

Long Term Maintenance Plan

2024 – 2053
(30-YEARS)



Body Corporate 434350
37 Waipa Street
Birkenhead
Auckland

Prepared by RAWA Limited
Aug/Sep 2024



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1.0 SITE SURVEY INFORMATION

Inspection date:

RAWA Limited inspected the site August 2024 (several visits).

Areas Covered by Report:

All information included in the plan is based on a visual and non-intrusive inspection. The areas inspected were the external common areas of the site and the exterior of the buildings which are in the public view. The interior of the individual units were not included.

This plan provides budget information and a guideline to the future maintenance requirements of the property for the years 2022 to 2053 in accordance with the Unit Titles Amendment Act 2022 and Regulation 30 & 30A—a detailed plan covering years 1-10, and a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11-30.

The completed plan will include an on-site inspection of the external common areas of the property that can be viewed and / or are accessible without the use of specialist equipment including but not limited to the roof and external cladding (as viewed from ground level only), external lighting, pedestrian and vehicle access to the building, any other features located during the site inspection that are considered necessary of comment.”

This report has been a visual inspection only of the elements which (without limitations) could be easily seen and does not include any item that is closed in or concealed. This includes walls, ceiling, framing, plumbing, drainage, heating, ventilation and wiring. Therefore, we have been unable to report that any such part of the site / building is free of defect. If the report mentions defects it is not sufficient to be used as instructions to contractors for repairs to be undertaken. The useful life of the different site / building components has been assessed in accordance with the durability definitions included as 6.1 within Appendix 1 and comment has been made where replacement is anticipated within the term of the maintenance plan.

This report does not include fire alarm, electrical, plumbing or gas piping and fittings or heating and ventilation unless specifically stated.

This report is not intended in any way to be a structural survey, evaluation of the construction of the property or an assessment of the weather-tightness or waterproofing qualities of the overall property and / or its features. RAWA Limited and its employees and Directors are not qualified to provide such evaluations and accept no responsibility for such. Should the Body Corporate wish to investigate any of these matters for the purposes of the long term maintenance plan, after passing the appropriate resolutions, then we suggest an

architect / engineer or other suitably qualified person be engaged independent of RAWA Limited.

This report is intended for the use of the addressee only and RAWA Limited will assume no liability to any third party using or relying on any information contained within this report.

All enquiries regarding the information included in the plan are to be directed to:

RAWA Limited
Level 12, 48 Emily Place
Auckland 1010.

Mobile: 0274264838
e-mail: wayne@rawa.co.nz

Based on the level of deferred maintenance noted during the course of our inspection together with the level of anticipated maintenance required we suggest that this report should be reviewed / updated within two years of the date of this report.

Thank you for the opportunity to complete this report on behalf of your Body Corporate and we look forward to being of assistance again in the future.

Yours sincerely,



Jeremy Waters
For and on behalf of RAWA Limited

2.0 PROPERTY INFORMATION

Address:	37 Waipa Street, Birkenhead, Auckland
Function and Use:	23 self-contained Residential Units Common Area facilities Approximately 40 car parks
Approximate Year Built:	Original improvement estimated to have been constructed during the 1970s
Assumed Land Area:	8,404 sqm

3.0 GENERAL DESCRIPTION OF PROPERTY

The property is situated to the East side of Waipa Street approximately 150m from the intersection of Mokoia Road and Waipa Street. The site proper is situated approximately 100m from the Waipa Street frontage with access gained along a concrete driveway.

We understand the property to have been originally constructed during the 1970s with a unit title sub-division completed 2011. The three most recent units constructed in 2015.

The general layout includes eight semi-detached residential buildings broken into twenty-three unit titles

Vehicular and pedestrian access to the individual units is gained from a drive-around access way utilised as a one-way system and tracking along the southern boundary of the site proper and crossing the site to the west of Principle Units 10-19, to the south of Principle Units 20-22 and then tracks along the west boundary of the site back to the access driveway.

Car-parking is clustered at accessible points around the accessway for use by both residents and visitors of the individual units.

Site Services

The site is provided with electricity, water, stormwater, and wastewater reticulation. There appears to be currently no requirement for a building warrant of fitness.

Site

The site rises gradually from Waipa Street through to a midpoint in the driveway and then falls gradually through to the site proper. The main part of the site falls steeply from the access driveway through to the Northern and Eastern boundaries.

Extensive retaining has been utilised on the site for landscaping structures, car-parking and construction of improvements. The retaining is a combination of concrete block and treated timber retaining walls and treated timber foundation posts.

The driveway and drive around access way are concrete with an exposed finish with block kerbing.

Landscaping

Substantial landscaping has been provided on site and is a combination of established and newly planted trees and shrubbery. The site is also provided with a medium sized domestic swimming pool for the shared use of the body corporate. The pool appears to have a recent plaster finish to the inside walls and base with an exposed concrete path surround. General landscaping and retaining to the western and southern side is also provided.

Improvements

The overall construction of all units is relatively similar with the general construction details including long-run profiled steel roof with plastic and / or steel gutters and downpipes with clear-lights over the walkways/entries, a combination of timber frame with painted weatherboard (vertical and horizontal) or painted concrete block cladding and a combination of timber and/or aluminium window and door joinery. The units are also provided with decks and / or a second level or basement level. The improvements are painted and provided with extensive landscaping.

Garaging is only occasionally provided. Principle Units 9 and 23 which are provided with a carport and a garage respectively along with the three recently finished units. All units are also provided access to the retained car-parking pads located throughout the site.

4.0 OVERDUE AND PLANNED MAINTENANCE

Below, we have included a summary of those elements of the building that have been inspected and will need to be maintained or replaced during the period covered by the maintenance plan. We have also noted areas of deferred maintenance where remedial work is now required in order to prevent further deterioration of the building envelope.

4.1 Site:

Footpath

Outside the scope of this report. Assume maintained by Council.

Vehicle Crossing

Outside the scope of this report. Assume maintained by Council.

Driveways and Car-parking

All driveways and car-parking to the site are concrete with directional or car-park markings where required.

The driveway to the site is exposed concrete aggregate with a trowel finished concrete footpath to the east of the main driveway. The ring access road around the property is also exposed aggregate concrete with expansion cuts at specified spacing's together with carpark marking and numbering. Additional parking is provided on exposed concrete retained parking pads and / or timber car-parking pads and wheel stops with timber foundation poles, timber decks and painted railing.

Overdue Works:

We noted several areas of cracking within the driveway which will require grinding and filling / sealing to ensure further cracking and deterioration of the driveway is restricted. In addition, we noted several areas of damaged kerbs and areas around water sluice valves adjacent PU-23. An allowance has been made to repair kerbing and concrete surrounds.

Planned Maintenance

Allowance for the maintenance of the concrete driveways, car-parking decks and vehicle wheel stops on an annual basis with an allowance for 40% of the currently concreted driveway surfaces being replaced in year-5 (Assume 400 sqm of concrete).

Exterior lighting

There are a number of exterior lights situated around the property on both the entry driveway and the access ring road.

Overdue Works:

We noted several driveway lights requiring replacement. We have made an allowance for the replacement of these lights in year-zero.

Planned Maintenance:

We have provided an annual maintenance allowance for the repair and maintenance of these fittings during the period of the report.

Fencing

The site is only partially fenced with the Northern boundary being fenced on the driveway and the first portion of the site. This fence is in poor condition and will require replacing in the coming 1-to-2 years. Negotiations with the adjoining property will be required for agreement and cost sharing. An allowance has been made for the replacement of this fence in year-2 of the plan sharing the cost 50:50 with the neighbour. This fence is approximately 100 m in length.

The remainder of the Northern boundary could not be accessed and the standard of fencing has therefore not been assessed. We have made no allowance for the replacement of this fencing during the period covered by this plan however we have allowed for maintenance and minor replacement.

Landscaping

As previously stated there is substantial landscaping to the site with a combination of established and new plantings.

Overdue Works:

Nil

Planned Maintenance:

We noted several areas within the site requiring additional landscaping focus in the first 1-to-2 years. There are several planters around the site that have overly large tree specimens within that need to be removed to reduce to the pressure on the surrounding block wall planter structure(s).

There is a large common area of overgrown area to the north of PU-18 that required immediate attention in year-1 of the plan.

In addition to an annual allowance for the general upkeep of the landscaping we have allowed for an annual re-planting programme to provide replacement plants.

Retaining Walls

There are a number of retaining walls present on site including concrete block walls of varying ages and newer timber retaining walls.

Overdue Works:

Nil

Planned Maintenance:

We have also made an allowance for the replacement of sections of retaining wall on a bi-annual basis commencing in year one.

On-site Stormwater

Storm-water is collected on site via approximately 15 cess-pits with internal filter sacks. It has been recommended by the supplier that the sacks are replaced annually at the latest and not reused.

Overdue Works:

Unit 16 has a reported blocked drain. An allowance has been made to CCTV the surrounding drains and affect repairs as may be necessary.

Planned Maintenance

We have allowed for the annual replacement of the filter sack on an annual basis with the first round of replacement occurring in year one.

Recreational Facilities

There is a pool situated on the site within in the common area for the use of all residents. The pool is fenced and provided with a filtration system. The pool is also provided with a landscaped enclosure.

Overdue Works:

Nil

Planned Maintenance

We have allowed for the replacement of the filtration system within year ten and upgrade of the pool fencing.

Land slide under car park deck

We have made an allowance to repair/stabilise the area under the car park deck affected by the recent land slide in year-1. This will be an exceptional year.

Mailboxes

Resident mailboxes are located at the entry point to the site proper and include a free standing timber structure with stacked steel mail boxes.

Overdue Works:

Nil.

Planned Maintenance:

We have allowed for the replacement of the mailboxes within year ten.

4.2 Services:

Electricity Supply

Outside the scope of this report. Assume maintained by Vector however we have also included a minor annual allowance for the maintenance / replacement of the exterior lighting within the property.

Water Supply

Outside the scope of this report. Assume maintained by Water care however we have also included a minor annual allowance for the maintenance / replacement of the on-site water reticulation within the property.

Storm water

Outside the scope of this report. Assume maintained by Water care however we have also included a minor annual allowance for the maintenance / replacement of the on-site storm water reticulation within the property.

Wastewater

Outside the scope of this report. Assume maintained by Water care however we have also included a minor allowance for the maintenance / replacement of the on-site waste water reticulation within the property.

4.3 BUILDINGS

At the request of the body corporate manager this report will not comment on the maintenance requirements of individual buildings. The report will focus on exterior common area items as discussed above and below.

5.0 MAINTENANCE COSTS

5.1 Summary of Budget Costs

6.0 APPENDIX 1

6.1 Definitions

Where reference has been made to the useful life of a building element we have referred to those definitions included within the 'Compliance Document for New Zealand Building Code (Clause B2) Durability' as prepared by the Ministry of Business, Innovation & Employment and as amended 2019 as summarised below:

Fifty year durability is required for those building elements where access or replacement involves significant removal or alteration of other building elements. Examples are works requiring the removal of masonry or concrete construction or structural elements. Fifty year durability is also required where the building elements are hidden from view with no provision for inspection access, and failure would not be apparent until significant damage had occurred to other building elements. Examples are building paper behind a masonry veneer cladding and insulation in a skillion roof.

Fifteen year durability is required for those building elements where access or replacement involves the removal or alteration of other building elements. Examples are the replacement of services reticulation in wall cavities or roof spaces without adequately sized access openings. Fifteen year durability is also required where normal maintenance will identify faults unlikely to be observed by building occupants until significant damage has occurred. Examples are degradation of exterior claddings on roofs and walls, sealant filled joints, flashings, services with specific provision for inspection access, chimneys and flues.

A five year durability applies to building elements where access or replacement involves little alteration or removal of other building elements. Examples are linings, trim, light fittings, hot water cylinder elements and door hardware or where specific provision for removal has been made. Five year durability also applies where the failure is obvious to the building occupant. Examples are exposed building elements which are damaged or inoperative such as protective finishes, essential signs, sticking doors, slip resistant surfaces, stair treads and surface-run building services equipment.

6.2 Health & Safety

- Contractors working on site should be asked to provide a Health and Safety Plan in accordance with the requirements of the Health and Safety Act 2015 before any works commence.

6.3 Major Risk Items

- No allowance has been made for earthquake strengthening.
- No allowance has been made for the costs to bring the building up to 100% of the current Building Code.

6.4 LTMP Calculation Sheet

6.5 Photographs

	
<p>MAIN ENTRANCE</p>	<p>DRIVEWAY SHOWING NEIGHBORING FENCE REQUIRING REPLACEMENT APPROX. 100 M IN LENGTH</p>
	
<p>CRACKING IN CONCRETE DRIVE.</p>	<p>DRIVEWAY LIGHTING TO BE REPLACED.</p>
	
<p>CRACKING IN CONCRETE DRIVE.</p>	<p>CAR-PORT TO PU-23</p>



CRACKED AND SUNKEN CONCRETE SURROUND TO WATER SLUICE VALVE TO BE REPLACED ADJ. PU-23



LETTER BOXES IN GOOD ORDER
ANOTHER SLUICE VALVE SURROUND TO BE REPLACED
LANDSCAPING REQUIRED



SPEED-BUMB END CAP TO BE REPLACED



DAMAGED BLOCK WALL AND KERB, PU-23 GARAGE



EXAMPLE OF DAMAGED KERBING, PU-23



STREETLIGHT TO SECTION AND LAMP TO BE REPLACED.
MIRROR BASEPLATE TO BE REPAIRED AND REFIXED IN PLACE.



REINFORCING MESH SHOWING AT SURFACE OF CONCRETE, PU-11



DAMAGED KERBING, AU-53, AU-54.



OVERGROWN LANDSCAPING AU-55, AU-56



CRACKED RETAINING WALL, PU-7



RECENTLY PLASTERED POOL SURFACE
RECENT RETAINING WALL



POOSIDE WATER TAP REQUIRES A VACUUM-BREAK TO BE INSTALLED (VERY INEXPENSIVE BUT NECESSARY).



POOL-SIDE LIGHTS NEED REPLACEMENT (FULL OF WATER).



POO-SIDE PATIO CONCRETE NEEDS REPLACEMENT
SURFACE WATER SUMP NEEDS UNBLOCKING



POOL PATH CRACKED



RECENTLY COMPLETED UNITS SHOWING GARAGING



EXAMPLE OF EXCESSIVE SIZED TREE SPECIMEN WITHIN
BLOCK PLANTER.
TREE ROOTS ARE PUSHING BLOCK WALL OUTWARD.
TREE TO BE REMOVED AND WALL REPAIRED, PU-13 &
POOL.



NOVACOIL DRAIN ENTERING SIDE OF CESS PIT REQUIRED REPAIR, PU-13 & POOL.



AS ABOVE, PU13 & POOL.



DEMOLITION DEBIS TO BE REMOVED PU-19, AU-43



DAMAGED KERBING AU-37, PU-2.



BRUSH-STICK FENCING AROUND RUBBISH AREA TO BE REPLACED, AU-38.



DAMAGED KERBING NORTH-WEST SIDE OF PU-23



COMMON AREA TO THE NORTH OF PU-18 REQUIRES EXTENSIVE MAKING GOOD.



EXAMPLE OF EXCESSIVE SIZED PLANTING WITHIN CONFINED PLANTER.
REMOVE TREES AND MAKE GOOD KERBING



EXAMPLE OF ELECTRICAL BOARDS.



EXAMPLE OF ELECTRICAL BOARDS.

6.6 Unit Title Plan

