

Body Corporate 559725, Maltworks Terraces

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Name: Maltworks Terraces
Street Address: Stead and Wheatsheaf Lanes
Heathcote
Christchurch
Number of Units: 34

Long-Term Maintenance Plan Settings

Plan Status: Approved
Start Date: 1 October 2022
Plan Years: 30
Administrator: Support Plan Heaven
Inflation Adjusted Funding Table Set. Rate used: 4.0 %

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 Landonline database records the titles for the second stage of this development being issued in June 2021 indicating the time construction would have been completed.

Form of the Development

The development consists of thirty-four units, on an irregular-shaped parcel of land of approx 10,484 sq m. There are eight single-storey two-bedroom villas and twenty-six two-storey three-bedroom townhouses

There is a road that leads into the development from Martindales Road, as well as a number of other laneways that provide access to the individual units.

The balance of the common land is in lawn and low-maintenance gardens.

Construction

The buildings are formed on concrete raft foundations and are clad with a combination of James Hardie Axon Panels and plaster-coated Autoclaved Aerated Concrete (AAC) panels.

The exterior joinery is primarily formed from double-glazed powder-coated aluminium. The roof is clad with factory-finished steel (Colorsteel or similar) in a trapezoidal profile.

Infrastructure

The infrastructure is consistent with a development of this nature whereby the essential services are fed from the city-wide systems in the street, under common land and up to the termination points on each unit. The water supply has a backflow preventer fitted, that requires annual testing.

Common Property

External common property is limited to the internal roadways, fences and grounds.

There is no internal common property.

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 gardening, building washes, and sump and gutter cleaning. The long-term maintenance fund is typically used for larger and one-off items.

GST

The body corporate is not registered for GST. Accordingly, all dollar amounts in this plan include GST unless otherwise stated.

Extension of this Plan to 30 years.

This plan was extended from ten to thirty years in 2024 to meet the Unit Titles Amendment Act requirements for large developments to have a thirty-year long-term maintenance plan by May 2024. As the plan wasn't due for review before the new requirements were introduced, the method of extending the plan has been to replicate existing cyclic maintenance jobs and extrapolate the levies at their current level. The condition of the items and elements and the extent and value of any proposed maintenance jobs remain as assessed in September 2022. It is intended that the next three-year review will refresh all aspects of the plan, including jobs and funding.

Element descriptions and condition assessments

Item: 1 Name: Roofs Type: Building Element

Description

The buildings have a combination of medium-pitched gable with hip and valley roofs

They are clad with factory-finished steel (Colorsteel or similar) in a trapezoidal profile. The edge gutters and downpipes are also factory-finished steel.

Condition Assessment

As at September 2022, the roofs were understood to be in excellent condition.

Maintenance Planned

The body corporate will carry out routine gutter cleaning and roof inspections. The body corporate has decided to not carry out manual roof washes but if the roof inspections identify corrosion developing that might be prevented by roof washes, this decision may be revisited.

Roof inspections, gutter cleaning and roof washes (if required) are funded from the operating account.

No other maintenance is planned.

Item: 2 Name: External Walls & Claddings Type: Building Element

Description

Two systems have been used to form the exterior walls of the units.

The exterior walls are clad with a combination of plaster-coated autoclaved aerated concrete (AAC) panels and James Hardie Axon Panels.

The soffits are formed from painted fibre cement sheeting.

Condition Assessment

As at September 2022, the exterior walls and claddings were in excellent condition.

Maintenance Planned

Building washes will be routinely carried out. These are funded from the operating account.

The body corporate will arrange for the plaster-coat systems to be repainted every 7-10 years in accordance with the manufacturer's guidelines. A job and estimate have been established for this work toward the latter part of this plan (8 years after it was last painted in 2021).

No other maintenance is planned.

Job Number 1 - External Painting *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
External Painting	0	0	0	0	0	0	0	328350	0	0

Item: 3 Name: External Doors & Windows Type: Building Element

Description

The windows and sliding doors to balconies are formed from glazed powder-coated aluminium. The main front doors to units are formed from factory-finished aluminium.

The garages each have a factory-finished metal sectional door.

Condition Assessment

As at September 2022, the windows and exterior doors were in excellent condition.

Maintenance Planned

The exterior doors and windows will be washed as part of any building-wide wash programme. The painted elements, including factory-finished (if required), will be repainted as part of any building-wide repainting programme.

No other maintenance is planned.

Item: 4 Name: Electrical Systems Type: Infrastructure

Description

Electricity is fed from the pillar box in Martindales Road under common land along Stead Lane and up to the main switch and circuit breaker boards in each unit.

There are LED streetlights located on poles around the roads.

Condition Assessment

As at September 2022, the electrical systems were understood to be in very good condition.

Maintenance Planned

Streetlights may require minor repairs such as the replacement of bulbs, but these would be minor and unpredictable costs and are funded by the operating budget.

No maintenance is planned.

Item: 5 Name: Plumbing & Drainage Systems Type: Infrastructure

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

Mains Water Supply

Mains water is fed from the city supply in the street, under common land and up to the termination points adjacent to each unit. There is a backflow preventer on the mains water supply at the entrance to the property.

Wastewater Discharge

Wastewater, including grey water and sewerage, is discharged from each unit into the common sewer pipes under common land and out into the city sewer system in the street.

Stormwater Removal

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

Surface water from the roads is captured with dish drains and sumps and discharged into the same stormwater network.

Condition Assessment

As of September 2022, the plumbing and drainage systems were understood to be in good condition.

The body corporate is aware of the mains water leak around Unit 16.

Maintenance Planned

The gutters and sumps will be routinely cleaned out. Gutter and sump cleaning is funded from the operating account.

The backflow preventer is inspected, tested and certified by an Independently Qualified Person (IQP). This work and any minor repairs are funded from the operating account.

The water mains leak has been investigated by a contractor and only minor repairs are anticipated. Any minor work will be funded from the operating account.

No other maintenance is planned.

Item: 6 Name: Communications Systems Type: Infrastructure

Description

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

Landline telephones and broadband are supplied over UFB.

Each unit owner manages their television reception.

Condition Assessment

As of September 2022, the communication systems were understood to be in good condition.

Maintenance Planned

No maintenance is planned.

Item: 7 Name: Roads, Driveways & Paths Type: Common Property

Description

The roads leading into the development and the laneways providing access to the units are laid with asphalt bordered by concrete kerbs and channels. Along the entrance road, there are yellow line markings.

Surface rainwater drains through road sumps in the channels.

The driveways are formed from concrete.

The footpaths are also formed from broom-finished concrete.

Condition Assessment

As at September 2022 the roads (including the line markings), driveways and paths were in very good condition.

Maintenance Planned

The sumps will be routinely cleaned out. Sump cleaning is funded from the operating account.

A periodic provision has been made to repaint the line markings if required. A job and estimate have been included.

No other work is planned.

Job Number 2 - Repaint Line Marking *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2000

Item: 8 Name: Fences and Retaining Walls Type: Common Property

Description

There are several different types of boundary fences. There is a boundary fence formed from a proprietary factory-finished solid metal fencing system, a painted concrete block wall with factory-finished pool fencing on top, as well as unpainted

timber fences which are located atop a concrete block and timber retaining walls.

The proprietary factory-finished solid metal fencing system and the factory-finished pool fencing are also used for the intertenancy fences.

Condition Assessment

As at September 2022, the fences and retaining walls were generally in good condition.

Maintenance Planned

The painted concrete block wall will be repainted during the development-wide repainting programme as required. A job and budget have been established for this work in the plan.

No other maintenance is planned.

Job Number 3 - Paint Concrete Block Wall *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3000

Item: 9 Name: Gardens & Courtyards Type: Common Property

Description

The units have gardens and courtyards that are maintained by individual owners.

The grounds around the development include areas of lawns and low-maintenance gardens planted with hardy shrubs and covered with mulch.

Condition Assessment

As at September 2022, the gardens and grounds were in good condition.

Maintenance Planned

The body corporate employs a contractor to mow the lawns and maintain the gardens. Lawn and garden maintenance is funded from the operating account.

No other maintenance is planned.

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: External Painting

The body corporate is planning to repaint the external cladding and other associated painted elements on a cycle of around seven to ten years. The buildings were last painted in 2021.

The following has been estimated using the following calculations.

Approx 5,072 sq metres @ \$40 per sq metre (QVCostbuilder) = \$202,880 plus GST = approx \$233,350 incl GST

Plus fixed and mobile scaffolding. Estimate only. \$95,000 incl GST

Total provision \$328,350 incl GST

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
External Painting	0	0	0	0	0	0	0	328350	0	0

Financial year ending	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
External Painting	0	0	0	0	0	0	0	328350	0	0

Financial year ending	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
External Painting	0	0	0	0	0	0	0	328350	0	0

Job Number: 2 Job Name: Repaint Line Marking

The following GST inclusive provision is made to remark the yellow lines along the laneways.

The estimate is based on approx 555 m of lines @ \$3.00 plus GST per metre (QVCostbuilder). Plus base and setup cost.

Provision only. Estimate \$2,000 incl GST

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2000

Financial year ending	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2000

Financial year ending	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2000

Job Number: 3 Job Name: Paint Concrete Block Wall

The body corporate is planning to repaint the concrete block wall on a cycle of around ten years. It's understood this wall was last painted in 2021.

The following has been estimated using the following calculations.

Approx 70 sq metres @ \$32 per sq metre (QVCostbuilder) = \$2,240 plus GST = approx \$2,600 incl GST

Total provision \$3,000 incl GST

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3000

Financial year ending	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3000

Financial year ending	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3000

Job cost table

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
External Painting	0	0	0	0	0	0	0	328,350	0	0
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2,000
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3,000
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,350	\$0	\$5,000

Financial year ending	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
External Painting	0	0	0	0	0	0	0	328,350	0	0
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2,000
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3,000
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,350	\$0	\$5,000

Financial year ending	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
External Painting	0	0	0	0	0	0	0	328,350	0	0
Repaint Line Marking	0	0	0	0	0	0	0	0	0	2,000
Paint Concrete Block Wall	0	0	0	0	0	0	0	0	0	3,000
Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$328,350	\$0	\$5,000

Funding required to pay for the cost of this LTMP \$

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Opening balance	3,083	44,083	85,083	126,083	167,083	208,083	249,083	290,083	2,733	43,733
Less cost of jobs	0	0	0	0	0	0	0	328,350	0	5,000
Subtotal	3,083	44,083	85,083	126,083	167,083	208,083	249,083	-38,267	2,733	38,733
Funding from levies	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000
Closing balance	44,083	85,083	126,083	167,083	208,083	249,083	290,083	2,733	43,733	79,733

Financial year ending	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Opening balance	79,733	120,733	161,733	202,733	243,733	284,733	325,733	366,733	79,383	120,383
Less cost of jobs	0	0	0	0	0	0	0	328,350	0	5,000
Subtotal	79,733	120,733	161,733	202,733	243,733	284,733	325,733	38,383	79,383	115,383
Funding from levies	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000
Closing balance	120,733	161,733	202,733	243,733	284,733	325,733	366,733	79,383	120,383	156,383

Financial year ending	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Opening balance	156,383	197,383	238,383	279,383	320,383	361,383	402,383	443,383	156,033	197,033
Less cost of jobs	0	0	0	0	0	0	0	328,350	0	5,000
Subtotal	156,383	197,383	238,383	279,383	320,383	361,383	402,383	115,033	156,033	192,033
Funding from levies	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000	41,000
Closing balance	197,383	238,383	279,383	320,383	361,383	402,383	443,383	156,033	197,033	233,033

Inflation Added Funding Table All currency values in this table include inflation at a rate of 4.0%. (the first 10 years only)

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Opening balance	3,083	44,083	86,723	131,069	177,188	225,152	275,035	326,913	-51,220	4,891
Less cost of all jobs	0	0	0	0	0	0	0	432,086	0	7,117
Subtotal	3,083	44,083	86,723	131,069	177,188	225,152	275,035	-105,173	-51,220	-2,225
Funding from levies	41,000	42,640	44,346	46,119	47,964	49,883	51,878	53,953	56,111	58,356
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	44,083	86,723	131,069	177,188	225,152	275,035	326,913	-51,220	4,891	56,131

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	1	44	>\$680,000
2	Building Element	External Walls & Claddings	1	44	>\$2,720,000
3	Building Element	External Doors & Windows	1	34	>\$850,000
4	Infrastructure	Electrical Systems	1	34	>\$1,300,000
5	Infrastructure	Plumbing & Drainage Systems	1	44	Unknown
6	Infrastructure	Communications Systems	1	34	>\$450,000
7	Common Property	Roads, Driveways & Paths	1	44	>\$300,000
8	Common Property	Fences and Retaining Walls	1	34	>\$100,000
9	Common Property	Gardens & Courtyards	Mixed	Mixed	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 559725, Maltworks Terraces

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