,092.13	38,245.45	2,254.60	823.00	205,769.18
4	30/01/2028	205,769.18	39,392.81	4,516.58	32,729.00	216,949.57
5	30/01/2029	216,949.57	40,574.59	0.00	257,067.00	457.16
6	30/01/2030	457.16	41,791.83	0.00	46,369.00	-4,120.01
7	30/01/2031	-4,120.01	43,045.58	359.07	1,558.00	37,726.64
8	30/01/2032	37,726.64	44,336.95	683.76	56,479.00	26,268.35
9	30/01/2033	26,268.35	45,667.06	633.56	39,541.00	33,027.97
10	30/01/2034	33,027.97	47,037.07	0.00	192,332.00	-112,266.96
11	30/01/2035	-112,266.96	48,448.18	0.00	374.00	-64,192.78
12	30/01/2036	-64,192.78	49,901.63	0.00	53,809.00	-68,100.15
13	30/01/2037	-68,100.15	51,398.68	0.00	320,631.00	-337,332.47
14	30/01/2038	-337,332.47	52,940.64	0.00	79,235.00	-363,626.83
15	30/01/2039	-363,626.83	54,528.86	0.00	6,493.00	-315,590.97
16	30/01/2040	-315,590.97	56,164.73	0.00	52,511.00	-311,937.24
17	30/01/2041	-311,937.24	57,849.67	0.00	48,845.00	-302,932.57
18	30/01/2042	-302,932.57	59,585.16	0.00	77,110.00	-320,457.41
19	30/01/2043	-320,457.41	61,372.71	0.00	23,293.00	-282,377.70
20	30/01/2044	-282,377.70	63,213.89	0.00	137,074.00	-356,237.81
21	30/01/2045	-356,237.81	65,110.31	0.00	420,470.00	-711,597.50
22	30/01/2046	-711,597.50	67,063.62	0.00	54,538.00	-699,071.88
23	30/01/2047	-699,071.88	69,075.53	0.00	0.00	-629,996.35
24	30/01/2048	-629,996.35	71,147.80	0.00	122,390.00	-681,238.55
25	30/01/2049	-681,238.55	73,282.23	0.00	69,025.00	-676,981.32
26	30/01/2050	-676,981.32	75,480.70	0.00	52,093.00	-653,593.62
27	30/01/2051	-653,593.62	77,745.12	0.00	1,672.00	-577,520.50
28	30/01/2052	-577,520.50	80,077.47	0.00	85,302.00	-582,745.03
29	30/01/2053	-582,745.03	82,479.79	0.00	545,821.00	-1,046,086.24
30	30/01/2054	-1,046,086.24	84,954.18	0.00	206,735.00	-1,167,867.06

30 Year Cash Flow Graph

The graph below tracks the 'Contributions' (the amount collected in levies), the projected 'Closing balance' of the long-term maintenance fund and the likely 'Expenses' for each year of this plan. The three lines in the graph are:
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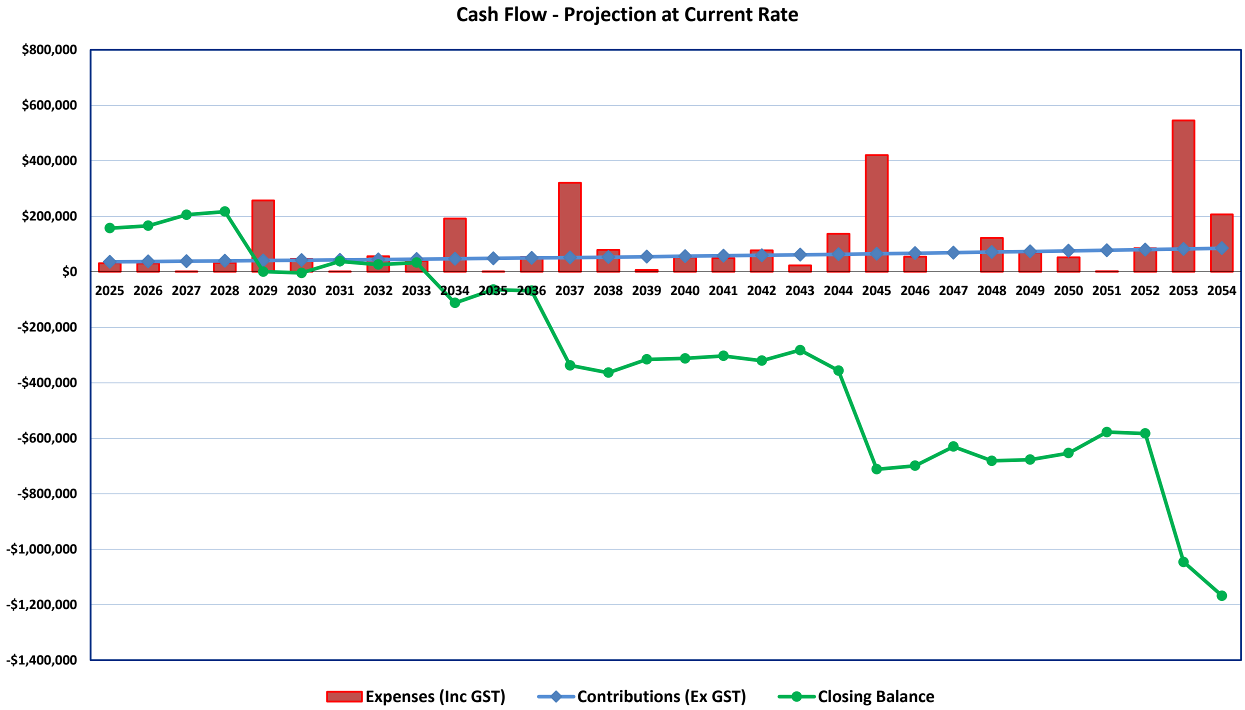


Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 30 years. From left to right the columns are:-
‘Expenditure Items’ - lists the different areas and items of expenditure.
‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.
Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **‘Grand Total (Inc. GST)’** followed by a line calculating the ‘**Contingency Allowance (Inc. GST)’** for unforeseen and minor expenses and finally **‘Total Expenses (Inc. GST)’** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
1. BUILDING EXTERIOR																
Additional elevation preparation estimate (over and above standard paint prep)	11,223	-	-	-	-	13,011	-	-	-	-	-	-	-	16,481	-	-
Repaint exterior elevations, soffits and ceilings	114,016	-	-	-	-	132,176	-	-	-	-	-	-	-	167,436	-	-
Re-stain and seal cedar panels to building elevations	10,782	-	-	-	-	12,499	-	-	-	-	-	-	-	15,834	-	-
Wash down building and roof tiles	12,007	-	12,738	-	13,514	-	14,337	-	15,210	-	16,136	-	17,119	-	18,162	-
Repaint garage doors - single	9,340	-	-	-	-	10,828	-	-	-	-	-	-	-	13,716	-	-
Repaint standard doors - one sides including architraves	4,446	-	-	-	-	5,154	-	-	-	-	-	-	-	6,529	-	-
Maintain windows and doors	12,300	-	-	-	-	-	-	-	-	-	-	-	-	-	18,605	-
Sub Total (Incl. GST)		**0**	**12,738**	**0**	**13,514**	**173,668**	**14,337**	**0**	**15,210**	**0**	**16,136**	**0**	**17,119**	**219,996**	**36,767**	**0**
2. ROOF																
Maintain / repair copper guttering (Total: 442 Lm) - 10%	5,727	-	-	-	-	-	-	-	7,255	-	-	-	-	-	-	-
Maintain / repair copper downpipes (Total: 192 Lm) - 10%	2,206	-	-	-	-	-	-	-	2,795	-	-	-	-	-	-	-
Maintain / repair roof tiles (Total: 1654 m2) - 10%	17,264	17,782	-	-	-	-	-	-	-	22,526	-	-	-	-	-	-
Re-bed and re-point ridge caps (Total: 217 Lm) - 10%	1,899	1,956	-	-	-	-	-	-	-	2,478	-	-	-	-	-	-
Repair or replace damaged tile roof flashing (vents, sky lights, and the like)	8,200	8,446	-	-	-	-	-	-	-	10,699	-	-	-	-	-	-
Sub Total (Incl. GST)		**28,184**	**0**	**0**	**0**	**0**	**0**	**0**	**10,049**	**35,703**	**0**	**0**	**0**	**0**	**0**	**0**
3. ACCESS FOR WORK AT HEIGHTS																
Hire scaffolding for work above 2 storeys	6,244	-	-	-	-	7,239	-	-	-	-	-	-	-	9,170	-	-
Hire mobile scaffolding for work at heights	5,760	-	-	-	-	6,677	-	-	-	-	-	-	-	8,459	-	-
Hire scissor lift for work at heights - up to 7.6 metres	19,616	-	-	-	-	22,740	-	-	-	-	-	-	-	28,807	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**36,656**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46,436**	**0**	**0**

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
4. VEHICLE ACCESSWAYS																
Surface cleaning program (mechanical sweep)	3,245	-	-	-	-	-	3,875	-	-	-	-	-	4,627	-	-	-
Repair concrete kerbing (Total: 197 Lm) - 10%	1,173	-	-	-	-	-	-	1,443	-	-	-	-	-	-	1,774	-
Repaint line marking	2,693	-	2,857	-	-	-	-	-	-	-	-	-	3,840	-	-	-
Repaint surface signage (words)	251	-	266	-	-	-	-	-	-	-	-	-	358	-	-	-
Repaint surface signage (numbers)	995	-	1,056	-	-	-	-	-	-	-	-	-	1,419	-	-	-
Repaint highlighted areas (arrows)	299	-	317	-	-	-	-	-	-	-	-	-	426	-	-	-
Topcoat bitumen surface (outside LTMP period, future information only)	62,240	-	-	-	-	-	-	-	-	-	83,645	-	-	-	-	-
Repair bitumen surface - major (Total: 2404 m2) - 10%	11,233	-	-	-	-	-	-	-	14,230	-	-	-	-	-	-	-
Repair bitumen surface - crack treatment	250	258	-	-	-	-	299	-	-	-	-	346	-	-	-	-
Replace wheel stops (total:11)	639	-	-	-	-	-	763	-	-	-	-	-	911	-	-	-
Replace stormwater grates in driveway (Total: 6 Ea) - 10%	225	-	-	-	-	261	-	-	-	-	-	-	-	-	-	351
Replace stormwater grates at unit downpipes (Total: 27 Ea) - 10%	386	-	-	-	-	447	-	-	-	-	-	-	-	-	-	601
Maintain stormwater drains - allowance	2,551	-	-	-	-	2,957	-	-	-	-	3,428	-	-	-	-	3,974
Replace security gate	6,214	-	-	-	-	-	-	-	-	-	8,351	-	-	-	-	-
Replace electric gate motor	4,809	-	-	-	5,413	-	-	-	-	-	-	-	-	-	7,274	-
Replace pedestrian gate	2,580	-	-	-	-	-	-	-	-	-	3,467	-	-	-	-	-
Sub Total (Incl. GST)		**258**	**4,496**	**0**	**5,413**	**3,665**	**4,937**	**1,443**	**14,230**	**0**	**98,891**	**346**	**11,581**	**0**	**9,048**	**4,926**
5. EXTERNAL WALKWAYS																
Surface cleaning program	913	-	-	-	-	-	1,090	-	-	-	-	-	1,302	-	-	-
Repair or replace paving (Total: 271 m2) - 10%	3,096	-	-	-	-	-	3,697	-	-	-	-	-	4,414	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**4,787**	**0**	**0**	**0**	**0**	**0**	**5,716**	**0**	**0**	**0**
6. FIXTURES AND FITTINGS																
Replace letterboxes	8,106	-	-	-	-	-	-	-	-	-	-	-	-	-	12,261	-
Maintain common light fittings - garden / drive / car park	1,348	-	1,430	-	1,517	-	1,610	-	1,708	-	1,812	-	1,922	-	2,039	-
Repair or replace security card or key system for vehicle gates	5,000	-	-	-	-	-	5,970	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**1,430**	**0**	**1,517**	**0**	**7,580**	**0**	**1,708**	**0**	**1,812**	**0**	**1,922**	**0**	**14,300**	**0**
7. FENCE MAINTENANCE																
Repaint powder coated metal fence and gates over walls	34,870	-	-	-	-	-	-	-	-	-	46,862	-	-	-	-	-
Replace hydraulic gate closers	697	-	-	762	-	-	832	-	-	909	-	-	994	-	-	1,086
Sub Total (Incl. GST)		**0**	**0**	**762**	**0**	**0**	**832**	**0**	**0**	**909**	**46,862**	**0**	**994**	**0**	**0**	**1,086**

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
8. WALLS																
Repair or replace stone walls to front boundary (Total: 97 m2) - 5%	1,942	-	-	-	-	-	-	-	-	-	2,610	-	-	-	-	-
Repaint unit courtyard and boundary block cement rendered walls	20,734	-	-	-	-	24,036	-	-	-	-	-	-	-	30,449	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**24,036**	**0**	**0**	**0**	**0**	**2,610**	**0**	**0**	**30,449**	**0**	**0**
9. LANDSCAPING																
Maintain mature vegetation - allowance	2,022	-	2,145	-	2,276	-	2,414	-	2,561	-	2,717	-	2,883	-	3,058	-
Tree pruning	6,739	-	7,149	-	7,585	-	8,047	-	8,537	-	9,057	-	9,608	-	10,193	-
Sub Total (Incl. GST)		**0**	**9,294**	**0**	**9,861**	**0**	**10,461**	**0**	**11,098**	**0**	**11,774**	**0**	**12,491**	**0**	**13,251**	**0**
Grand Total (Incl. GST)		**28,442**	**27,958**	**762**	**30,305**	**238,025**	**42,934**	**1,443**	**52,295**	**36,612**	**178,085**	**346**	**49,823**	**296,881**	**73,366**	**6,012**
Contingency Allowance (Incl. GST)		**2,275**	**2,237**	**61**	**2,424**	**19,042**	**3,435**	**115**	**4,184**	**2,929**	**14,247**	**28**	**3,986**	**23,750**	**5,869**	**481**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**30,717**	**30,195**	**823**	**32,729**	**257,067**	**46,369**	**1,558**	**56,479**	**39,541**	**192,332**	**374**	**53,809**	**320,631**	**79,235**	**6,493**

Anticipated Expenditures Table Year 16 - 30

This table shows when expenses will occur in years 16 - 30. From left to right the columns are:-
'Expenditure Items' - lists the different areas and items of expenditure.
'Current Cost' - shows the current maintenance expenditure costs in today's dollars.
Year 16 to 30 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the '**Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
1. BUILDING EXTERIOR																
Additional elevation preparation estimate (over and above standard paint prep)	11,223	-	-	-	-	-	20,878	-	-	-	-	-	-	-	26,448	-
Repaint exterior elevations, soffits and ceilings	114,016	-	-	-	-	-	212,103	-	-	-	-	-	-	-	268,686	-
Re-stain and seal cedar panels to building elevations	10,782	-	-	-	-	-	20,058	-	-	-	-	-	-	-	25,408	-
Wash down building and roof tiles	12,007	19,268	-	20,441	-	21,686	-	23,007	-	24,408	-	25,894	-	27,471	-	29,144
Repaint garage doors - single	9,340	-	-	-	-	-	17,375	-	-	-	-	-	-	-	22,010	-
Repaint standard doors - one sides including architraves	4,446	-	-	-	-	-	8,271	-	-	-	-	-	-	-	10,477	-
Maintain windows and doors	12,300	-	-	-	21,568	-	-	-	-	25,003	-	-	-	-	28,986	-
Sub Total (Incl. GST)		**19,268**	**0**	**20,441**	**21,568**	**21,686**	**278,685**	**23,007**	**0**	**49,411**	**0**	**25,894**	**0**	**27,471**	**382,015**	**29,144**
2. ROOF																
Maintain / repair copper guttering (Total: 442 Lm) - 10%	5,727	9,190	-	-	-	-	-	-	-	11,642	-	-	-	-	-	-
Maintain / repair copper downpipes (Total: 192 Lm) - 10%	2,206	3,540	-	-	-	-	-	-	-	4,484	-	-	-	-	-	-
Maintain / repair roof tiles (Total: 1654 m2) - 10%	17,264	-	28,535	-	-	-	-	-	-	-	36,147	-	-	-	-	-
Re-bed and re-point ridge caps (Total: 217 Lm) - 10%	1,899	-	3,139	-	-	-	-	-	-	-	3,976	-	-	-	-	-
Repair or replace damaged tile roof flashing (vents, sky lights, and the like)	8,200	-	13,553	-	-	-	-	-	-	-	17,169	-	-	-	-	-
Sub Total (Incl. GST)		**12,730**	**45,227**	**0**	**0**	**0**	**0**	**0**	**0**	**16,126**	**57,292**	**0**	**0**	**0**	**0**	**0**
3. ACCESS FOR WORK AT HEIGHTS																
Hire scaffolding for work above 2 storeys	6,244	-	-	-	-	-	11,616	-	-	-	-	-	-	-	14,714	-
Hire mobile scaffolding for work at heights	5,760	-	-	-	-	-	10,715	-	-	-	-	-	-	-	13,574	-
Hire scissor lift for work at heights - up to 7.6 metres	19,616	-	-	-	-	-	36,492	-	-	-	-	-	-	-	46,226	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**58,823**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**74,514**	**0**

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
4. VEHICLE ACCESSWAYS																
Surface cleaning program (mechanical sweep)	3,245	-	-	5,524	-	-	-	-	-	6,596	-	-	-	-	-	7,876
Repair concrete kerbing (Total: 197 Lm) - 10%	1,173	-	-	-	-	-	2,182	-	-	-	-	-	-	2,684	-	-
Repaint line marking	2,693	-	-	-	-	-	-	5,160	-	-	-	-	-	-	-	-
Repaint surface signage (words)	251	-	-	-	-	-	-	481	-	-	-	-	-	-	-	-
Repaint surface signage (numbers)	995	-	-	-	-	-	-	1,907	-	-	-	-	-	-	-	-
Repaint highlighted areas (arrows)	299	-	-	-	-	-	-	573	-	-	-	-	-	-	-	-
Topcoat bitumen surface (outside LTMP period, future information only)	62,240	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair bitumen surface - major (Total: 2404 m2) - 10%	11,233	-	-	19,123	-	-	-	-	-	-	-	-	-	25,700	-	-
Repair bitumen surface - crack treatment	250	401	-	-	-	-	465	-	-	-	-	539	-	-	-	-
Replace wheel stops (total:11)	639	-	-	1,088	-	-	-	-	-	1,299	-	-	-	-	-	1,551
Replace stormwater grates in driveway (Total: 6 Ea) - 10%	225	-	-	-	-	-	-	-	-	-	471	-	-	-	-	-
Replace stormwater grates at unit downpipes (Total: 27 Ea) - 10%	386	-	-	-	-	-	-	-	-	-	808	-	-	-	-	-
Maintain stormwater drains - allowance	2,551	-	-	-	-	4,607	-	-	-	-	5,341	-	-	-	-	6,192
Replace security gate	6,214	-	-	-	-	11,223	-	-	-	-	-	-	-	-	-	15,083
Replace electric gate motor	4,809	-	-	-	-	-	-	-	-	9,776	-	-	-	-	-	-
Replace pedestrian gate	2,580	-	-	-	-	4,660	-	-	-	-	-	-	-	-	-	6,262
Sub Total (Incl. GST)		**401**	**0**	**25,735**	**0**	**20,490**	**2,647**	**8,121**	**0**	**17,671**	**6,620**	**539**	**0**	**28,384**	**0**	**36,964**
5. EXTERNAL WALKWAYS																
Surface cleaning program	913	-	-	1,554	-	-	-	-	-	1,856	-	-	-	-	-	2,216
Repair or replace paving (Total: 271 m2) - 10%	3,096	-	-	5,271	-	-	-	-	-	6,294	-	-	-	-	-	7,515
Sub Total (Incl. GST)		**0**	**0**	**6,825**	**0**	**0**	**0**	**0**	**0**	**8,150**	**0**	**0**	**0**	**0**	**0**	**9,731**
6. FIXTURES AND FITTINGS																
Replace letterboxes	8,106	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintain common light fittings - garden / drive / car park	1,348	2,163	-	2,295	-	2,435	-	2,583	-	2,740	-	2,907	-	3,084	-	3,272
Repair or replace security card or key system for vehicle gates	5,000	-	-	-	-	-	9,301	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		**2,163**	**0**	**2,295**	**0**	**2,435**	**9,301**	**2,583**	**0**	**2,740**	**0**	**2,907**	**0**	**3,084**	**0**	**3,272**
7. FENCE MAINTENANCE																
Repaint powder coated metal fence and gates over walls	34,870	-	-	-	-	62,979	-	-	-	-	-	-	-	-	-	84,639
Replace hydraulic gate closers	697	-	-	1,187	-	-	1,297	-	-	1,417	-	-	1,548	-	-	1,692
Sub Total (Incl. GST)		**0**	**0**	**1,187**	**0**	**62,979**	**1,297**	**0**	**0**	**1,417**	**0**	**0**	**1,548**	**0**	**0**	**86,331**

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
8. WALLS																
Repair or replace stone walls to front boundary (Total: 97 m2) - 5%	1,942	-	-	-	-	3,507	-	-	-	-	-	-	-	-	-	4,714
Repaint unit courtyard and boundary block cement rendered walls	20,734	-	-	-	-	-	38,571	-	-	-	-	-	-	-	48,861	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**3,507**	**38,571**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48,861**	**4,714**
9. LANDSCAPING																
Maintain mature vegetation - allowance	2,022	3,245	-	3,442	-	3,652	-	3,874	-	4,110	-	4,361	-	4,626	-	4,908
Tree pruning	6,739	10,814	-	11,473	-	12,171	-	12,913	-	13,699	-	14,533	-	15,418	-	16,357
Sub Total (Incl. GST)		**14,059**	**0**	**14,915**	**0**	**15,823**	**0**	**16,787**	**0**	**17,809**	**0**	**18,894**	**0**	**20,044**	**0**	**21,265**
Grand Total (Incl. GST)		**48,621**	**45,227**	**71,398**	**21,568**	**126,920**	**389,324**	**50,498**	**0**	**113,324**	**63,912**	**48,234**	**1,548**	**78,983**	**505,390**	**191,421**
Contingency Allowance (Incl. GST)		**3,890**	**3,618**	**5,712**	**1,725**	**10,154**	**31,146**	**4,040**	**0**	**9,066**	**5,113**	**3,859**	**124**	**6,319**	**40,431**	**15,314**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**52,511**	**48,845**	**77,110**	**23,293**	**137,074**	**420,470**	**54,538**	**0**	**122,390**	**69,025**	**52,093**	**1,672**	**85,302**	**545,821**	**206,735**

Building Data List from the Property Inspection for Marina Views

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:-

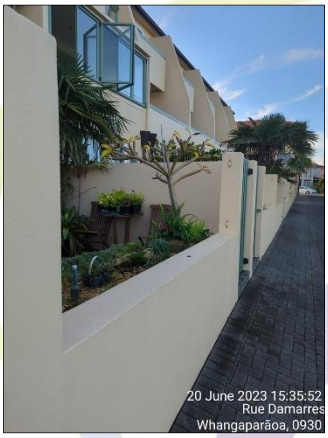
'Items' – identifies and describes the maintenance item
'Qty' – lets you know the quantity of that item in scope
'Unit' – is the unit rate used to measure the quantity
'Rate' – is the cost of each unit in dollars
'Value' – is the quantity (Qty) multiplied by the Rate ($)
'Next Due' - is the remaining life in years until an item needs money spent on it.
'Total Life' - is the total life the item after it is replaced, repaired or reed.
'Comments' – details any useful explanatory notes for the item.

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
1. BUILDING EXTERIOR							
Additional elevation preparation estimate (over and above standard paint prep)	3563	m2	3.15	11,223.00	5	8	Estimate only for paint prep, not a building remedial item
Repaint exterior elevations, soffits and ceilings	3563	m2	32.00	114,016.00	5	8	Advised by Body Corporate that painting is required in 24 months (year3)
Re-stain and seal cedar panels to building elevations	1	item	10,782.17	10,782.00	5	8	Provided cost estimate by Body Corporate
Wash down building and roof tiles	3563	m2	3.37	12,007.00	2	2	Provided cost estimate by Body Corporate
Repaint garage doors - single	41	Ea	227.80	9,340.00	5	8	Ongoing painting program
Repaint standard doors - one sides including architraves	41	Ea	108.44	4,446.00	5	8	Ongoing painting program
Maintain windows and doors	41	Per Unit	300.00	12,300.00	14	5	Provision towards window repairs
2. ROOF							
Maintain / repair copper guttering (Total: 442 Lm) - 10%	45	Lm	127.26	5,727.00	8	8	Maintain / repair as required
Maintain / repair copper downpipes (Total: 192 Lm) - 10%	20	Lm	110.30	2,206.00	8	8	Maintain / repair as required
Maintain / repair roof tiles (Total: 1654 m2) - 10%	166	m2	104.00	17,264.00	1	8	Maintain / repair as required - specialist tiler
Re-bed and re-point ridge caps (Total: 217 Lm) - 10%	22	Lm	86.31	1,899.00	1	8	Maintain / repair as required - specialist tiler
Repair or replace damaged tile roof flashing (vents, sky lights, and the like)	41	Per unit	200.00	8,200.00	1	8	Repair or replace as required
3. ACCESS FOR WORK AT HEIGHTS							
Hire scaffolding for work above 2 storeys	200	m2	31.22	6,244.00	5	8	Quotation required
Hire mobile scaffolding for work at heights	20	Item	288.00	5,760.00	5	8	Quotation required
Hire scissor lift for work at heights - up to 7.6 metres	10	Item	1,961.55	19,616.00	5	8	Quotation required
4. VEHICLE ACCESSWAYS							
Surface cleaning program (mechanical sweep)	2404	m2	1.35	3,245.00	6	6	Ongoing cleaning program
Repair concrete kerbing (Total: 197 Lm) - 10%	20	Lm	58.64	1,173.00	7	7	Repair as required
Repaint line marking	235	Lm	11.46	2,693.00	2	10	Ongoing painting program

Items	Qty	Unit	Rate ($)	Value ($)	Next Due	Total Life	Comments
Repaint surface signage (words)	12	Ea	20.89	251.00	2	10	Ongoing painting program
Repaint surface signage (numbers)	42	Ea	23.68	995.00	2	10	Ongoing painting program
Repaint highlighted areas (arrows)	4	Lm	74.80	299.00	2	10	Ongoing painting program
Topcoat bitumen surface (outside LTMP period, future information only)	2404	m2	25.89	62,240.00	10	25	Reseal as required
Repair bitumen surface - major (Total: 2404 m2) - 10%	241	m2	46.61	11,233.00	8	10	Repair as required
Repair bitumen surface - crack treatment	50	lm	5.00	250.00	1	5	Repair as required
Replace wheel stops (total:11)	2	Ea	319.64	639.00	6	6	Replace as required
Replace stormwater grates in driveway (Total: 6 Ea) - 10%	1	Ea	224.53	225.00	5	10	Replace as required
Replace stormwater grates at unit downpipes (Total: 27 Ea) - 10%	3	Ea	128.71	386.00	5	10	Replace as required
Maintain stormwater drains - allowance	2	Item	1,275.57	2,551.00	5	5	Ongoing maintenance program
Replace security gate	1	Ea	6,214.12	6,214.00	10	10	Replace as required
Replace electric gate motor	2	Ea	2,404.33	4,809.00	4	10	Replace as required
Replace pedestrian gate	4	Ea	645.07	2,580.00	10	10	Replace as required
5. EXTERNAL WALKWAYS							
Surface cleaning program	271	m2	3.37	913.00	6	6	Ongoing cleaning program
Repair or replace paving (Total: 271 m2) - 10%	28	m2	110.58	3,096.00	6	6	Replace as required
6. FIXTURES AND FITTINGS							
Replace letterboxes	41	Ea	197.70	8,106.00	14	30	Replace as required
Maintain common light fittings - garden / drive / car park	1	Item	1,347.77	1,348.00	2	2	Ongoing maintenance allowance
Repair or replace security card or key system for vehicle gates	2	Ea	2,500.00	5,000.00	6	15	Replace as required - wireless
7. FENCE MAINTENANCE							
Repaint powder coated metal fence and gates over walls	230	Lm	151.61	34,870.00	10	10	Repair or replace as required - current recoat
Replace hydraulic gate closers	2	ea.	348.61	697.00	3	3	Replace as required
8. WALLS							
Repair or replace stone walls to front boundary (Total: 97 m2) - 5%	5	m2	388.35	1,942.00	10	10	Repair or replace as required
Repaint unit courtyard and boundary block cement rendered walls	662	m2	31.32	20,734.00	5	8	Ongoing painting program
9. LANDSCAPING							
Maintain mature vegetation - allowance	1	Item	2,021.66	2,022.00	2	2	Ongoing maintenance program
Tree pruning	1	Item	6,738.86	6,739.00	2	2	Quotation required by garden contractor

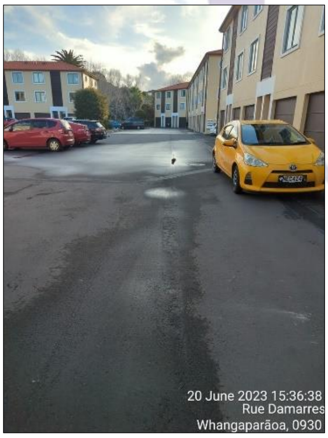
Building Photo Section

Item Group
BUILDING EXTERIOR



Paint is in good condition. Cedar panels have been regularly coated.

VEHICLE ACCESSWAYS



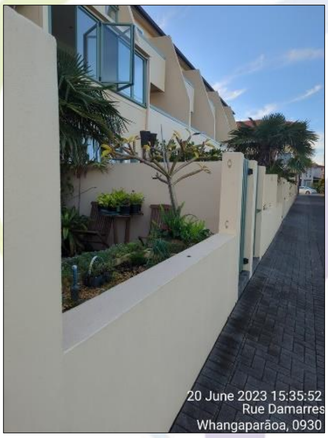
Bitumen is in good condition however there are some cracks which have opened up with the recent very wet weather. Body Corporate is advised to monitor these items but in any case monies have been budgeted for hot tar gap filling in the first year.

Item Group

FIXTURES AND FITTINGS

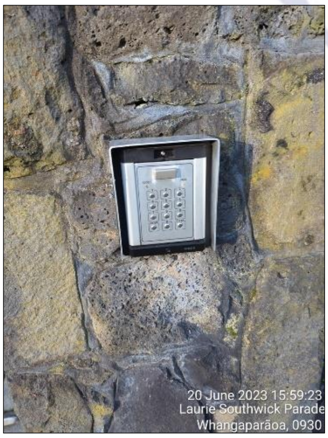
Intercom is working. Monies have been budgeted for replacement over time however these items are difficult to price further out as cheaper wireless cloud based solutions are greatly reducing costs in this area.

FENCE MAINTENANCE



Balustrade about the complex is being recoated at the present time. Fixings appear to be fine and should remain sound well into the future.

WALLS



The volcanic stone wall at the front of the complex is in good condition. It is however ageing and it was advised to not start water blasting in an attempt to clean as this would likely disturb the mortar which will otherwise remain in place for many years to come.

Inspector's Report for Marina Views

1. INFLATION - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which frequently become necessary as the property ages, but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. UPDATES - We recommend that this report be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. ADMINISTRATION EXPENSES - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. SALT AIR ENVIRONMENT - Exposure to salt air can shorten the service life of many items and will lead to accelerated wear and tear on a wide range of surfaces and materials. Any signs of corrosion or deterioration should be assessed and rectified as soon as possible.
5. TREES - Trees should be kept below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways and walkways to prevent structural damage. Removal of trees may be required in some cases.
6. PAINT WITHIN LOT BOUNDARIES - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
7. PAINT QUOTATIONS - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
8. PAINT SERVICE-LIFE - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
9. ELEVATING WORKING PLATFORMS - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
10. BITUMEN SURFACES - Bitumen surfaces are more susceptible to environmental factors than other areas of the property. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs.
11. BOUNDARY FENCES OR WALLS - Maintenance of fences or walls between properties is regulated under the Fencing Act 1978, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
12. BOUNDARY RETAINING WALLS - The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies depending on a range of factors including who built the retaining wall, whose property it is on, and who benefits from its construction. For the purpose of this report we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a 50% rate has been used for all maintenance work on boundary retaining walls.
13. TILED ROOFS - Tiled roofs may have a service life of 60 years or more with proper care and maintenance.
14. PROPERTY AGEING - The current levies are too low to maintain and improve the property over the next 30 years. The maintenance cost on this type of property during the early years is typically low but as the property ages, it is essential to budget for major works and upgrades.

Report Notes
Long-Term Maintenance Plan

This forecast satisfies the current requirements of Section 116 of the Unit Titles Act 2010 and Section 30 of the Unit Titles Regulations 2011. The Regulations state:-

116 Long-term maintenance plans

(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.

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
(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
(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.

(2) A body corporate must carry out a revie of its plan once every 3 years.

(3) Subject to subclause (2), a body corporate may carry out a review of its plan as frequently as it considers necessary.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this plan is to ensure monies are available when required to cover foreseeable expenses.

Contingency - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

Interest, Taxation and Inflation - The standard interest rate used by Solutions in Engineering is based on Reserve Bank of New Zealand's historical interest rates for the previous fifteen years. The company tax rate is applied to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon RBNZ historical data for Construction Producer Price inflation, commencing December 1997. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

Leaky Buildings - The requirement for a Long Term Maintenance Plan applies to all buildings whether they are a leaky building or not. A Long Term Maintenance Plan assesses the typical maintenance costs and useful lives of building components based on the building being properly and professionally constructed. It is important to note that this report is not a Leaky Building Report. A full leaky building report requires destructive testing, engineering assessment, specification writing and the calling of competitive tenders to ascertain full costs. A Long Term Maintenance Plan obviously does not involve this process. However the report will calculate the remaining life of each building component based on its condition at the time of inspection so deterioration caused by a leaky building issue will affect this part of the building data collected.

Safety - The inspection does not cover safety issues.

Lifts - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

Fire Maintenance – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate); for example: sanitary fittings and lift carriage interiors. This plan deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Defects - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

Ongoing Maintenance Programs - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. With allowances for ongoing maintenance programs, allow funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

Updates - The forecast is made with the best available data at this time. The forecast must be reviewed at least once every three years (Unit Titles *Regulations 2011, Section 30(2)*). We recommend a minimum of bi-annual updates.

Your FREE amendment (conditions) - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

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

Please read the information and the notes on the Inspector's report to gain the most from this report.