

Body Corporate 349938, 30 Heather Street

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Name: 30 Heather Street
Street Address: 30 Heather Street
Parnell
Auckland
Number of Units: 21

Long-Term Maintenance Plan Settings

Plan Status: Approved
Start Date: 1 September 2023
Plan Years: 30
Administrator: John Bradley
Inflation Adjusted Funding Table set. Rate used: 5.0 %

Long-Term Maintenance Fund Statement

This body corporate has established and maintains a long-term maintenance fund in accordance with the requirements of Section 117 (1) of the Unit Titles Act 2010.

Disclaimer

This long-term maintenance plan has been prepared by Plan Heaven and the Body Corporate for the sole purpose of assisting the Body Corporate with planning and funding its long-term maintenance. It is specifically not intended to be a survey or condition report regarding the quality and/or performance of any building element, especially as it relates to weather tightness. In particular, the contents of this long-term maintenance plan should not be relied upon as a pre-purchase inspection and/or condition report.

A brief description of the development

History

The property is a mid-rise building on 1162m² of land that was originally used as offices but converted to residential use. Titles for the completed subdivision into a unit title development were issued in 2005.

Form of the development

30 Heather Street comprises 21 units in one building that includes two levels of basement car parking with four levels of apartments. In addition to the apartments, the development has a building manager's office, various utility and service rooms, storage rooms and common areas.

Construction

The development was a conversion of an existing commercial building. The building is constructed with reinforced concrete foundations and reinforced concrete frame with a mix of infill concrete poured in situ, concrete block and timber-framed walls. The exterior cladding is a mix of painted concrete block, painter plaster over concrete, stone cladding fixed onto concrete and corrugated sheet metal cladding.

The roof has metal sheets and membrane claddings. Rainwater falls to a central gutter before discharging through metal rainwater heads and downpipes. A roof terrace associated with the penthouse has a membrane over the concrete, and this forms the roof of the apartments below. Tiles supported on pedestals are installed over the roof terrace membrane.

Windows comprise glazed aluminium joinery. The front entrance doors have glazing in a timber frame. Entrance doors to units are painted solid fire-rated doors. Balconies have metal and glass balustrades with tiled floor finishes.

Infrastructure

The infrastructure in the building includes the essential services consistent with a mid-rise residential apartment building. However, there are common fire protection systems, communal lighting, security entrance systems and a lift and accordingly, the body corporate is required to maintain a Building Warrant of Fitness (BWOFF).

Common Property

Internal common property includes the entrance and entrance lobby that leads through to hallways, stairs and the lifts on each level. There are two sets of stairs. One at the front of the building leads from the ground floor to the top floor. The second set is at the rear of the building, and these lead to all levels, including the two levels of basement car parking. The lift provides access from the upper basement level to the top of the building.

There are also common rooms, including the building manager's office, utility and service rooms and storage at various levels in the building.

External common property includes the gardens to the southeast side of the building. To the front of the building is concrete parking and driveway areas with some small gardens and trees. The driveway is integrated with access and parking on the adjacent properties which provide vehicle access to the building.

Funding of maintenance

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

Typically, the operating account is used for recurring and lower-value maintenance items such as cleaning gutter cleaning, and maintenance relating to the Building Warrant of Fitness (BWOFF). The long-term maintenance fund is typically used for larger and one-off items that maintain the durability, function and currency of the building and its associated facilities.

The body corporate accounts the building washes from the maintenance fund.

GST

The body corporate is not registered for GST and accordingly, all cash values in this plan include GST unless otherwise stated.

Element descriptions and condition assessments

Item: 1 Name: Roofs Type: Building Element

Description

A corrugated metal roof is installed over the penthouse apartment with metal flashings to the perimeter. The roof has a butterfly formation and rainwater falls to an internal gutter lined with butynol type sheet membrane before draining to external gutter outlets. There are various roof penetrations and fixings, including flues and vents, two skylights, air conditioning units, an extract ventilation fan, a TV aerial and a Sky satellite dish.

A membrane roof is installed on the penthouse roof terrace which forms the roof to the units below. Concrete tiles are supported on pedestals over the membrane.

Other minor sections of the roof include the eyebrow on the southeast side and the small section above the front stairwell. These are understood to be clad with a membrane.

Rainwater drains to pre-painted metal rainwater heads and gutters.

Condition assessment

As of February 2024, the roofs were understood to generally be in good condition with no reported significant issues. Roof fixings and screws holding down the roof cladding and flashings were replaced in 2022. There is also corrosion on the satellite dish fixings and a penetration in the metal flashing that needs repairing.

There is minor corrosion on the downpipes.

Maintenance planned

Roof inspections will be carried out during the routine cleaning of the building. This will include inspection of all aspects of the roof, such as the roof's surfacing, fixings, flashings, penetrations, roof drainage, and any items susceptible to corrosion. This will also include the membrane roofs and the roof above the stairs. In particular, the top of internal downpipes and rainwater outlets will be inspected to ensure they have suitable grates and are clear of debris. Roof inspections will be funded from the operating account so no job has been set up for the work in this plan.

The main roof areas are generally washed by rainfall but the gutters and outlets will require routine cleaning. This work is funded from the operating account.

The body corporate plans to re-paint the roof during the plan period. A job and budget have been set up for this work.

The body corporate has made provision to replace roof screws and fixings periodically based on the recent scope of works completed. A job and budget have been established for this work in the plan.

Rainwater outlets, spouting and downpipes will be inspected and repaired as required. A provisional job and budget have been set up for this work.

No other upgrading or maintenance is planned for the roofs.

Job Number 1 - Roof - fixings maintenance (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof - fixings maintenance	0	0	0	0	0	0	0	10000	0	0

Job Number 2 - Roof - repainting (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof - repainting	0	0	0	0	0	0	0	30000	0	0

Job Number 3 - Roof guttering and downpipes repairs (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof guttering and downpipes repairs	3000	0	0	0	0	3000	0	0	0	0

Job Number 23 - Roof abseiling anchors certification (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof abseiling anchors certification	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Item: 2 Name: Exterior walls and wall cladding Type: Building Element**Description**

The building is constructed with a concrete frame with painted concrete block and painted plaster over concrete for much of the exterior. Architectural features are included at various locations. At the upper levels, painted Zinalume corrugated sheets are installed horizontally.

Zinalume mini corrugated sheets are installed adjacent to the entrance. Painted fibre cement sheets are installed in some of the eaves and underside of balconies.

Condition assessment

As of February 2024, the exterior wall claddings were generally in good condition.

The horizontal corrugated Zinalume cladding has been painted recently.

Maintenance planned

The majority of cladding components require little more than routine cleaning, maintenance, and painting to maintain their durability during the term of this plan. During cleaning, the cladding will be inspected for deterioration and damage. The exterior painting contractor will undertake the inspections and building washes annually as part of the current 7-year exterior maintenance contract. Following the end of the term contract, the body corporate will reconsider its options, and separate jobs have been included for painting and building washes.

Painted surfaces generally require repainting every 7 to 10 years. The body corporate has a term painting contract that includes a full repaint and annual ongoing touchups. This contract expires in 2027 and the body corporate will review the value of the term painting contract and consider alternative options before resigning. A job and budget have been established for this work in the plan.

The Body Corporate has made provision to undertake repairs for general deterioration. Because the amount of work required cannot be predicted, a provisional job and budget for repainting work and general repair have been set up in this plan.

No other maintenance is planned.

Job Number 4 - Exterior repainting (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Exterior repainting	18000	18500	19250	19750	0	0	100000	0	0	0

Job Number 24 - Building washes (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building washes	0	0	0	0	0	0	0	0	15000	0

Item: 3 Name: Balconies and terraces Type: Building Element

Description

A large portion of the top floor includes a roof terrace that forms the roof over the units below. The cladding for this roof terrace has been addressed under the roof section of this plan. Above the cladding, the terrace is formed with tiled paving set on pedestals. Metal balustrades and handrails with glass inserts are fixed to the perimeter of the terrace.

At lower levels, some apartments have balconies extending out from the building with a cantilevered structure. The balconies have a tiled floor finish with painted fibre-cement clad soffits. Rainwater drains away from the building to the edge of the balconies where it is collected in metal guttering. Metal balustrades and handrails with glass inserts are fixed to the perimeter edge of the balconies.

Condition assessment

As of February 2024, the terraces and balconies appeared to be in good condition.

Maintenance planned

The painted areas of the balconies and terraces will be included in the job for exterior repainting set up in this plan. This will also include the routine building washes and inspections.

The body corporate has made provision for ongoing periodic maintenance to balconies and terraces as required. If the repairs indicate that a significant replacement project is required in the future, this plan may be updated at that time. A job and budget have been established for this work in the plan.

No other maintenance is planned.

Job Number 5 - Balcony maintenance (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Balcony maintenance	0	0	0	0	0	0	3000	0	0	0

Item: 4 Name: Doors and windows Type: Building Element

Description

The secure access main front door is made from timber with glazed inserts. The entrance doors to units are painted fire-rated systems. Painted doors are installed internally in the manager's office, service and storage rooms. Two automatic grill doors secure the basement car parking levels.

Windows and sliding doors to balconies and terraces are powder-coated aluminium framed with a mix of single and double glazing.

Condition assessment

As of February 2024, all doors and windows were in good condition.

Maintenance planned

Inspection of the doors and windows will be undertaken during routine building washes. This is funded from the operating account so no job has been set up for this work.

Painted entrance doors periodically require repainting. This work is included in the exterior repainting job set up in this plan.

Internal doors to the manager's office, service rooms and storage rooms will periodically require repainting. This work is included in the interior repainting job set up in this plan.

The garage roller doors to the basement car parking area will be subject to heavy use and will require regular maintenance to ensure that the motor, running gear and automated controls continue to operate. This work is funded from the operating account so no job or budget has been set up for it in this plan.

Garage security doors periodically need replacement. While the timing for replacement is unknown, a provisional job and budget have been set up in this plan to ensure that funding is available when replacement is required.

Service and plant room doors may require maintenance, subject to the frequency of use. This maintenance is funded from the operating account so no job has been set up for the work in this plan.

No other maintenance is planned.

Job Number 6 - Replace garage doors (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace garage doors	0	0	0	0	0	0	0	0	0	0

Item: 5 Name: Electrical systems Type: Infrastructure

Description

Electricity is fed underground into the electrical service room at the upper basement floor level of the development. From there it is reticulated up risers on each floor to the termination point for each unit as well as to the basement levels.

There is a common electrical system. This provides power to the lighting in the common internal and external areas, along with the lift, car park electric gates, emergency fire systems, entrance security systems, and service rooms.

Condition assessment

As of February 2024, the electrical systems were in good condition. All the light fittings have been replaced with LED lighting recently.

Maintenance planned

Routine maintenance, including safety inspections and consumable items such as light bulbs, is funded from the operating account. Accordingly, no job has been set up in this plan for this work.

The body corporate will undertake electrical health checks on the main switchboard from time to time to ensure there are no hot spots. This is funded from the operating budget.

No other maintenance is planned.

Item: 6 Name: Plumbing and drainage Type: Infrastructure

Description

The plumbing and drainage systems include mains water supply, hot water supply, stormwater removal and wastewater removal (greywater and sewage).

Mains Water

Mains water is from the city supply. It is reticulated across common land and through the building to each unit with riser ducts to the upper floors. The development has a common water supply system for wash-down supply.

The individual units are metered to provide a split of the water use across the building.

Hot Water

Communal hot water is supplied to each unit. Mains water is fed to the gas boiler in the basement, which heats the water before reticulating it to hot water cylinders and then through the development of each unit. The individual units hot water is

metered to provide a split of the hot water use across the building.

Waste Water

Wastewater, including greywater and sewage, is reticulated from each unit through the building and then under common land to discharge to the public sewer network.

Stormwater

Rainwater discharges from the roof to roof gutters and outlets, down the downpipes and into stormwater pipes under common land. These pipes also collect surface water from the balconies and common space, including the driveway via various gullies and channel drains. All stormwater passes through the drainage system to the public network.

Condition assessment

As of February 2024, all plumbing and drainage systems were in good condition. The some of the hot and cold water metering units are difficult to access and becoming obsolete. However, the two gullies near the front entrance periodically overflow.

Maintenance planned

The body corporate engages a contractor to service the communal hot water system and metering. This is funded from the operating account.

General cleaning of gutters, sumps and floor drains will be routinely carried out. This work is funded from the operating account, and therefore, no job has been set up in this plan.

The body corporate has made provision to replace the water metering units in the building and is considering adopting remote meter reading technology for this purpose. A provisional job and budget have been established for this work in the plan.

The gully nearest to the front entrance has an unusual construction consisting of a plastic bucket set in the ground as a sump and connected to an outlet pipe. This may be contributing to the inadequacy of dealing with rainwater and any localised flooding. The body corporate will monitor the overflow of the gullies and will the gullies near the entrance at their discretion. A job and budget have been set up for this work.

No other upgrading or maintenance is planned.

Job Number 7 - Replace driveway gullies (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace driveway gullies	0	0	0	0	0	0	0	0	5000	0

Job Number 8 - Water metering replacement (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Water metering replacement	30000	0	0	0	0	0	0	0	0	0

Item: 7 Name: Gas systems Type: Infrastructure

Description

The development has a gas supply fed underground to the building that services apartment 21 and a gas water heater located within the upper basement level. This boiler provides communal hot water heating to the units in the building.

Condition assessment

As of February 2024, the gas system is understood to be in good condition.

Maintenance planned

The body corporate engages a contractor to service the boiler and gas system. This is funded from the operating account.

A job and budget have been included to replace the key elements of the hot water systems in the long term.

No other maintenance is planned.

Job Number 9 - Hot water system replacements (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Hot water system replacements	0	0	0	0	0	0	0	0	0	0

Item: 8 Name: Communication systems Type: Infrastructure**Description**

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

Telephone services are carried over copper cabling that is reticulated across common land, through the development to termination points in each unit. There is also a common supply for the management of the building.

The building is serviced with Ultrafast Fibre to the units.

The Body Corporate maintains a common TV feed with an aerial and Sky satellite dish located on the roof. This feed is reticulated through the development up to the termination points on each unit.

There is also a controlled access entry system on the building with an intercom to the units.

Condition assessment

As of February 2024, the communication systems were in good condition.

Maintenance planned

Communication systems will be routinely checked as part of the general building inspection.

No other maintenance is planned.

Item: 9 Name: Fire protection systems Type: Infrastructure**Description**

The development is fitted with a Type 4 fire protection system. This includes manual call points (break glass in case of fire), sounders, smoke detectors in all enclosed areas, and fire hoses on each level. The system is monitored with a panel connected to the Fire and Emergency Service.

Condition assessment

As of February 2024, the fire protection systems were in good conditions.

The fire panel is about 20 years old and parts are still readily available. Typically fire panels have a life expectancy of about 25 years before the technology becomes redundant.

Maintenance planned

The system is listed on the building's compliance schedule and is therefore serviced and certified by an Independently Qualified Person (IQP) as part of the BWOFF. This is funded from the operating budget.

The building's fire protection systems appear to have been well maintained, and only routine maintenance is expected to be necessary. The body corporate has been advised that the fire panel can be renewed without replacing significant parts. A job and budget have been established for renewing the fire panel when it is necessary.

No other maintenance is planned.

Job Number 10 - Replacement fire panel (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replacement fire panel	0	0	0	0	0	0	0	0	0	0

Item: 10 Name: Heating, Ventilation, and Air Conditioning (HVAC) systems Type: Infrastructure

Description

The building has a mechanical ventilation system that removes air from bathroom and kitchen extract units through common ducting which discharges out through a fan on the roof.

Units have their own individual air conditioning systems that are not maintained by the body corporate.

Condition assessment

As of February 2024, the mechanical ventilation systems are understood to be in generally good condition.

Maintenance planned

The mechanical ventilation systems are listed on the building's compliance schedule. They are serviced and certified by an Independently Qualified Person (IQP) as both part of the BWOFF and for routine maintenance. This is funded from the operating account so no job has been set up for this work.

The roof-mounted fans can periodically fail. In anticipation of any unexpected failure, a job and budget have been set up to allow for urgent repair to the fan.

The air conditioning systems for individual units are maintained by their respective owners. However, the unit owners must coordinate any work that affects the roof or exterior of the building with the body corporate.

No other maintenance is planned.

Job Number 11 - Replacement roof fan (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replacement roof fan	0	0	0	0	0	0	10000	0	0	0

Item: 11 Name: Security systems Type: Infrastructure

Description

Security systems in the development include the controlled access doors, intercom system, and CCTV.

The intercom system was renewed in 2023, and the CCTV surveillance system has recently been upgraded.

Condition assessment

As of February 2024, the security systems are understood to be in good condition.

Maintenance planned

Routine inspection and maintenance, including any minor repairs that are inevitable with these systems, will be required from time to time. The controlled access doors are also routinely inspected and certified as part of the BWOFF. This minor and routine work is funded from the operating account, so no job has been set up in this plan for this work.

The body corporate has included a job to replace the gate locks in 2024.

The body corporate has made provision to replace the intercom and CCTV systems to avoid future obsolescence. A jobs and budgets have been established for these works in the plan.

No other maintenance is planned.

Job Number 12 - Intercom and CCTV replacement/upgrades (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Intercom and CCTV replacement/upgrades	0	0	0	0	1000	0	0	0	0	1000

Job Number 13 - Gate lock replacements (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Gate lock replacements	16400	0	0	0	1000	0	0	0	0	1000

Item: 12 Name: Lift Type: Infrastructure

Description

There is one passenger lift in the development providing access to all levels. The passenger lift is an early MRL type lift from Schindler and was installed around 1990. Apart from repairs and maintenance as required, all of the equipment is original at the time of installation.

Condition assessment

As of February 2024, the lift is understood to be nearing the end of its useful life. Vertrans have prepared a report on the lift and recommend that it be replaced.

Maintenance planned

The lifts are listed on the building's compliance schedule. They are serviced and certified by an Independently Qualified Person (IQP) as part of the BWOFF. Routine maintenance is currently being performed by Schindler under a comprehensive maintenance agreement. The routine maintenance and certification are funded from the operating budget.

The body corporate will consider its options for replacing or modernising the lift. A job and budget have been set up as a provision for this work including replacing the lift ceiling and downlights.

Job Number 14 - Lift Modernisation (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lift Modernisation	5400	0	0	0	0	0	0	0	0	150000

Item: 13 Name: Entrance Foyer Type: Common Property

Description

The entrance foyer is at ground floor level and has painted plasterboard walls and ceilings with polyurethaned timber flooring leading to the front stairs and ground floor hallway. A feature wall with inset shelving with a painted finish. A painted brick feature is installed on the wall adjacent to the stairs.

Metal letterboxes are fixed to the wall adjacent to the entrance. A storage cupboard is located under the stairs.

Condition assessment

As of February 2024, the entrance foyer was in good condition. The flooring has wear and tear to the surface.

Maintenance planned

Routine cleaning and inspection are funded from the operating account. Accordingly, no job has been set up in this plan.

The walls, ceiling, doors and trims will require periodic repainting of the painted surfaces. A job and budget have been set up for all interior repainting work.

The floor will require periodic sealing and/or repair. A job and budget have been set up for this work.

No other upgrading or maintenance is planned.

Job Number 15 - Timber floor sealing (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Timber floor sealing	0	0	8000	0	0	0	0	0	0	0

Job Number 16 - Interior repainting (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Interior repainting	0	0	0	50000	0	0	0	0	0	0

Item: 14 Name: Hallways Type: Common Property

Description

The development has internal hallways providing access to all units from the ground floor to the top floor of the development. These have a mix of tongue and groove wood panelling and plasterboard finishes to the walls, both with a painted finish.

The ceilings are painted plasterboard, and the floor coverings are carpet. Internal fire-rated doors separate fire cells in the building. Access to the hallways is from the entrance foyer and two stairwells.

Condition assessment

As of February 2024, the hallways were in good condition.

Maintenance planned

Little more than routine cleaning and regular repainting is required to keep the hallways in good condition during the term of this plan. General cleaning of the common areas is funded from the operating account.

Repainting of the hallways is included in the interior repainting job and budget that have been set up in this plan. This will include any repairs and touch-up work to walls as may be needed.

Carpets are likely to wear out during the course of the plan. A job and budget have been set up for replacement carpets.

No other maintenance or upgrading is planned.

Job Number 17 - Carpet replacement (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carpet replacement	0	0	0	0	0	0	0	0	0	0

Item: 15 Name: Stairs Type: Common Property

Description

There are two stairwells in the building.

At the front of the building, stairs lead from the entrance foyer up to the top floor of the development. These stairs have timber finishes to the steps and a mix of timber finishes and parquet flooring on the intermediate-level landings. Timber handrails are fixed to the plasterboard walls. The ceiling of this stairwell is lined with tongue and groove-sealed timbers. At the front elevation of the building, the stairwell has aluminium framed glazing at all levels.

At the rear of the building a stairwell leads from the lower basement level up to the top floor of the building. These stairs have painted concrete finishes from the basement level to the ground floor level. At the ground floor level, the finishes are timber, and this continues up the steps and landings to the top floor. At the upper basement level, the lift is accessed from the landings on each floor. Timber handrails are fixed to the mix of painted concrete blocks and painted plasterboard walls. The ceiling in the stairs is tongue and groove timber linings.

Internal painted fire-rated doors separate the landings on the stairs from the hallways in the building

Condition assessment

As of February 2024, the stairs were generally in fair condition, with the floor finishes showing signs of wear and tear. Some timber treads, particularly on the front stairwell had longitudinal cracks to the timber finishes running along the timber grain.

Maintenance planned

The body corporate will undertake routine cleaning and regular repainting to keep the stairs in good condition during the term of this plan. General cleaning of the common areas is funded from the operating account.

Repainting of the stairs is included in the interior repainting job and budget that have been set up in this plan. This will include any repairs and touch-up work to walls as may be needed.

The body corporate will repair damaged floorboards when necessary and will consider covering the timber flooring with carpet in the long term. A provisional job and budget have been set up for this work.

No other maintenance or upgrading is planned.

Job Number 18 - Carpet installation for timber floor (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carpet installation for timber floor	0	0	0	0	0	0	0	0	0	10000

Job Number 19 - Timber tread repairs (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Timber tread repairs	500	0	0	500	0	0	500	0	0	500

Item: 16 Name: Managers office, service and storage rooms Type: Common Property

Description

At the upper basement level, a service room containing electricity meter boards and providing storage leads through to a manager's office. These rooms have concrete floors and a mix of wall linings including painted and unpainted plasterboard, concrete and concrete block.

Additional service rooms and ducts are located off the rear stairwell at various levels and from the basement levels. These rooms are generally unpainted. Doors to the rooms are a painted mix of hollow-core and solid core doors

Condition assessment

As of February 2024, all rooms were generally in fair condition.

Maintenance planned

Routine cleaning and inspection are funded from the operating account. Accordingly, no job has been set up in this plan.

The walls, ceiling and doors will require periodic repainting of the painted surfaces to keep them in good order. However, being service rooms and not spaces frequently used other than by service providers, only the doors fronting the stairs and landings are included in the interior repainting work. There are no plans to paint the interior of these rooms.

No other maintenance is planned.

Item: 17 Name: Basement car parking Type: Common Property

Description

Two levels of basement car parking are provided in the development. They are accessed separately from the exterior of the building via automatic roller doors. Internal access is via the stairwell at the rear of the building.

The basements are formed from the concrete structure of the building and have services running beneath the ceilings. The gas water heater is located in an enclosed corner of the basement.

The basements have openings to the exterior to allow natural air circulation. No car park ventilation systems are installed in the basements.

Car park markings are provided on the floor.

The ground floor car park also houses the rubbish and recycle bins near the roller door for ease of rubbish collection.

Condition assessment

As of February 2024, the basement and car parking areas are generally in good condition.

Maintenance planned

Routine cleaning and inspection are funded from the operating account. Accordingly, no job has been set up in this plan.

Car park and directional markings are anticipated to require repainting during the term of this plan. A job and budget have been set up for this work.

The body corporate has installed mag locks on the garage doors, to prevent the occasional break ins and improve the security of the development.

The body corporate will install some height restriction signs in the basement. This is funded from the operating budget.

No other upgrading or maintenance is planned.

Job Number 21 - Car park markings (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Car park markings	0	0	1500	0	0	0	0	0	0	0

Item: 18 Name: Driveway and paving Type: Common Property

Description

A concrete driveway with channel drains leads in from Heather Street and provides some external car parking on the development. This driveway is partly retained and has a crash barrier to one side of it. An asphalt driveway leads in from Mutu Street up to the lower-level basement entrance and connects to the driveway from Heather Street. These areas are partially within the land boundaries but are also installed over adjacent land not owned by the body corporate.

The front entrance has a tiled external area leading from the concrete driveway. A low plastered concrete wall separates the entrance from the driveway and has painted concrete steps leading down to the lower level externally.

Condition assessment

As of February 2024, the paths and driveway were generally in good condition. However, plaster on the wall adjacent to the steps and on the steps themselves has separated from the concrete structure and requires repair.

Maintenance planned

Routine washing and inspection are funded from the operating account. Accordingly, no job has been set up in this plan.

Repainting of the steps and walls is included in the exterior repainting work. The plaster in these areas will be repaired as part of the overall repaint project.

Item: 19 Name: Gardens and retaining walls Type: Common Property

Description

Small areas of the garden with established trees are located at the front of the building.

Gardens are also located to the south-east side of the building with stone-clad retaining walls. These areas are used and maintained by unit owners who have private space adjacent to the gardens.

Stone retaining walls are located along the eastern boundary of the development forming part of ground floor units gardens.

Condition assessment

As of February 2024, the gardens and retaining walls were in good condition.

Maintenance planned

The gardens will require some maintenance from time to time by adding more mulch and replacing the odd plant. The trees may require periodic pruning to remove dead and dangerous branches. Garden maintenance is funded out of the operating account so no job has been set up for this work.

No other upgrading or maintenance is planned.

Job Number 22 - Contingency Item (First 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Contingency Item	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000

Jobs list

Note: All job costs are provisional estimates only unless otherwise stated. Plan Heaven recommends that the Body Corporate obtains quotes as soon as possible and arranges for this plan to be updated, in order to provide more certainty in regard to the cost of the jobs scheduled and the Body Corporate's ability to fund them.

Job Number: 1 Job Name: Roof - fixings maintenance

The body corporate has made provision to replace roof screws and fixings periodically based on the recent scope of works completed. A job and budget have been established for this work in the plan.

Based on the recent job, an allowance of \$10,000 excluding GST has been budgeted for this work every 15 years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof - fixings maintenance	0	0	0	0	0	0	0	10000	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof - fixings maintenance	0	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof - fixings maintenance	0	0	10000	0	0	0	0	0	0	0

Job Number: 2 Job Name: Roof - repainting

This job and budget have been set up to allow for repainting the metal roof cladding in order to extend its serviceable life.

An allowance of \$30,000 excluding GST has been budgeted for this work every 15 years This has been estimated for a roof area of 500m2 at a rate of \$60/m2 and allows for a three coat system.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof - repainting	0	0	0	0	0	0	0	30000	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof - repainting	0	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof - repainting	0	0	30000	0	0	0	0	0	0	0

Job Number: 3 Job Name: Roof guttering and downpipes repairs

This job and budget have been set up to allow for repair or replacement of rainwater outlets, spouting and downpipes that are corroding.

An allowance of \$3,000 excluding GST has been budgeted for this work every 5 years. The body corporate may adjust this amount once the extent of repair required for these items is known.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof guttering and downpipes repairs	3000	0	0	0	0	3000	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof guttering and downpipes repairs	3000	0	0	0	0	3000	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof guttering and downpipes repairs	3000	0	0	0	0	3000	0	0	0	0

Job Number: 4 Job Name: Exterior repainting

This job and budget have been set up for repainting all painted elements of the exterior of the building.

The body corporate entered into a contract with Walker Property Services in 2021 to carry out annual building washes and minor rust repairs and touch-up painting following the repaint in 2021. The costs have been CPA indexed for the balance of the term of the contract.

The body corporate will consider options for painting on going painting and building washes at the end of the contract but has allowed \$100,000 for exterior repaints every ten years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Exterior repainting	18000	18500	19250	19750	0	0	100000	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Exterior repainting	0	0	0	0	0	0	100000	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Exterior repainting	0	0	0	0	0	0	100000	0	0	0

Job Number: 5 Job Name: Balcony maintenance

This job and budget are to provide funds for ongoing minor balcony maintenance. The amounts are a provision only as the nature and cost of such works cannot be accurately predicted.

Provisional allowance for ongoing periodic balcony maintenance every seven years = \$3000

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Balcony maintenance	0	0	0	0	0	0	3000	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Balcony maintenance	0	0	0	3000	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Balcony maintenance	3000	0	0	0	0	0	0	3000	0	0

Job Number: 6 Job Name: Replace garage doors

This job and budget have been set up to allow for any unexpected failure of the motors or mechanism on the two basement roller doors.

A budget of \$15,000 including GST has been budgeted for this work every 15 years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace garage doors	0	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace garage doors	15000	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace garage doors	0	0	0	0	0	15000	0	0	0	0

Job Number: 7 Job Name: Replace driveway gullies

This job and budget have been set up to allow for the replacement of the two road gullies near the entrance to the building.

An allowance of \$5,000 excluding GST has been budgeted for this work.

The body corporate will monitor the overflow issue of the gullies and work with the building manager closely to decide the timing of the replacement.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace driveway gullies	0	0	0	0	0	0	0	0	5000	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace driveway gullies	0	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace driveway gullies	0	0	0	0	0	0	0	0	0	0

Job Number: 8 Job Name: Water metering replacement

This job budget had been established to provide funds for the upgrading of the water metering in the building. The body culprit is currently considering options for remote reading technology to prove the efficiency of the system but as yet to make a decision about the technology to be used. Is the extent in scope of the work required is yet to be confirmed a provisional mount has been allowed in the budget.

Provisional budget for replacing water metering in the building @ \$30,000

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Water metering replacement	30000	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Water metering replacement	0	0	0	0	0	30000	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Water metering replacement	0	0	0	0	0	0	0	0	0	0

Job Number: 9 Job Name: Hot water system replacements

This job and budget are to provide funds for the replacement of key components of the central hot water system within the period of the plan should they fail as they reach the end of their economic life. The following provisional allowances are made for the various key components.

Replacement of the existing boiler approximately every 10-15 years of service = \$3,000 excl GST approx

Replacement of the circulation pump approximately every 15 years of service = \$3,400 excl GST approx

Replacement of the hot water tank approximately every 15 years of service = \$4,000 excl GST approx

Total allowance = \$10,400 excl GST

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Hot water system replacements	0	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Hot water system replacements	10400	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Hot water system replacements	0	10400	0	0	0	0	0	0	0	0

Job Number: 10 Job Name: Replacement fire panel

This job and budget are to fund the replacement of the fire panel during the plan period. At that stage, the fire panel will be approximately 25 years and nearing the end of its serviceable life.

An allowance of \$35,000 excluding GST has been budgeted for this work, as it was advised that the whole panel can be renewed without replacing major parts.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replacement fire panel	0	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replacement fire panel	0	0	0	0	0	20000	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replacement fire panel	0	0	0	0	0	0	0	0	0	0

Job Number: 11 Job Name: Replacement roof fan

This provisional job and budget have been set up to allow for the replacement of the ventilation roof fan should it unexpectedly fail during the term of this plan. The ventilation fan was replaced in 2021.

An allowance of \$10,000 excluding GST has been budgeted for this work every 10 years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replacement roof fan	0	0	0	0	0	0	10000	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replacement roof fan	0	0	0	0	0	0	10000	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replacement roof fan	0	0	0	0	0	0	10000	0	0	0

Job Number: 12 Job Name: Intercom and CCTV replacement/upgrades

This job and budget have been established to upgrade the new intercom system when the current one reaches the end of its useful life and to allow for replacement of parts of CCTV cameras and / or upgrade of the security system.

Allow for \$20,000 excl GST every twenty years approximately

An allowance of \$1,000 has been budgeted approximately every 5 years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Intercom and CCTV replacement/upgrades	0	0	0	0	1000	0	0	0	0	1000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Intercom and CCTV replacement/upgrades	0	0	0	0	1000	0	0	0	20000	1000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Intercom and CCTV replacement/upgrades	0	0	0	0	1000	0	0	0	0	1000

Job Number: 13 Job Name: Gate lock replacements

This job and budget have been set to fund the replacement of the gate locks to the development.

The cost of replacing four DormaKaba RG80 Gate locks and associated cabling = \$16,400 incl GST and was completed in 2024

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Gate lock replacements	16400	0	0	0	1000	0	0	0	0	1000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Gate lock replacements	0	0	0	0	1000	0	0	0	0	1000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Gate lock replacements	0	0	0	0	1000	0	0	0	0	1000

Job Number: 14 Job Name: Lift Modernisation

This job and budget have been set up for the modernisation of the passenger lift in the building. The body corporate has received three quotes or estimates and the amount budgeted is for the lowest of these which is from Auckland Lifts using Schindler parts. The programme includes the replacement of the controllers, hydraulics, door operator, landing panels, car panel, all wiring and labour.

An allowance of \$150,000 excluding GST has been budgeted for this work.

The body corporate also undertook replacement of the lift ceiling in 2024 for around \$5,400 which has been included in the plan.

The body corporate will monitor the ongoing performance of the lift closely to decide when to modernise the lift.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Lift Modernisation	5400	0	0	0	0	0	0	0	0	150000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Lift Modernisation	0	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Lift Modernisation	0	0	0	0	0	0	0	0	0	0

Job Number: 15 Job Name: Timber floor sealing

This job and budget have been set up to allow for resealing of the timber floors to lobbies, and stairs throughout the development.

An allowance of \$8,000 excluding GST has been budgeted for this work allowing \$2,000 for each of the main apartment levels.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Timber floor sealing	0	0	8000	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Timber floor sealing	0	0	8000	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Timber floor sealing	0	0	8000	0	0	0	0	0	0	0

Job Number: 16 Job Name: Interior repainting

This job and budget have been set up to allow for the repainting of the interior of the building, including all painted elements on the walls, ceilings, trims and doors.

The total cost of interior repainting is estimated to at approximately \$50,000 and planned for every 8 years.

This project will be reviewed from time to time, in conjunction with the building manager and painting contractors giving consideration as to whether it should be completed as one job or in several smaller projects.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Interior repainting	0	0	0	50000	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Interior repainting	0	50000	0	0	0	0	0	0	0	50000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Interior repainting	0	0	0	0	0	0	0	50000	0	0

Job Number: 17 Job Name: Carpet replacement

This job and budget are to fund the replacmemtn of carpets approximately every 15 years.

Budget allowance for approximately 200 sqm of carpet @ \$80 / sqm = \$16,000

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carpet replacement	0	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Carpet replacement	16000	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Carpet replacement	0	0	0	0	0	16000	0	0	0	0

Job Number: 18 Job Name: Carpet installation for timber floor

The current floor covering for the stairs is timber which is prone to wear and tear. The body corporate will consider cover the timber flooring and steps with carpet to extend its life and reduce maintenance needs.

Allow for \$10,000 excl.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carpet installation for timber floor	0	0	0	0	0	0	0	0	0	10000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Carpet installation for timber floor	0	0	0	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Carpet installation for timber floor	0	0	0	0	10000	0	0	0	0	0

Job Number: 19 Job Name: Timber tread repairs

This job and budget have been set up to allow for replacement of split timber flooring to the stair treads in the development.

An allowance of \$500 excluding GST has been budgeted for this work and it is repeated periodically to allow for possible future damage.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Timber tread repairs	500	0	0	500	0	0	500	0	0	500

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Timber tread repairs	500	0	0	500	0	0	500	0	0	500

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Timber tread repairs	500	0	0	500	0	0	500	0	0	500

Job Number: 21 Job Name: Car park markings

This job and budget have been set up to allow for repainting the car park markings in the building.

An allowance of \$1,500 excluding GST has been budgeted for this work.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Car park markings	0	0	1500	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Car park markings	0	0	1500	0	0	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Car park markings	0	0	1500	0	0	0	0	0	0	0

Job Number: 22 Job Name: Contingency Item

Unexpected jobs can crop up, either earlier or more costly than planned. These are sometimes urgent. As such, the body corporate has allowed for some contingency in the LTMP to deal with these events separately. The Body Corporate considers the inclusion of a Contingency item in the Long Term Maintenance Plan a prudent measure to allow for unforeseen maintenance items should they occur.

An allowance of \$5000 has been budgeted each year to fund the contingency item.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Contingency Item	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Contingency Item	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Contingency Item	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000

Job Number: 23 Job Name: Roof abseiling anchors certification

The roof abseiling system needs to be certified by an independent professional on a annual basis. As such \$1000 has been allowed for the certification each year.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof abseiling anchors certification	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof abseiling anchors certification	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof abseiling anchors certification	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Job Number: 24 Job Name: Building washes

This job and budget provide funding for biannual building washes in the years that the building is not planned to be painted.

Budget allowance = \$15,000

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building washes	0	0	0	0	0	0	0	0	15000	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Building washes	15000	0	15000	0	15000	0	0	0	15000	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Building washes	15000	0	15000	0	15000	0	0	0	15000	0

Job cost table

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof - fixings maintenance	0	0	0	0	0	0	0	10,000	0	0
Roof - repainting	0	0	0	0	0	0	0	30,000	0	0
Roof guttering and downpipes repairs	3,000	0	0	0	0	3,000	0	0	0	0
Exterior repainting	18,000	18,500	19,250	19,750	0	0	100,000	0	0	0
Balcony maintenance	0	0	0	0	0	0	3,000	0	0	0
Replace garage doors	0	0	0	0	0	0	0	0	0	0
Replace driveway gullies	0	0	0	0	0	0	0	0	5,000	0
Water metering replacement	30,000	0	0	0	0	0	0	0	0	0
Hot water system replacements	0	0	0	0	0	0	0	0	0	0
Replacement fire panel	0	0	0	0	0	0	0	0	0	0
Replacement roof fan	0	0	0	0	0	0	10,000	0	0	0
Intercom and CCTV replacement/upgrades	0	0	0	0	1,000	0	0	0	0	1,000
Gate lock replacements	16,400	0	0	0	1,000	0	0	0	0	1,000
Lift Modernisation	5,400	0	0	0	0	0	0	0	0	150,000
Timber floor sealing	0	0	8,000	0	0	0	0	0	0	0
Interior repainting	0	0	0	50,000	0	0	0	0	0	0
Carpet replacement	0	0	0	0	0	0	0	0	0	0
Carpet installation for timber floor	0	0	0	0	0	0	0	0	0	10,000
Timber tread repairs	500	0	0	500	0	0	500	0	0	500
Car park markings	0	0	1,500	0	0	0	0	0	0	0
Contingency Item	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Roof abseiling anchors certification	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building washes	0	0	0	0	0	0	0	0	15,000	0
Total	\$79,300	\$24,500	\$34,750	\$76,250	\$8,000	\$9,000	\$119,500	\$46,000	\$26,000	\$168,500

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof - fixings maintenance	0	0	0	0	0	0	0	0	0	0
Roof - repainting	0	0	0	0	0	0	0	0	0	0
Roof guttering and downpipes repairs	3,000	0	0	0	0	3,000	0	0	0	0
Exterior repainting	0	0	0	0	0	0	100,000	0	0	0
Balcony maintenance	0	0	0	3,000	0	0	0	0	0	0
Replace garage doors	15,000	0	0	0	0	0	0	0	0	0
Replace driveway gullies	0	0	0	0	0	0	0	0	0	0
Water metering replacement	0	0	0	0	0	30,000	0	0	0	0
Hot water system replacements	10,400	0	0	0	0	0	0	0	0	0

Replacement fire panel	0	0	0	0	0	20,000	0	0	0	0
Replacement roof fan	0	0	0	0	0	0	10,000	0	0	0
Intercom and CCTV replacement/upgrades	0	0	0	0	1,000	0	0	0	20,000	1,000
Gate lock replacements	0	0	0	0	1,000	0	0	0	0	1,000
Lift Modernisation	0	0	0	0	0	0	0	0	0	0
Timber floor sealing	0	0	8,000	0	0	0	0	0	0	0
Interior repainting	0	50,000	0	0	0	0	0	0	0	50,000
Carpet replacement	16,000	0	0	0	0	0	0	0	0	0
Carpet installation for timber floor	0	0	0	0	0	0	0	0	0	0
Timber tread repairs	500	0	0	500	0	0	500	0	0	500
Car park markings	0	0	1,500	0	0	0	0	0	0	0
Contingency Item	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Roof abseiling anchors certification	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building washes	15,000	0	15,000	0	15,000	0	0	0	15,000	0
Total	\$65,900	\$56,000	\$30,500	\$9,500	\$23,000	\$59,000	\$116,500	\$6,000	\$41,000	\$58,500

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof - fixings maintenance	0	0	10,000	0	0	0	0	0	0	0
Roof - repainting	0	0	30,000	0	0	0	0	0	0	0
Roof guttering and downpipes repairs	3,000	0	0	0	0	3,000	0	0	0	0
Exterior repainting	0	0	0	0	0	0	100,000	0	0	0
Balcony maintenance	3,000	0	0	0	0	0	0	3,000	0	0
Replace garage doors	0	0	0	0	0	15,000	0	0	0	0
Replace driveway gullies	0	0	0	0	0	0	0	0	0	0
Water metering replacement	0	0	0	0	0	0	0	0	0	0
Hot water system replacements	0	10,400	0	0	0	0	0	0	0	0
Replacement fire panel	0	0	0	0	0	0	0	0	0	0
Replacement roof fan	0	0	0	0	0	0	10,000	0	0	0
Intercom and CCTV replacement/upgrades	0	0	0	0	1,000	0	0	0	0	1,000
Gate lock replacements	0	0	0	0	1,000	0	0	0	0	1,000
Lift Modernisation	0	0	0	0	0	0	0	0	0	0
Timber floor sealing	0	0	8,000	0	0	0	0	0	0	0
Interior repainting	0	0	0	0	0	0	0	50,000	0	0
Carpet replacement	0	0	0	0	0	16,000	0	0	0	0
Carpet installation for timber floor	0	0	0	0	10,000	0	0	0	0	0
Timber tread repairs	500	0	0	500	0	0	500	0	0	500
Car park markings	0	0	1,500	0	0	0	0	0	0	0
Contingency Item	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Roof abseiling anchors certification	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building washes	15,000	0	15,000	0	15,000	0	0	0	15,000	0

Total	\$27,500	\$16,400	\$70,500	\$6,500	\$33,000	\$40,000	\$116,500	\$59,000	\$21,000	\$8,500
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Funding required to pay for the cost of this LTMP \$

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	87,945	63,645	94,145	114,395	93,145	140,145	186,145	121,645	130,645	159,645
Less cost of jobs	79,300	24,500	34,750	76,250	8,000	9,000	119,500	46,000	26,000	168,500
Subtotal	8,645	39,145	59,395	38,145	85,145	131,145	66,645	75,645	104,645	-8,855
Funding from levies	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Closing balance	63,645	94,145	114,395	93,145	140,145	186,145	121,645	130,645	159,645	46,145

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Opening balance	46,145	35,245	34,245	58,745	104,245	136,245	132,245	70,745	119,745	133,745
Less cost of jobs	65,900	56,000	30,500	9,500	23,000	59,000	116,500	6,000	41,000	58,500
Subtotal	-19,755	-20,755	3,745	49,245	81,245	77,245	15,745	64,745	78,745	75,245
Funding from levies	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Closing balance	35,245	34,245	58,745	104,245	136,245	132,245	70,745	119,745	133,745	130,245

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Opening balance	130,245	157,745	196,345	180,845	229,345	251,345	266,345	204,845	200,845	234,845
Less cost of jobs	27,500	16,400	70,500	6,500	33,000	40,000	116,500	59,000	21,000	8,500
Subtotal	102,745	141,345	125,845	174,345	196,345	211,345	149,845	145,845	179,845	226,345
Funding from levies	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
Closing balance	157,745	196,345	180,845	229,345	251,345	266,345	204,845	200,845	234,845	281,345

Inflation Added Funding Table All currency values in this table include inflation at a rate of 5.0%. (the first 10 years only)

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	87,945	63,645	95,670	117,996	93,396	150,525	209,234	122,798	135,462	178,308
Less cost of all jobs	79,300	25,725	38,312	88,269	9,724	11,487	160,141	64,727	38,414	261,399
Subtotal	8,645	37,920	57,358	29,727	83,672	139,038	49,092	58,071	97,048	-83,091
Funding from levies	55,000	57,750	60,638	63,669	66,853	70,195	73,705	77,391	81,260	85,323
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	63,645	95,670	117,996	93,396	150,525	209,234	122,798	135,462	178,308	2,232

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	19	Mixed	>\$400,000
2	Building Element	Exterior walls and wall cladding	Mixed	Mixed	>\$800,000
3	Building Element	Balconies and terraces	19	35	>\$200,000
4	Building Element	Doors and windows	19	35	>\$250,000
5	Infrastructure	Electrical systems	19	35	>\$250,000
6	Infrastructure	Plumbing and drainage	19	35	>\$150,000
7	Infrastructure	Gas systems	19	35	>\$50,000
8	Infrastructure	Communication systems	19	25	>\$50,000
9	Infrastructure	Fire protection systems	19	35	>\$150,000
10	Infrastructure	Heating, Ventilation, and Air Conditioning (HVAC) systems	19	20	>\$50,000
11	Infrastructure	Security systems	19	20	>\$50,000
12	Infrastructure	Lift	19	5	>\$200,000
13	Common Property	Entrance Foyer	N/A	N/A	N/A
14	Common Property	Hallways	N/A	N/A	N/A
15	Common Property	Stairs	N/A	N/A	N/A
16	Common Property	Managers office, service and storage rooms	N/A	N/A	N/A
17	Common Property	Basement car parking	N/A	N/A	N/A
18	Common Property	Driveway and paving	19	35	>\$50,000
19	Common Property	Gardens and retaining walls	N/A	N/A	N/A

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

About this Long-Term Maintenance Plan

Why have a long-term maintenance plan (LTMP)?

Section 116 of the Unit Titles Act 2010 requires that body corporate maintains an LTMP. This body corporate acknowledges its duty under the legislation but also believes that maintaining a carefully considered LTMP will also contribute towards savings in maintenance costs over the long term while maintaining the value of each owner's asset and eliminating the financial shocks to owners that come from the need to raise special levies.

About this LTMP

This LTMP has been prepared for the body corporate with the assistance of Plan Heaven Limited (Plan Heaven) and using the plan building template provided online by Plan Heaven. This report has been downloaded and printed from the Plan Heaven website where the body corporate's planning data is stored.

The data belongs to the body corporate and accordingly, can be downloaded, updated or deleted as the body corporate determines from time to time. The body corporate pays an annual subscription to Plan Heaven to maintain an account and gain ongoing access to the data.

Users in Plan Heaven

Any user approved by the body corporate can become a user in Plan Heaven and will then be able to access the data, reports, photographs and documents stored online using any web browser. Any users approved by the body corporate can also be appointed to administer the account and update or edit the LTMP data as required.

Accuracy of the data

Every attempt has been made to ensure the accuracy of the data and information in this LTMP. However, neither Plan Heaven nor any other person appointed by the body corporate to maintain the data accepts responsibility for any errors or omissions that might be present.

Status of this LTMP

The status of this document is recorded on the first page. It will be recorded either as a "draft" or "approved". The status is changed to "approved" once this document has been accepted by the body corporate.

Renewals

Then once it has been approved, an LTMP must be renewed at least once every three years. However, because of the low cost and ease of updating in Plan Heaven, this body corporate may update this LTMP more frequently. During updates, if there are no changes to the main body of the LTMP, owners may be asked to approve a summary document that will only include the jobs and funding tables.

Currency

All currency values in this LTMP are at today's values except for the explicitly inflation-adjusted funding table if activated.

Plan Heaven terms and conditions

This LTMP and all matters relating to it and the Plan Heaven website, plan building template and database, are subject to the terms and conditions published on the website at planheaven.co.nz/terms

End of report for BC 349938, 30 Heather Street

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