Long-Term Maintenance Plan

373 Khyber Pass Road

Epsom 1023

Unit Plan 184031

Report details	
Inspection date:	29/05/2023
Inspector:	Shellvyn Charan

30/05/2023

The Body Corporate Committee

373 Khyber Pass Road
Epsom 1023

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 only to allow contributions to increase with inflation 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)	$2.58
Total Utility Interests	10000
Total Long Term Maintenance Fund Levy	$25,750.00

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

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

Yours sincerely,

The Team at Solutions in Engineering

Building Details & Report Inputs

Supplied information

Building Address	373 Khyber Pass Road Epsom 1023
Unit Plan No.	184031
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	Reg. 1997
Number of Utility Interests	10000
Number of Units	24
Estimated Long Term Maintenance Fund Balance	$68,026
Starting date of Financial Year for Report	1/01/2024
GST Status	Registered for GST
Current Long-Term Maintenance Levy per Utility interests (Inc. GST)	$2.50

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	14%
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 forecasts	30 years

30 Year Levy Table

Year	Year To	Total Contribution		Contribution per Utility Interest		Quarterly Contribution	
	dd/mm/yyyy	Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	31/12/2024	25,750.00	3,358.70	2.58	0.34	0.65	0.08
2	31/12/2025	26,522.50	3,459.46	2.65	0.35	0.66	0.09
3	31/12/2026	27,318.17	3,563.24	2.73	0.36	0.68	0.09
4	31/12/2027	28,137.72	3,670.14	2.81	0.37	0.70	0.09
5	31/12/2028	28,981.85	3,780.24	2.90	0.38	0.73	0.09
6	31/12/2029	29,851.31	3,893.65	2.99	0.39	0.75	0.10
7	31/12/2030	30,746.85	4,010.46	3.07	0.40	0.77	0.10
8	31/12/2031	31,669.25	4,130.77	3.17	0.41	0.79	0.10
9	31/12/2032	32,619.32	4,254.69	3.26	0.43	0.82	0.11
10	31/12/2033	33,597.91	4,382.34	3.36	0.44	0.84	0.11
11	31/12/2034	34,605.85	4,513.81	3.46	0.45	0.87	0.11
12	31/12/2035	35,644.02	4,649.22	3.56	0.46	0.89	0.12
13	31/12/2036	36,713.34	4,788.70	3.67	0.48	0.92	0.12
14	31/12/2037	37,814.74	4,932.36	3.78	0.49	0.95	0.12
15	31/12/2038	38,949.18	5,080.33	3.89	0.51	0.97	0.13
16	31/12/2039	40,117.66	5,232.74	4.01	0.52	1.00	0.13
17	31/12/2040	41,321.19	5,389.72	4.13	0.54	1.03	0.13
18	31/12/2041	42,560.82	5,551.41	4.26	0.56	1.07	0.14
19	31/12/2042	43,837.64	5,717.95	4.38	0.57	1.10	0.14
20	31/12/2043	45,152.77	5,889.49	4.52	0.59	1.13	0.15
21	31/12/2044	46,507.36	6,066.18	4.65	0.61	1.16	0.15
22	31/12/2045	47,902.58	6,248.16	4.79	0.62	1.20	0.16
23	31/12/2046	49,339.66	6,435.61	4.93	0.64	1.23	0.16
24	31/12/2047	50,819.85	6,628.68	5.08	0.66	1.27	0.17
25	31/12/2048	52,344.45	6,827.54	5.23	0.68	1.31	0.17
26	31/12/2049	53,914.78	7,032.36	5.39	0.70	1.35	0.18
27	31/12/2050	55,532.22	7,243.33	5.55	0.72	1.39	0.18
28	31/12/2051	57,198.19	7,460.63	5.72	0.75	1.43	0.19
29	31/12/2052	58,914.14	7,684.45	5.89	0.77	1.47	0.19
30	31/12/2053	60,681.57	7,914.99	6.07	0.79	1.52	0.20

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

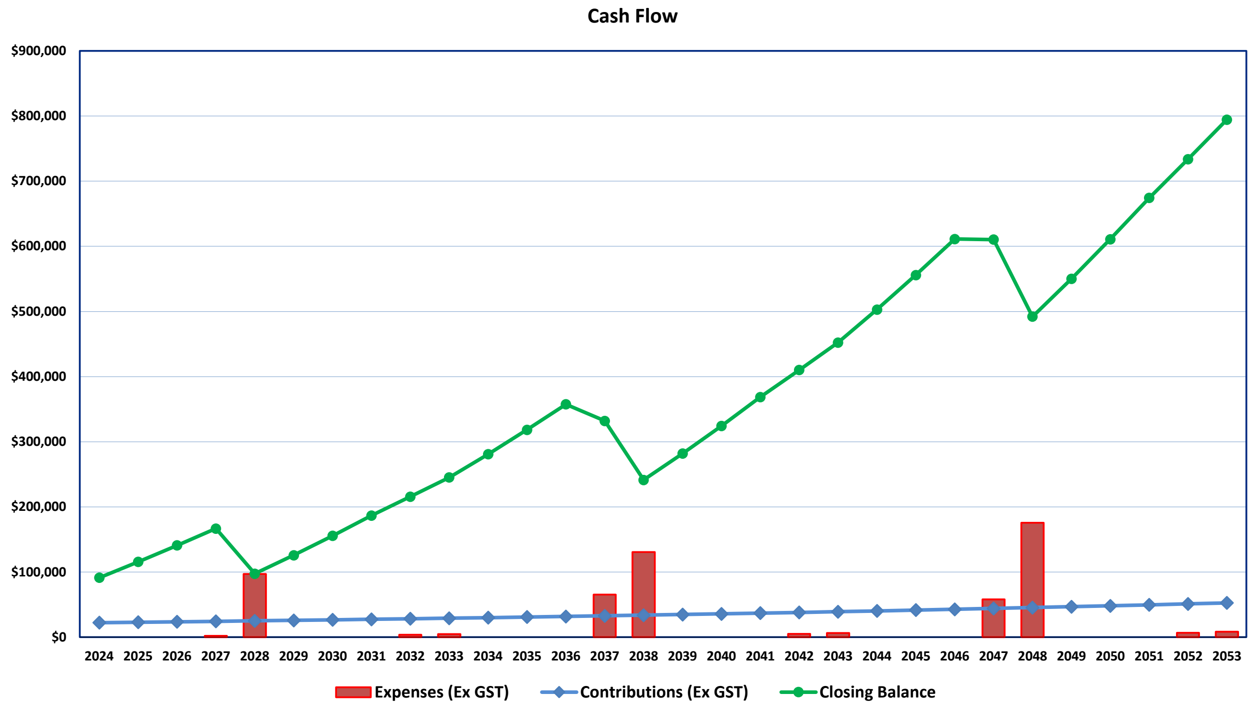
Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	31/12/2024	68,026.00	22,391.30	966.50	0.00	91,383.80
2	31/12/2025	91,383.80	23,063.04	1,255.57	0.00	115,702.41
3	31/12/2026	115,702.41	23,754.93	1,556.47	0.00	141,013.81
4	31/12/2027	141,013.81	24,467.58	3,288.58	1,997.39	166,772.58
5	31/12/2028	166,772.58	25,201.61	2,824.25	97,241.74	97,556.70
6	31/12/2029	97,556.70	25,957.66	2,387.57	0.00	125,901.93
7	31/12/2030	125,901.93	26,736.39	3,008.23	0.00	155,646.55
8	31/12/2031	155,646.55	27,538.48	3,659.38	0.00	186,844.41
9	31/12/2032	186,844.41	28,364.63	4,302.01	3,719.13	215,791.92
10	31/12/2033	215,791.92	29,215.57	4,925.63	4,722.61	245,210.51
11	31/12/2034	245,210.51	30,092.04	5,621.54	0.00	280,924.09
12	31/12/2035	280,924.09	30,994.80	6,402.70	0.00	318,321.59
13	31/12/2036	318,321.59	31,924.64	7,220.53	0.00	357,466.76
14	31/12/2037	357,466.76	32,882.38	7,367.82	65,610.43	332,106.53
15	31/12/2038	332,106.53	33,868.85	6,127.90	130,683.48	241,419.80
16	31/12/2039	241,419.80	34,884.92	5,591.42	0.00	281,896.14
17	31/12/2040	281,896.14	35,931.47	6,477.02	0.00	324,304.63
18	31/12/2041	324,304.63	37,009.41	7,404.68	0.00	368,718.72
19	31/12/2042	368,718.72	38,119.69	8,322.04	4,998.26	410,162.19
20	31/12/2043	410,162.19	39,263.28	9,215.00	6,346.96	452,293.51
21	31/12/2044	452,293.51	40,441.18	10,206.30	0.00	502,940.99
22	31/12/2045	502,940.99	41,654.42	11,313.39	0.00	555,908.80
23	31/12/2046	555,908.80	42,904.05	12,470.99	0.00	611,283.84
24	31/12/2047	611,283.84	44,191.17	13,053.84	58,069.57	610,459.28
25	31/12/2048	610,459.28	45,516.91	11,780.70	175,629.57	492,127.32
26	31/12/2049	492,127.32	46,882.42	11,136.28	0.00	550,146.02
27	31/12/2050	550,146.02	48,288.89	12,404.67	0.00	610,839.58
28	31/12/2051	610,839.58	49,737.56	13,731.30	0.00	674,308.44
29	31/12/2052	674,308.44	51,229.69	15,045.80	6,717.39	733,866.54
30	31/12/2053	733,866.54	52,766.58	16,329.28	8,529.57	794,432.83

30 Year Cash Flow Graph

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

Expenses line – Total anticipated expenses in each year.

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



Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 30 years. From left to right the columns are:-
'Expenditure Items' - lists the different areas and items of expenditure.
'Current Cost' - shows the current maintenance expenditure costs in today's dollars.
Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.
At the bottom on each column there are three lines. Firstly, a **'Grand Total (Inc. GST)'** followed by a line calculating the '**Contingency Allowance (Inc. GST)'** for unforeseen and minor expenses and finally **'Total Expenses (Inc. GST)'** for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
1. BUILDING EXTERIOR																
Repaint external walls	26,656	-	-	-	-	30,902	-	-	-	-	-	-	-	-	-	41,529
Repaint columns, posts, and trim	5,584	-	-	-	-	6,473	-	-	-	-	-	-	-	-	-	8,700
Repaint timber balustrade	6,155	-	-	-	-	7,135	-	-	-	-	-	-	-	-	-	9,589
Replace timber balustrade	26,640	-	-	-	-	-	-	-	-	-	-	-	-	-	40,295	-
Repair external walls (Total: 1012 m2) - 2%	1,358	-	-	-	-	1,574	-	-	-	-	-	-	-	-	-	2,116
Repaint eaves lining	3,612	-	-	-	-	4,187	-	-	-	-	-	-	-	-	-	5,627
Repaint downpipes	2,320	-	-	-	-	2,690	-	-	-	-	-	-	-	-	-	3,614
Repaint metal handrail	945	-	-	-	-	1,096	-	-	-	-	-	-	-	-	-	1,472
Repaint ceiling	648	-	-	-	-	751	-	-	-	-	-	-	-	-	-	1,010
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**54,808**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40,295**	**73,657**
2. ROOFING																
Replace metal roofing 0.6mm Zincalume-incl closing ends and lipping	52,075	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal roofing (Total: 912 m2) - 2%	1,085	-	-	-	-	-	-	-	-	1,416	-	-	-	-	-	-
Repaint eaves guttering	5,333	-	-	-	-	6,182	-	-	-	-	-	-	-	-	-	8,309
Repaint fascia	6,432	-	-	-	-	7,456	-	-	-	-	-	-	-	-	-	10,021
Repair fascia (Total: 202 lm) - 10%	751	-	-	-	-	871	-	-	-	-	-	-	-	-	-	1,170
Repair guttering (Total: 202 lm) - 5%	732	-	-	-	-	849	-	-	-	-	-	-	-	-	-	1,140
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**15,358**	**0**	**0**	**0**	**1,416**	**0**	**0**	**0**	**0**	**0**	**20,640**
3. PRELIMINARIES																
Work at heights access and site setup	15,500	-	-	-	-	17,969	-	-	-	-	-	-	-	-	-	24,148
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**17,969**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,148**
4. DRIVEWAY AND WALKWAYS																
Repair concrete walkways (Total: 80 m2) - 10%	507	-	-	-	571	-	-	-	-	662	-	-	-	-	767	-
Repair timber decking (Total: 92 m2) - 2%	588	-	-	-	-	682	-	-	-	-	790	-	-	-	-	916
Replace timber decking	27,027	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber walkway	2,957	-	-	-	-	3,428	-	-	-	-	3,974	-	-	-	-	4,607
Sub Total (Incl. GST)		**0**	**0**	**0**	**571**	**4,110**	**0**	**0**	**0**	**662**	**4,764**	**0**	**0**	**0**	**767**	**5,523**

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
5. FENCING AND WALLS																
Repair timber paling fence (Total: 91 lm) - 5%	675	-	-	-	760	-	-	-	-	881	-	-	-	-	1,021	-
Replace timber paling fence	12,289	-	-	-	-	-	-	-	-	-	-	-	-	-	18,588	-
Repaint timber paling fences	5,046	-	-	-	-	5,850	-	-	-	-	-	-	-	-	-	7,862
Replace timber paling fences (50% shared cost)	3,038	-	-	-	-	-	-	-	-	-	-	-	-	-	4,595	-
Repair timber paling fences (50% shared cost) (Total: 45 lm) - 20%	608	-	-	-	684	-	-	-	-	793	-	-	-	-	920	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**1,444**	**5,850**	**0**	**0**	**0**	**1,674**	**0**	**0**	**0**	**0**	**25,124**	**7,862**
Grand Total (Incl. GST)		**0**	**0**	**0**	**2,015**	**98,095**	**0**	**0**	**0**	**3,752**	**4,764**	**0**	**0**	**0**	**66,186**	**131,830**
Contingency Allowance (Incl. GST)		**0**	**0**	**0**	**282**	**13,733**	**0**	**0**	**0**	**525**	**667**	**0**	**0**	**0**	**9,266**	**18,456**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**0**	**0**	**0**	**2,297**	**111,828**	**0**	**0**	**0**	**4,277**	**5,431**	**0**	**0**	**0**	**75,452**	**150,286**

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 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
1. BUILDING EXTERIOR																
Repaint external walls	26,656	-	-	-	-	-	-	-	-	-	55,812	-	-	-	-	-
Repaint columns, posts, and trim	5,584	-	-	-	-	-	-	-	-	-	11,692	-	-	-	-	-
Repaint timber balustrade	6,155	-	-	-	-	-	-	-	-	-	12,887	-	-	-	-	-
Replace timber balustrade	26,640	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair external walls (Total: 1012 m2) - 2%	1,358	-	-	-	-	-	-	-	-	-	2,843	-	-	-	-	-
Repaint eaves lining	3,612	-	-	-	-	-	-	-	-	-	7,563	-	-	-	-	-
Repaint downpipes	2,320	-	-	-	-	-	-	-	-	-	4,858	-	-	-	-	-
Repaint metal handrail	945	-	-	-	-	-	-	-	-	-	1,979	-	-	-	-	-
Repaint ceiling	648	-	-	-	-	-	-	-	-	-	1,357	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**98,991**	**0**	**0**	**0**	**0**	**0**
2. ROOFING																
Replace metal roofing 0.6mm Zincalume-incl closing ends and lipping	52,075	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair metal roofing (Total: 912 m2) - 2%	1,085	-	-	-	1,903	-	-	-	-	-	-	-	-	-	2,557	-
Repaint eaves guttering	5,333	-	-	-	-	-	-	-	-	-	11,166	-	-	-	-	-
Repaint fascia	6,432	-	-	-	-	-	-	-	-	-	13,467	-	-	-	-	-
Repair fascia (Total: 202 lm) - 10%	751	-	-	-	-	-	-	-	-	-	1,572	-	-	-	-	-
Repair guttering (Total: 202 lm) - 5%	732	-	-	-	-	-	-	-	-	-	1,533	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**1,903**	**0**	**0**	**0**	**0**	**0**	**27,738**	**0**	**0**	**0**	**2,557**	**0**
3. PRELIMINARIES																
Work at heights access and site setup	15,500	-	-	-	-	-	-	-	-	-	32,454	-	-	-	-	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**32,454**	**0**	**0**	**0**	**0**	**0**
4. DRIVEWAY AND WALKWAYS																
Repair concrete walkways (Total: 80 m2) - 10%	507	-	-	-	889	-	-	-	-	1,031	-	-	-	-	1,195	-
Repair timber decking (Total: 92 m2) - 2%	588	-	-	-	-	1,062	-	-	-	-	1,231	-	-	-	-	1,427
Replace timber decking	27,027	-	-	-	-	-	-	-	-	54,940	-	-	-	-	-	-
Repaint timber walkway	2,957	-	-	-	-	5,341	-	-	-	-	6,191	-	-	-	-	7,177
Sub Total (Incl. GST)		**0**	**0**	**0**	**889**	**6,403**	**0**	**0**	**0**	**55,971**	**7,422**	**0**	**0**	**0**	**1,195**	**8,604**

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
5. FENCING AND WALLS																
Repair timber paling fence (Total: 91 lm) - 5%	675	-	-	-	1,184	-	-	-	-	1,372	-	-	-	-	1,591	-
Replace timber paling fence	12,289	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repaint timber paling fences	5,046	-	-	-	-	-	-	-	-	-	10,565	-	-	-	-	-
Replace timber paling fences (50% shared cost)	3,038	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Repair timber paling fences (50% shared cost) (Total: 45 lm) - 20%	608	-	-	-	1,066	-	-	-	-	1,236	-	-	-	-	1,433	-
Sub Total (Incl. GST)		**0**	**0**	**0**	**2,250**	**0**	**0**	**0**	**0**	**2,608**	**10,565**	**0**	**0**	**0**	**3,024**	**0**
Grand Total (Incl. GST)		**0**	**0**	**0**	**5,042**	**6,403**	**0**	**0**	**0**	**58,579**	**177,170**	**0**	**0**	**0**	**6,776**	**8,604**
Contingency Allowance (Incl. GST)		**0**	**0**	**0**	**706**	**896**	**0**	**0**	**0**	**8,201**	**24,804**	**0**	**0**	**0**	**949**	**1,205**
Grand Total Expenses (Incl. Contingency Allowance and GST)		**0**	**0**	**0**	**5,748**	**7,299**	**0**	**0**	**0**	**66,780**	**201,974**	**0**	**0**	**0**	**7,725**	**9,809**

Building Data List from the Property Inspection for Unit Plan 184031

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							
Repaint external walls	1012	m2	26.34	26,656.00	5	10	Ongoing painting program
Repaint columns, posts, and trim	212	m2	26.34	5,584.00	5	10	Ongoing painting program
Repaint timber balustrade	76	lm	80.99	6,155.00	5	10	Ongoing painting program
Replace timber balustrade	76	lm	350.52	26,640.00	14	40	Replace as required - Estimate only - Quotation required
Repair external walls (Total: 1012 m2) - 2%	21	m2	64.65	1,358.00	5	10	Repair as required
Repaint eaves lining	144	lm	25.08	3,612.00	5	10	Ongoing painting program
Repaint downpipes	76	lm	30.53	2,320.00	5	10	Ongoing painting program
Repaint metal handrail	45	lm	21.01	945.00	5	10	Ongoing painting program
Repaint ceiling	24	m2	26.99	648.00	5	10	Ongoing painting program
2. ROOFING							
Replace metal roofing 0.6mm Zincalume- incl closing ends and lipping	912	m2	57.10	52,075.00	34	60	Replace as required
Repair metal roofing (Total: 912 m2) - 2%	19	m2	57.10	1,085.00	9	10	Repair as required
Repaint eaves guttering	202	lm	26.40	5,333.00	5	10	Ongoing painting program
Repaint fascia	202	lm	31.84	6,432.00	5	10	Ongoing painting program
Repair fascia (Total: 202 lm) - 10%	21	lm	35.77	751.00	5	10	Repair as required
Repair guttering (Total: 202 lm) - 5%	11	lm	66.51	732.00	5	10	Repair as required
3. PRELIMINARIES							
Work at heights access and site setup	1	item	15,500.00	15,500.00	5	10	Working at heights equipment - Quotes required
4. DRIVEWAY AND WALKWAYS							
Repair concrete walkways (Total: 80 m2) - 10%	8	m2	63.32	507.00	4	5	Repair as required/ Estimate only - quotations required
Repair timber decking (Total: 92 m2) - 2%	2	m2	293.77	588.00	5	5	Repair as required
Replace timber decking	92	m2	293.77	27,027.00	24	30	Replace as required
Repaint timber walkway	92	m2	32.14	2,957.00	5	5	Ongoing painting program
5. FENCING AND WALLS							
Repair timber paling fence (Total: 91 lm) - 5%	5	lm	135.04	675.00	4	5	Repair as required
Replace timber paling fence	91	lm	135.04	12,289.00	14	40	Replace as required
Repaint timber paling fences	157	lm	32.14	5,046.00	5	10	Ongoing painting program
Replace timber paling fences (50% shared cost)	45	lm	67.51	3,038.00	14	40	Replace as required
Repair timber paling fences (50% shared cost) (Total: 45 lm) - 20%	9	lm	67.51	608.00	4	5	Repair as required

Building Photo Section

Item Group

BUILDING EXTERIOR



Building exterior was in good condition with no visible signs of maintenance required at time of inspection

ROOFING



The roofing was being water blasted at the time of inspection and appeared in reasonably good condition

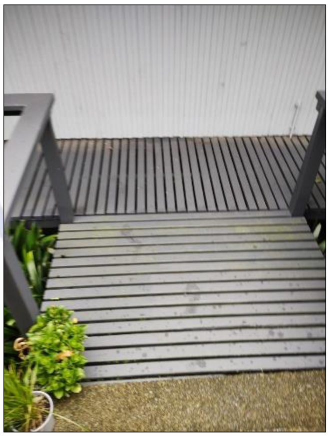
Item Group

PRELIMINARIES


Working at heights equipment and set up

DRIVEWAY AND WALKWAYS

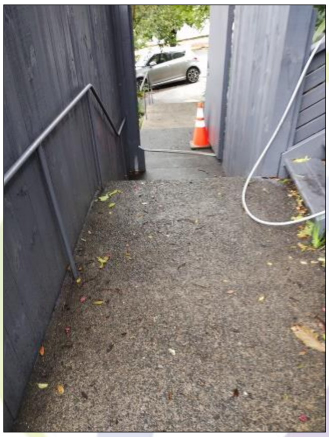


We recommend the concrete walkways are cleaned of all slippery contamination. The timber walkways appeared to be in excellent condition

Item Group

FENCING AND WALLS



The fences were in tidy condition with no maintenance required at the time of inspection

Inspector's Report for Unit Plan 184031

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. 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.
5. 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.
6. PAINTED METAL - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
7. 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.
8. 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.
9. METAL ROOFS - Metal roofs may have a service life of 60 years or more with proper care and maintenance.
10. ASBESTOS - Based on the age of the property, we presume there would be asbestos building materials used in concealed areas of the building. These areas are usually accessed during renovations or building works. Examples: Fibre cement sheeting to bathroom or wet area floors. Sheeting used to line the back of kitchens or bathrooms. Packing materials used under the building or behind door frames or windows. Vinyl flooring under kitchen or laundry floors.
11. HEIGHT ALLOWANCE - Funds allocated for painting & remedial works can be used for many types of access equipment including, but not limited to scaffolding, boom lifts, cherry pickers, rope access, etc.
12. ALUMINIUM – Aluminium materials and structures may have a service life of 40 years or more with proper care and maintenance.

Report Notes
Long-Term Maintenance Plan

This forecast satisfies the current requirements of 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.