ASSET MANAGEMENT SOLUTIONS

LONG TERM MAINTENANCE PLAN

Body Corporate 534969 – Avenue Apartments, Mangere Auckland

Avenue Apartments

Peter Graham
Senior Surveyor and Director

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LONG TERM MAINTENANCE PLAN - AVENUE APARTMENTS – BODY CORPORATE 534969 - 69 HALL AVENUE, MANGERE

1 Instructions and Brief

Asset Management Solutions were instructed by Body Corporate BC 534969 to prepare a long term maintenance plan for the common property, building elements, and infrastructure of the unit title development at 69 Hall Avenue, Auckland ('the property'), to enable the Body Corporate to comply with their obligations under the Unit Titles Act 2010.

Section 116 of the Unit Titles Act 2010 requires the Body Corporate to prepare a long term maintenance plan. The purpose of the plan is to make unit owners, the Body Corporate and prospective buyers aware of what parts of the common areas of the development will require future maintenance, how often it is required, and the likely cost to unit owners.

Section 117 of the Unit Titles Act 2010 requires the Body Corporate to establish a long term maintenance fund. The long term maintenance fund can only be used for spending relating to the long term maintenance plan.

This long term maintenance plan is intended to provide the Body Corporate with the necessary information and guidance to assist it in making its annual maintenance funding decisions.

The property was inspected on 14 and 8th September 2020 by Peter Graham (Director), and Adam Buckley (Building Surveyor) of Asset Management Solutions Ltd . The weather at the time of both inspection was fine and dry with light cloud cover. This report has been prepared by Peter Graham and issued in draft format on 23 October 2020.

2 Description of the Property

The property comprises land and improvements of approximately 8000m2 within a densely populated area of Mangere. The improvements comprises 119 architecturally designed 1 and 2 bed units over 3 levels and 6 blocks. Each unit has a dedicated car parking space (accessory unit) on site.

The property comprises a steel and timber superstructure. Suspended floors are of concrete construction. The building is clad with a combination of painted fibre cement weatherboards and plaster cladding system all installed over a cavity. These were noted to be Integra lightweight concrete facade and cedar bevel back weatherboard cladding systems. The building is served by pre finished metal roofing . Windows and doors were noted to be factory finished double glazed aluminium. Drawings show the decks are finished with compressed sheeting.

Hard landscaping comprises concrete and asphalt car parking and footpaths with lightweight timber fencing noted to the perimeter areas. Pedestrian and vehicle access is gained to the building at the north elevation via Hall Road.

3 Understanding Your Long Term Maintenance Plan

The long term maintenance plan comprises a physical assessment of common (shared) building elements and a financial analysis of the cost of maintaining these for the next 10 years. This enables the Body Corporate to set up a long term maintenance fund for maintaining the development and provides a basis for levying principal unit owners. The long term maintenance fund is explained in Section 3 of this report.

The 'physical assessment' involves identifying all relevant building elements and assessing their age, condition, installation and specification. We also consider whether or not the element has been well maintained and the environment in which this is located. From this, we are able to estimate its remaining useful life and thus its anticipated replacement date. Budget costs are allocated for each element based on approximate quantities taken from either record drawings, the site inspection or both.

This process effectively creates an elemental inventory of the Body Corporate assets. In preparing this elemental inventory, it has been necessary to make certain assumptions as to whether the expenses are 'capital' or 'operational' in nature. The long term maintenance plan takes into account only works that are capital in nature unless expressly identified otherwise. We would refer you to the notes at section 8 below on what this means.

Where reasonable and practicable to do so, we have considered the optimum point in time to complete the maintenance items identified during our physical assessment. Where it results in a more cost-effective approach, we have scheduled or grouped maintenance tasks to coincide. This may involve bringing forward or deferring individual maintenance tasks to optimise the timing of a group of tasks. This typically arises where access costs are significant, dictating the need to group tasks that require this access. For example, access costs (scaffolding, etc.) can be significant - it makes sense to group works that require this together by bringing forward or deferring these where appropriate. An example might be brining forward the painting to high level areas of the external envelope where scaffold was being used to carry out essential roof repairs.

It is important that the long term maintenance plan be regularly reviewed and updated to reflect the maintenance works actually undertaken. The maintenance plan must cover a period of at least ten years from either the date of the plan or its last review. It should be noted that the maintenance fund may include provision for maintenance expenditure that falls due beyond the period under consideration in this plan. The plan can be adjusted to suit the needs of the Body Corporate, although anything more than minor adjustments should only be done by the author or with their input and advice.

In implementing the recommendations of this report, the Body Corporate will mitigate adverse risks to the performance and value of the development.

The financial models shown in the plan are as follows:

3.1. Cash flow:

This is effectively the maintenance expenditure forecasted for a given year. A funding plan based on this model will require contributions to the value of the forecasted maintenance costs for the year ahead only. There is a high risk of additional ad hoc contributions being required in any given year due to the lack of any reserves generated by this approach. Levies can also vary significantly from year to year.

3.2. Fully funded:

This is the most conservative approach to maintenance funding. The cost of maintaining each element is divided by the number of years until that element is to be replaced. If existing fund reserves are not adequate, this funding model

will demand higher contributions in the early years of the plan until an equilibrium is reached. A fully funded approach often leads to fund reserve levels in excess of what is normally required for a quality maintenance plan. Fully funding is often described as setting aside for the depreciated part of each given building element.

3.3. Threshold funding:

The threshold funding model seeks a balance between the above models by using a cap or threshold set between peak expenditure and the fully funded model, expressed by 'percent fully funded'. Maintenance contributions are calculated so that the fund balance does not fall below this cap or threshold. This model also enables levelling of contributions over the period of the study to the extent that forecasted costs and current reserves permit this. The higher the percentage, the more conservative the study.

For the purpose of the study, we have assumed that a threshold funding approach is the preferred model of the Body Corporate and have used a threshold of 70% of fully funded. Should either of these assumptions not be correct or appropriate, please let us know.

3.4. Why should we have a reserve plan?

An organization's Body Corporate has responsibility for a range of management, financial and administrative matters relating to the common property and to the building as a whole. However the primary financial responsibility of the Body Corporate is to maintain the value of the property and its respective assets. ‘For most New Zealanders the single biggest investment we will make is the purchase of a property’. Therefore as Body Corporate members and property owners we should have in place a detailed Reserve Plan to maintain and increase the value of our investment.

3.5 The benefits of a LTMP:

- It will help maintain the value of your investment
- It allows you as a property owner to budget appropriately
- It ensures that costs are distributed fairly among owners
- It avoids large unexpected costs and ‘special assessments’
- It can help a Body Corporate meet its legal obligations

3.6 The benefits of using a cloud based system

We will store your plan in the cloud so that updates will be automatic. That is to say the life expectancy of each element is calculated from the day a report is run. The plan can be easily changed with work that has been carried out and an up to date report run at any time. Warranties and guarantees can be stored in the portal and notifications sent when these are about to expire. The method of providing a live plan provides continuity of information to the Body Corporate over time.

4 Important Information & Limitations

This report has been provided in accordance with our schedule of services and pursuant to our Standard Terms and Conditions and Limitations.

This report is prepared for the named recipient and those to whom they owe a duty under the Unit Titles Act 2011 for the purposes stated above and in the Act only. This report must not in any way be way reproduced or disseminated or relied upon by any third party not so entitled without the express consent in writing of Asset Management Solutions New Zealand Limited.

Our assessment is based upon the information made available by the Body Corporate and/or their agents on their behalf, as well as our inspection of those relevant areas of the development that could be accessed reasonably and safely. We note that the following site specific limitations:

- As noted at section 3 above, this long term maintenance plan makes allowance for capital maintenance expenditure but not operational costs. Operational costs typically refer to routine costs, such as cleaning, servicing and unplanned reactive repairs. The Body Corporate should make due allowance for operational costs typical for their development over and above the contributions suggested by this report.
- Unless otherwise noted, it has been assumed that all aspects of the development, in particular, the Body Corporate's assets, have been designed and constructed/installed properly and were fit for their intended purpose and location. Accordingly, save where evidence indicates the contrary, we have assumed that the estimated useful life of each building element will be within normal or typical parameters. In some cases, estimates may have been made for building elements which have an indeterminable life span but present a potential financial liability to the Body Corporate. As such, the timing of the actual maintenance works to these building elements may not reflect the maintenance plan.
- Due to fluctuating interest and inflation rates, natural variances in environmental conditions and the serviceable lives of the building elements and practical differences between the planning and the execution of maintenance works, we recommend that your long term maintenance plan be updated on an annual basis. All information collected during our physical assessment of the assets and the computations made subsequently in preparing this long term maintenance plan are retained on our servers. As such, annual updates can be completed relatively quickly and inexpensively each year.
- This long term maintenance plan is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Asset Management Solutions will have no responsibility for and no liability for any cost or loss whatsoever arising out of:

a) any change to Asset Management Solutions' Report dated 02 July 2020 or to the content of Asset Management Solutions' Long Term Maintenance Plan and accompanying Financial Analysis (collectively Asset Management Solution's documents), or;

b) any variation of, or divergence from any of Asset Management Solution's documents made after issuance by the Body Corporate, their agents, any Body Corporate committee or working group or any Body Corporate owner or owners; without the prior written approval of Asset Management Solutions.

We invite you to contact us should you have questions, comments, or need assistance. In addition, any of the parameters and estimates used in this long term funding plan may be changed at your request, after which we will provide a revised long term funding plan.

The report is based on a visual inspection of the property to determine the components and systems present, their age, condition and remaining lifespan. We have also undertaken a review of any relevant documents made available by BC 534969 (or their agents). This report does not consider day to day or other routine operational expenditure for which service contracts may be in place.

Our assessment is based on reference to published data, including the BCIS Life Expectancy of Building Components publication, and our own extensive experience assessing, maintaining and repairing buildings in New Zealand.

Unless otherwise noted, it is assumed that building components have been designed and constructed properly and were fit for purpose when installed.

In order to continue to be effective, the maintenance plan needs to be regularly updated.

We have not carried out any testing, opened up concealed areas, undertaken invasive investigations or moved the occupier's goods or chattels unless specifically noted otherwise.

All budget costs provided are net of GST, professional fees, council fees and the like and are subject to market conditions at the time of procurement.

4.1 Limitations

Our inspection and these reports consider only the general condition of the building from the perspective of a building surveyor, based on a visual inspection of accessible areas. This will therefore not include or consider, inter alia any:

- Invasive investigations, materials sampling or specialist testing;
- Seismic or other structural engineering appraisal;
- Other building related statutory matters, including Building Code compliance, building and resource consents, warrants of fitness, accessibility, etc;

- Matters to be considered for any fit-out works planned/required;
- Advice on technical implications of legal matters, such as apportionment of responsibility for works between Landlord and Tenant where a lease is in place or comments on possible third party rights noted on site;
- Environmental assessment of the building or site on which this is located (contamination / pollution);

- Below ground drainage;
- The presence or otherwise of deleterious materials;
- Review of the Council file or other drawings to aid in understanding of the building or comment on inherent design issues;
- The energy efficiency / performance of the building;
- Concealed areas, elements or components, including those concealed by the occupiers goods, furniture, equipment, etc;
- Items covered by service contracts such as lifts or escalators

For the purposes of this report we have removed the contributions necessary items with a lifespan greater than 20 years from the date of inspection. This includes items such as cladding, roof and window replacement.

5 Legal Framework

5.1 Unit Titles Act 2010 Requirements

5.1.1 Section 116 of the Unit Titles Act 2010

Section 116 of the Unit Titles Act 2010 ("the Act") requires a long term maintenance plan to be established. Specifically:

(1) A body corporate must establish and regularly maintain a long-term maintenance plan.

(2) A long-term maintenance plan must cover a period of at least 10 years from the date of the plan or the last review of the plan.

(3) The purpose of a long-term maintenance plan is to-

(a) identify future maintenance requirements and estimate the costs involved; and

(b) support the establishment and management of the funds; and

(c) provide a basis for the levying of owners of principal units; and

(d) provide ongoing guidance to the body corporate to assist it in making its annual maintenance decisions.

5.1.2 Section 117 of the Unit Titles Act 2010

"Section 117 of the Act requires a long term maintenance fund to be established.

Specifically:

(1) A body corporate must establish and maintain a long-term maintenance fund unless the body corporate, by special resolution, decides not to establish a long-term maintenance fund.

(2) The fund may only be applied towards spending relating to the long-term maintenance plan.

(3) The body corporate must, by special resolution, approve any amount to be spent on any 1 maintenance item if the amount exceeds the amount specified for that item in the long-term maintenance plan by more than 10%.

5.1.3 Other Considerations

Under section 118 of the Act, a Body Corporate may establish and maintain one or more contingency funds to provide for a budgeted expenditure

Under Section 119 of the Act, a Body Corporate may establish and maintain a capital improvement fund to provide for spending that adds to or upgrades the Unit Title development where that spending is not provided for in a long term maintenance plan.

The purpose of this financial analysis section is to ensure that the Body Corporate is provided with a sufficient financial review of the funding required to maintain the Body Corporate's assets. Determining the funding requirement will allow the Body Corporate to impose levies on the owners of the principle units within the subject property.

The levies must be distributed fairly amongst the Unit Title owners. This may mean that the levies are imposed on a pro-rata basis.

The careful management of the fund will ensure that the value of the Unit Title owners' investment will be maintained. It will allow each Unit Title owner to accurately budget the cost of levy contributions over the next 10 years. Unexpected costs will be reduced.

In order to maintain the accuracy of the financial analysis, the long term maintenance plan will need to be reviewed annually.

6 Owners' Summary

The forecasted maintenance costs included in this report are based on the following input data:

REPORT ASSUMPTIONS AND INFORMATION

Address	69 Hall Avenue, Mangere, Auckland
Unit plan tile number	BC 534969
Report date:	20 September 2020
Budget Year Beginning:	2021
Budget Year Ending:	2030
Rate for Inflation (Construction):	2.5%
Rate for Savings Interest (net of tax):	1.5%
Contingency:	0%
Opening Fund Balance:	$0,000
Threshold used (% of fully funded position):	70%
Number of units	119
Current LTMP levy per utility interest	Not Known

It should be noted that the rate for construction price inflation is a forecast, taking into account current and recent trends. This needs to be reviewed and updated annually to reflect market conditions as these will change from time to time.

The '2020 Opening Fund Balance' is based on information made available to Asset Management Solutions. If this is not correct, please bring this to our attention as this may result in inadequate or excessive levies being applied

7 Summary of Findings

7.1.1 Building Structure

The building was noted to be a new development so it is assumed meets the structural requirements of the New Zealand building code.

7.1.2 Building Envelope

The site represents a recent development and therefore all elements were noted to be in very good condition. A small isolated section of plaster cladding however at high level to block 6 was noted to be damaged at the external corner. This should be repaired as per the manufacturers instructions to prevent this area from deteriorating further.

Roofing, windows, doors and decking elements were noted to be in very good condition. Many of these elements will be under warrantee.

7.1.3 Decks and Balconies

Decks and balconies are of concrete construction covered with a durable membrane and compressed sheet. These are new building elements noted to be in very good condition.

7.1.4 Internal Common Areas

Internally the common areas were noted to be all new and all finishes were noted to be generally in very good condition. It was noted however that the carpets were already starting to show signs of wear and tear and staining was noted in one or two areas. It may be necessary to increase the operational maintenance on the carpets to maintain the standard of the building and prolong the life expectancy.

7.1.5 Life Safety Systems

The property is fitted with a fire alarm. Wired smoke detectors were noted to all common areas on site. We are not aware of any issues with the fire alarm system so anticipate normal, cyclical replacement when due.

New emergency lighting was noted internally to the building. A sprinkler system was also noted throughout the complex internally and externally to balcony areas. The external sprinklers are areas not regularly rain washed and should be routinely washed down as part of the operational maintenance regime.

7.1.6 Common Services

Internally all lighting were noted to be new LED fittings and all wired smoke detectors, fire signage and emergency lighting were also noted to be newly installed. All piping and electrical reticulation is new and therefore does not appear for replacement in the 10 year plan. Lighting is likely to provide service beyond typical lifespans. Storm and foul water drainage that is not exposed to UV (i.e. internal) is also likely to exceed typical lifespans.

The door entry system to Block 4 was noted to be damaged and should be repaired immediately. The internal push button exit button was noted to be badly cracked impeding its use.

7.1.7 External Areas

External common area were generally noted to be in very good condition. Large trees were noted all along the east elevation of blocks 2,4 and 6. In time these will increase the maintenance requirements on this side of the building considerably. It is not known whether gutter foam or similar is installed in the gutters but regular cleaning of the gutters especially long this elevation can be anticipated. Some large branches could quite possible grow into the building along this location so a plan is required to keep these tress under control even in the short term. These trees are not on the Hall Avenue site so no allowance has been made for this within the plan. It is assumed local authority will take responsibility for this as it is a health and safety issue amongst others.

It is understood the front gate has been subject to vandalism which has disabled it on at least two occasions. A new heavier duty steel gate has been installed which it is hoped will prevent this issue going forward. No allowance has been made within the plan for future damage to the front gate.

7.1.8 Health & Safety

No health obvious health and safety issues were noted on site and that it not the purpose of this report.

7.1.9 Other Elements (incl. those added by ordinary resolution)

We have not been made aware of any additional maintenance responsibilities adopted by the body corporate by ordinary resolution.

DISCLAIMER

This maintenance schedule is provided to assist building owners/managers in the maintenance of their building. The above information is a summary from Building Research Association guidelines and manufacturers technical information.

The New Zealand Building Code recognises that building maintenance is an important feature in achieving the minimum durability requirements in the Building Code. It is the responsibility of the building owner/manager to maintain the building to the standard required in the Building Code. It is important that the building owner / manager acquaint themselves with the standard maintenance requirements and the various manufacturers' products maintenance requirements applicable to this building.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully

Asset Management Solutions NZ Ltd

	Peer reviewed by
Peter Graham	**Martin Hill**
BA (Hons) MSc	BSc (Hons) MRICS MNZIBS
SENIOR BUILDING SURVEYOR	**CHARTERED BUILDING SURVEYOR**

Direct Dial *+64 9 970 2653*

Direct Email *peter@assetmanagementsolutions.co.nz*

8 Glossary of Terms

Building Elements

Include the internal and external components of any part of a building or land on a unit plan that are necessary to the structural integrity of the building, the exterior aesthetics of the building, or the health and safety of persons who occupy or use the building and including, without limitation, the roof, balcony decks, cladding systems, foundation systems (including all horizontal slab structures between adjoining units or underneath the lowest level of the building), retaining walls, and any other walls or other features for the support of the building.

Infrastructure

Includes pipes, wires, ducts, conduits, gutters, watercourses, cables, channels, flues, conducting or transmission equipment necessary for the provision of water, sewerage, drainage, storm water removal, gas, electricity, oil, shelter, protection from fire, security, rubbish collection, air, telephone connection, internet access, radio reception, television reception, or any other services or utilities to or from a unit or to or from the common property.

Long-Term Maintenance Fund

A Long-Term Maintenance Fund is established by the stakeholders to ensure that major expenses are budgeted for in advance, in order to ensure the availability of the necessary funds in time for their use. The preparation of a detailed physical and financial assessment of the Building Elements and Infrastructure ensures that sufficient funds are in place to cover the cost of sustaining the elements identified within the plan and to ensure the smooth operation of the budgeting process from one year to the next. Examples of major expenses include roof covering replacements, painting, fencing replacement, asphalt repairs / replacement etc.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are categorised as being reasonably predictable, both in terms of frequency and cost. Operational Expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of operational expenses include:

Utility costs such as electricity, gas, water, telephone and cable TV.

Administrative costs including supplies, stationery costs, insurances and licence / permit fees.

Services costs including landscaping, pool maintenance and keeping the common areas clean. The preparation of the Long-Term Maintenance Plan could also be included under this category.

General repair expenses are also considered operational, such as raking out and filling minor cracks to masonry, cleaning of gutters and drainage gullies, minor equipment repairs etc. Prior to the completion of a Long-Term Maintenance Plan, the stakeholders should decide as to which items are to be deemed operational expenses.

9 Threshold Funding Model Summary

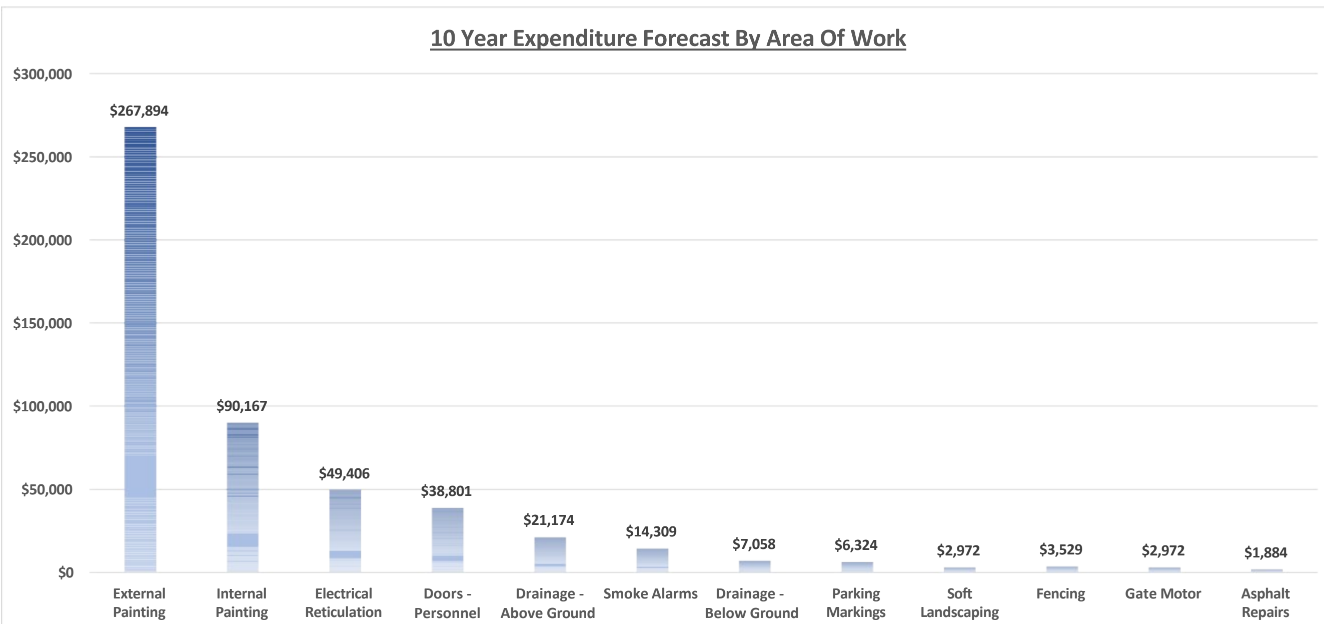
Threshold Funding Model Summary of Calculations 2021	
Required Annual Contribution	$95,443
Net Annual Interest Earned	$709
Total Allocation to Reserves	$96,152

ASSET MANAGEMENT SOLUTIONS

LONG TERM MAINTEANCE PLANNING 10 YEAR EXPENDITURE FORECAST

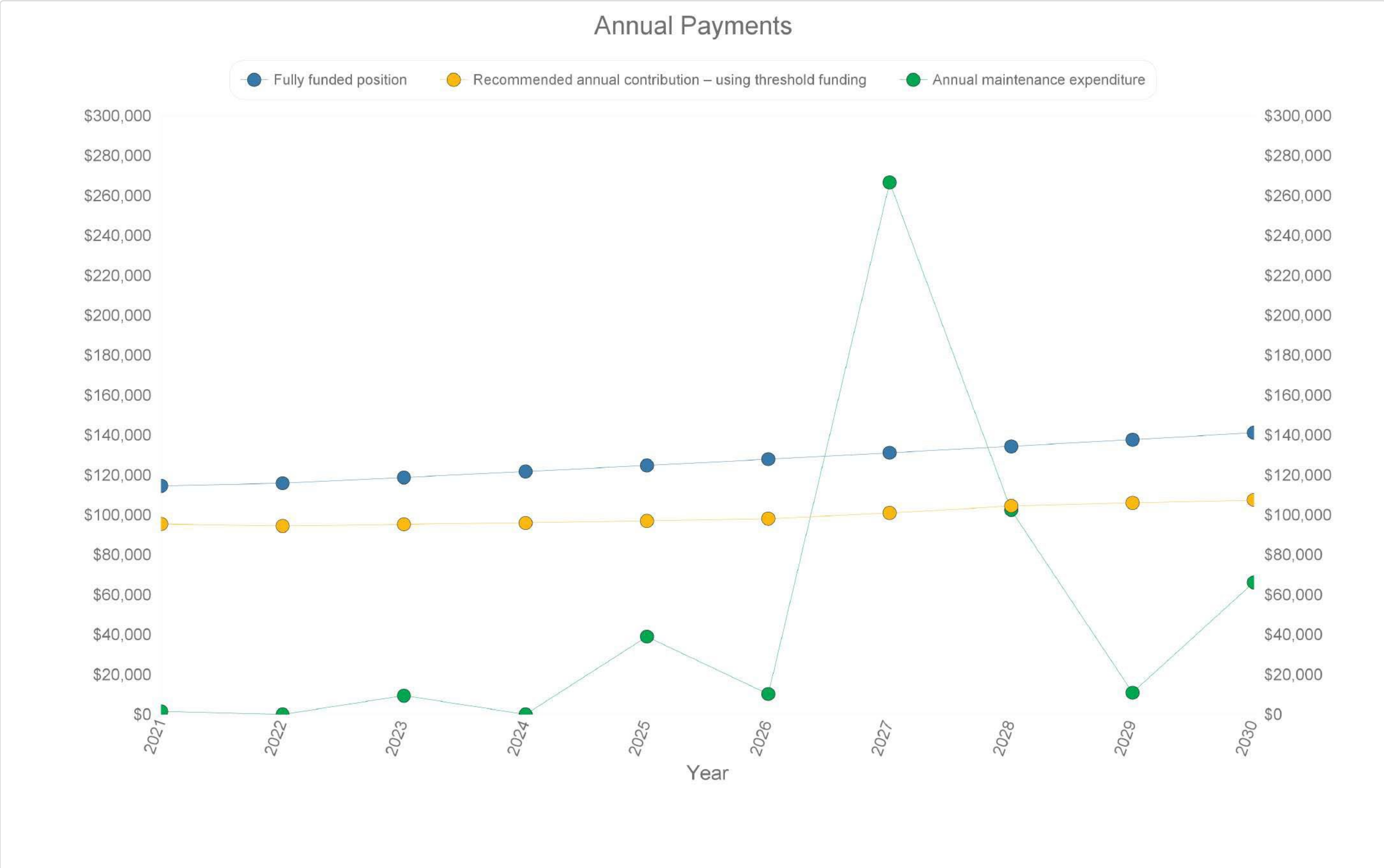
WORK AREA SUMMARY

	2,021	2,022	2,023	2,024	2,025	2,026	2,027	2,028	2,029	2,030	Grand Total
External Painting	$1,200						$266,694				**$267,894**
Internal Painting								$90,167			**$90,167**
Electrical Reticulation					$23,180					$26,226	**$49,406**
Asphalt Repairs					$884					$1,000	**$1,884**
Doors - Personnel	$350		$9,456			$10,183			$10,966	$7,847	**$38,801**
Drainage - Above Ground					$9,934					$11,240	**$21,174**
Drainage - Below Ground					$3,311					$3,747	**$7,058**
Fencing					$1,656					$1,873	**$3,529**
Gate Motor								$2,972			**$2,972**
Car Parking Markings								$6,324			**$6,324**
Smoke Alarms										$14,309	**$14,309**
Soft Landscaping								$2,972			**$2,972**
Grand Total	**$1,550**	**$0**	**$9,456**	**$0**	**$38,965**	**$10,183**	**$266,694**	**$102,435**	**$10,966**	**$66,242**	**$506,490**



10-year Maintenance Fund Projection

Year	Projected Beginning Reserves	Annual Contribution	Annual Interest	Annual Expenditure	Projected End Reserves	Fully Funded Position	Percent Fully Funded
2021	$0.00	$95,443.69	$709.52	$1,550.00	$94,603.21	$113,064.11	84%
2022	$94,603.21	$94,545.07	$2,144.22	$0.00	$191,292.50	$228,954.81	84%
2023	$191,292.50	$95,283.65	$3,539.64	$9,455.63	$280,660.17	$338,287.17	83%
2024	$280,660.17	$96,038.92	$4,967.45	$0.00	$381,666.54	$460,044.84	83%
2025	$381,666.54	$97,032.63	$6,207.05	$38,965.48	$445,940.75	$545,880.98	82%
2026	$445,940.75	$98,120.24	$7,404.17	$10,182.67	$541,282.50	$663,619.97	82%
2027	$541,282.50	$100,933.80	$6,927.99	$266,694.28	$382,450.01	$528,045.39	72%
2028	$382,450.01	$104,457.67	$5,795.39	$102,434.66	$390,268.41	$560,008.42	70%
2029	$390,268.41	$106,082.46	$6,617.03	$10,965.63	$492,002.27	$686,800.43	72%
2030	$492,002.27	$107,455.16	$7,747.24	$66,241.69	$540,962.97	$761,760.31	71%



Annual Payments
Fully funded position
Recommended annual contribution – using threshold funding
Annual maintenance expenditure
$300,000
$280,000
$260,000
$240,000
$220,000
$200,000
$180,000
$160,000
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
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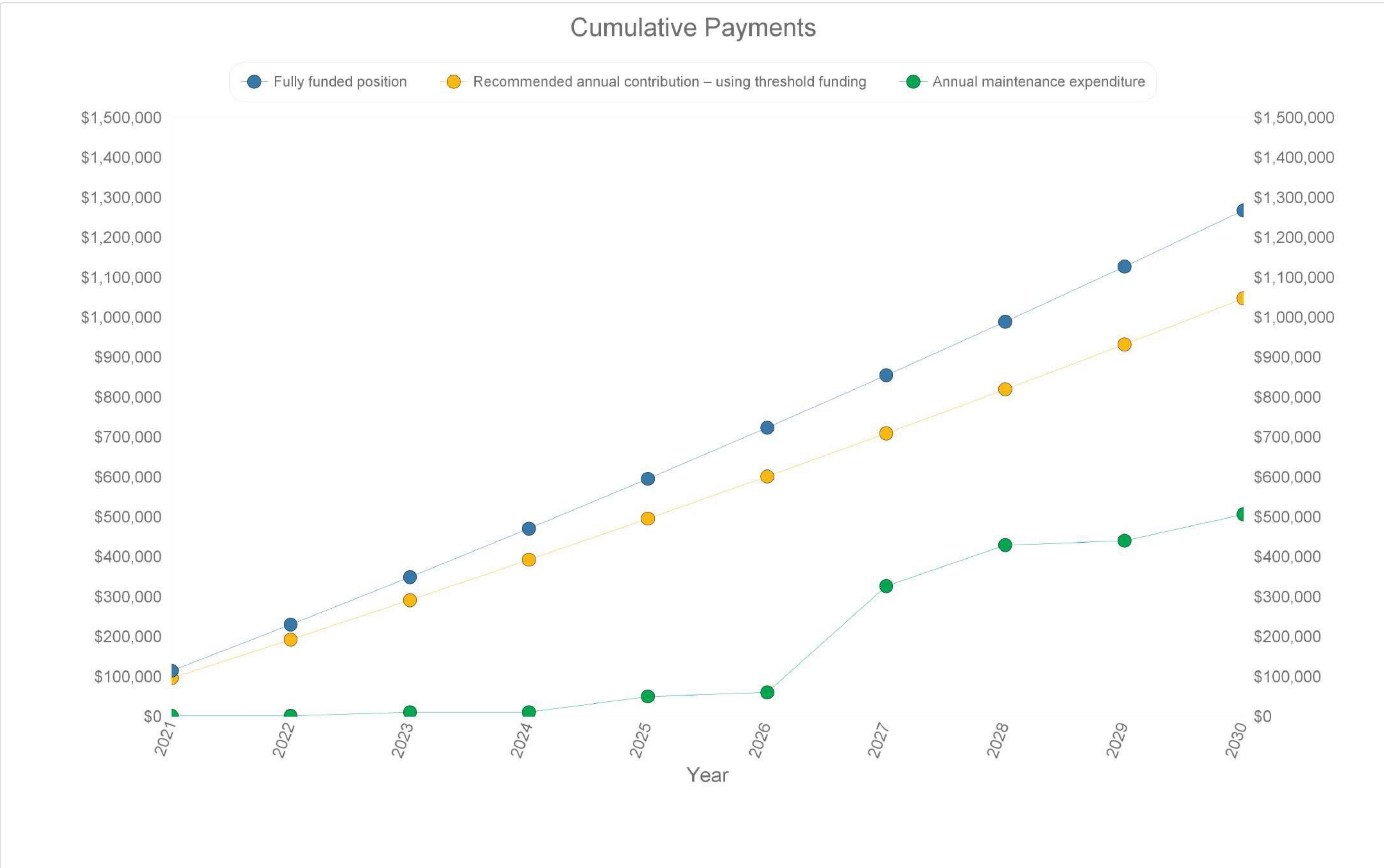
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
Year



Cumulative Payments
Fully funded position
Recommended annual contribution – using threshold funding
Annual maintenance expenditure
$1,500,000
$1,400,000
$1,300,000
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$0
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
Year

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Block 1																	
External																	
Building External																	
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	575	m2	$65	$37,375							$43,344				$43,344
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$43,344**	**$0**	**$0**	**$0**	**$43,344**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$43,344**	**$0**	**$0**	**$0**	**$43,344**
						Building External - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$43,344**	**$0**	**$0**	**$0**	**$43,344**
Internal																	
General Internal																	
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Reticulation	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						General Internal - SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
Level 1																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Level 2																	

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Internal/External																	
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						Block 1 - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$43,344**	**$7,784**	**$1,828**	**$7,974**	**$69,169**
Block 2																	
External																	
Building External																	
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	520	m2	$65	$33,800							$39,198				$39,198
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
						Building External - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
Internal																	
General Internal																	
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Allowance	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						General Internal - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
Ground Floor																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						Ground Floor - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
Level 1																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,832**	**$0**	**$1,177**	**$6,009**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,832**	**$0**	**$1,177**	**$6,009**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,832**	**$0**	**$1,177**	**$6,009**
Level 2																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715

ASSET MANAGEMENT SOLUTIONS

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
Stairway and Landings																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	260	m2	$24	$6,193								$7,361			$7,361
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	5	No.	$191	$955										$1,192	$1,192
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,361**	**$0**	**$1,192**	**$8,554**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,361**	**$0**	**$1,192**	**$8,554**
						Stairway and Landings - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,361**	**$0**	**$1,192**	**$8,554**
						Block 2 - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$39,198**	**$21,859**	**$1,828**	**$10,343**	**$81,468**
Block 3																	
External																	
Building External																	
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	540	m2	$65	$35,100							$40,705				$40,705
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**
						Building External - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**
Internal																	
General Internal																	
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Allowance	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						General Internal - SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
Level 1																	

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Level 2																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Internal/External																	
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						Block 3 - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$40,705**	**$7,784**	**$1,828**	**$7,974**	**$66,531**
Block 4																	
External																	
Building External																	

ASSET MANAGEMENT SOLUTIONS

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	520	m2	$65	$33,800							$39,198				$39,198
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
						Building External - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$39,198**	**$0**	**$0**	**$0**	**$39,198**
Internal																	
General Internal																	
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Allowance	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						General Internal - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
Ground floor																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
						Ground floor - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$1,177**	**$6,010**
Level 1																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
Level 2																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	131	m2	$24	$3,120								$3,709			$3,709
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	9	m	$105	$945								$1,123			$1,123
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,833**	**$0**	**$715**	**$5,548**
Stairway and Landings																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	260	m2	$24	$6,193								$7,362			$7,362
Doors - Personnel - Door closer	Replace Door Closer	10	2	No.	$370	$739										$923	$923
Doors - Personnel - Electronic Door Entry System	Door Exit Button Cracked And Requires Replacement	0	1	No	$350	$350	$350										$350
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	5	No.	$191	$955										$1,192	$1,192
						- SubTotal	**$350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,827**
						- SubTotal	**$350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,827**
						Stairway and Landings - SubTotal	**$350**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,827**
						Block 4 - SubTotal	**$350**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$39,198**	**$21,859**	**$1,828**	**$10,343**	**$81,818**
Block 5																	
External																	
Building External																	
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	540	m2	$65	$35,100							$40,705				$40,705
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**
						Building External - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,705**	**$0**	**$0**	**$0**	**$40,705**

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Internal																	
General Internal																	
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Allowance	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
						General Internal - SubTotal	**$0**	**$0**	**$0**	**$0**	**$4,967**	**$0**	**$0**	**$0**	**$0**	**$5,620**	**$10,587**
Level 1																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Level 2																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	111	m2	$24	$2,644								$3,143			$3,143
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	6	m	$105	$630								$749			$749
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,892**	**$0**	**$1,177**	**$5,069**
Internal/External																	

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$0**	**$1,697**	**$0**	**$0**	**$1,828**	**$0**	**$5,101**
						Block 5 - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$40,705**	**$7,784**	**$1,828**	**$7,974**	**$66,531**
Block 6																	
External																	
Building External																	
Cladding - Sheet Cladding - Repairs - Wall Cladding - Damage To Cladding At High Level	Repair Cladding To North North Elevation		1	No	$1,200	$1,200	$1,200										$1,200
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	Repaint External Walls And Soffits	7	712	m2	$65	$46,280							$53,671				$53,671
						- SubTotal	**$1,200**	**$0**	**$0**	**$0**	**$0**	**$0**	**$53,671**	**$0**	**$0**	**$0**	**$54,871**
						- SubTotal	**$1,200**	**$0**	**$0**	**$0**	**$0**	**$0**	**$53,671**	**$0**	**$0**	**$0**	**$54,871**
						Building External - SubTotal	**$1,200**	**$0**	**$0**	**$0**	**$0**	**$0**	**$53,671**	**$0**	**$0**	**$0**	**$54,871**
Internal																	
General Internal																	
Doors - Personnel - Electronic Door Entry System - General Repair Allowance Door Entry Systems	General Repair Allowance Door Entry Systems	3	1	No	$1,500	$1,500			$1,576			$1,697			$1,828		$5,101
Drainage - Above Ground - Domestic drainage reticulation - General Drainage Allowance	General Allowance Drainage Reticulation	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
Electrical Services - Electrical Reticulation - Lighting Installations - General Electrical Allowance	General Allowance Electrical Reticulation	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						- SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
						General Internal - SubTotal	**$0**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$0**	**$0**	**$1,828**	**$5,620**	**$15,688**
Ground floor																	

ASSET MANAGEMENT SOLUTIONS

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	150	m2	$24	$3,573								$4,247			$4,247
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	8	m	$105	$840								$998			$998
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						Ground floor - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
Level 1																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	150	m2	$24	$3,573								$4,247			$4,247
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	8	m	$105	$840								$998			$998
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						Level 1 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
Level 2																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	150	m2	$24	$3,573								$4,247			$4,247
Decoration - Internal - Paint to door and frame	Repaint Door And Frame (One Side Only)	8	8	m	$105	$840								$998			$998
Doors - Personnel - Door closer	Replace Door Closer	10	1	No.	$370	$370										$462	$462
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	3	No.	$191	$573										$715	$715
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
						Level 2 - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,246**	**$0**	**$1,177**	**$6,423**
Stairway and Landings																	
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	Prepare And Repaint	8	260	m2	$24	$6,193								$7,362			$7,362
Doors - Personnel - Door closer	Replace Door Closer	10	2	No.	$370	$739										$923	$923
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	Replace Unit	10	5	No.	$191	$955										$1,192	$1,192

ASSET MANAGEMENT SOLUTIONS

Expenditure Forecast - By Property

Building Element	Action	Life expectancy	Measurement	Unit	Unit Cost	Current cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,477**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,477**
						Stairway and Landings - SubTotal	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,362**	**$0**	**$2,116**	**$9,477**
						Block 6 - SubTotal	**$1,200**	**$0**	**$1,576**	**$0**	**$4,967**	**$1,697**	**$53,671**	**$23,099**	**$1,828**	**$11,267**	**$99,304**
External common areas																	
External																	
Decoration - External - Painting to concrete - Repaint Walls At Entry	Repaint Walls At Entry	7	30	m2	$42	$1,257							$1,457				$1,457
Decoration - External - Staining - Staining To Fencing	Re Stain Fencing	7	382	m2	$19	$7,258							$8,417				$8,417
Drainage - Below Ground - uPVC Drainage, 150mm - General Allowance Drainage Repairs	General Drainage Allowance	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
Electrical Services - Electrical Reticulation - Underground Electrical Cabling - multi unit - General Allowance Electrical	General Electrical Allowance	5	1	No	$3,000	$3,000					$3,311					$3,747	$7,058
External Works - Boundary Structures - Fencing, Timber, Paling - General Fencing Repairs	General Allowance Fencing Repairs	5	1	No	$1,500	$1,500					$1,656					$1,873	$3,529
External Works - Gates - Vehicle, Steel, Manual - Electric Motor	Replace Gate Motor	8	1	No	$2,500	$2,500								$2,972			$2,972
External Works - Hard Landscaping - Hot Mix / Asphalt Patch Repairs - Site Wide Asphalt Repairs	General Asphalt Repairs	5	10	m2	$80	$801					$884					$1,000	$1,884
External Works - Road and Pavement Markings - Road and Pavement Markings, Line	Repaint Car Park Markings	8	380	m	$14	$5,320								$6,324			$6,324
External Works - Soft Landscaping - Replace weed mat, bark or similar and planting	Replace Areas Of Weed mat and Stones	8	1	No	$2,500	$2,500								$2,972			$2,972
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$9,163**	**$0**	**$9,874**	**$12,267**	**$0**	**$10,367**	**$41,671**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$9,163**	**$0**	**$9,874**	**$12,267**	**$0**	**$10,367**	**$41,671**
						- SubTotal	**$0**	**$0**	**$0**	**$0**	**$9,163**	**$0**	**$9,874**	**$12,267**	**$0**	**$10,367**	**$41,671**
						External common areas - SubTotal	**$0**	**$0**	**$0**	**$0**	**$9,163**	**$0**	**$9,874**	**$12,267**	**$0**	**$10,367**	**$41,671**
						Total	**$1,550**	**$0**	**$9,456**	**$0**	**$38,965**	**$10,183**	**$266,694**	**$102,435**	**$10,966**	**$66,242**	**$506,490**
						Contingency %	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
						Grand Total	**$1,550**	**$0**	**$9,456**	**$0**	**$38,965**	**$10,183**	**$266,694**	**$102,435**	**$10,966**	**$66,242**	**$506,490**

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Replace in Year: **1 - 2021**

Type:

Location: **Block 4**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 4 Internal Stairway and Landings	Doors Personnel Electronic Door Entry System Door Exit Button Cracked And Requires Replacement	Poor - Requires replacement	Exit release button cracked and in need of repair	No	1	$350	$350	$350	

Location: **Block 6**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 External Building External	Cladding Sheet Cladding Repairs - Wall Cladding Damage To Cladding At High Level Repair Cladding To North North Elevation	Moderate - Some wear and tear	Cladding damaged at external corner high level. Repair as per manufacturers instructions.	No	1	$1,200	$1,200	$1,200	

Address: **69 Hall Avenue**

Replace in Year: **3 - 2023**

Type:

Location: **Block 1**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 1 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	

Location: **Block 2**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 2 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	

Location: **Block 3**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 3 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 4									
Block 4 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	
Location: Block 5									
Block 5 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	
Location: Block 6									
Block 6 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,576	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: 5 - 2025

Type:

Location: Block 1

Block 1 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Reticulation General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 1 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	

Location: Block 2

Block 2 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 2 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	

Address:	69 Hall Avenue								
Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 3									
Block 3 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 3 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	
Location: Block 4									
Block 4 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 4 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	

Address:	69 Hall Avenue								
Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 5									
Block 5 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 5 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	
Location: Block 6									
Block 6 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,656	
Block 6 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,311	

Address: **69 Hall Avenue**

Location: External common areas

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
External common areas External	Drainage Below Ground uPVC Drainage, 150mm General Allowance Drainage Repairs General Drainage Allowance	Very Good - As New		No	1	$3,000	$3,000	$3,311	
External common areas External	Electrical Services Electrical Reticulation Underground Electrical Cabling - multi unit General Allowance Electrical General Electrical Allowance	Very Good - As New		No	1	$3,000	$3,000	$3,311	
External common areas External	External Works Boundary Structures Fencing, Timber, Paling General Fencing Repairs General Allowance Fencing Repairs	Very Good - As New		No	1	$1,500	$1,500	$1,656	
External common areas External	External Works Hard Landscaping Hot Mix / Asphalt Patch Repairs Site Wide Asphalt Repairs General Asphalt Repairs	Very Good - As New		m2	10	$80	$801	$884	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: 6 - 2026

Type:

Location: Block 1

Block 1 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	

Location: Block 2

Block 2 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	

Location: Block 3

Block 3 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 4									
Block 4 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	
Location: Block 5									
Block 5 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	
Location: Block 6									
Block 6 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,697	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: 7 - 2027

Type:

Location: Block 1

Block 1 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	575	$65	$37,375	$43,344	

Location: Block 2

Block 2 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	520	$65	$33,800	$39,198	

Location: Block 3

Block 3 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	540	$65	$35,100	$40,705	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 4									
Block 4 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	520	$65	$33,800	$39,198	
Location: Block 5									
Block 5 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	540	$65	$35,100	$40,705	
Location: Block 6									
Block 6 External Building External	Decoration External Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding Repaint External Walls And Soffits	Very Good - As New	External decoration presents in very good condition	m2	712	$65	$46,280	$53,671	
Location: External common areas									
External common areas External	Decoration External Painting to concrete Repaint Walls At Entry Repaint Walls At Entry	Very Good - As New	External decoration presents in very good condition	m2	30	$42	$1,257	$1,457	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
External common areas External	Decoration External Staining Staining To Fencing Re Stain Fencing	Very Good - As New	External decoration presents in very good condition	m2	382	$19	$7,258	$8,417	

ASSET MANAGEMENT SOLUTIONS

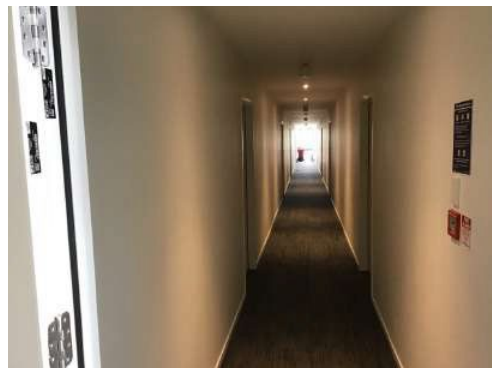
Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: **8 - 2028**

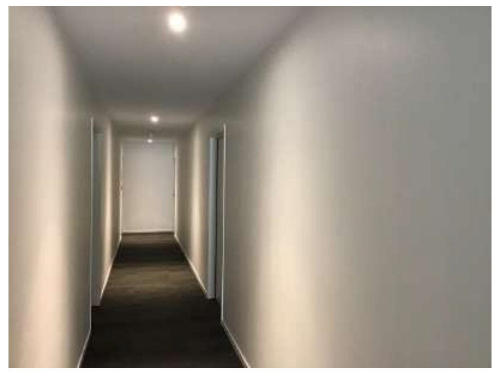
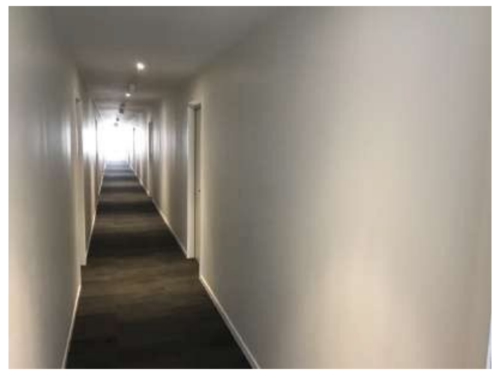
Type:

Location: **Block 1**

Block 1 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	
Block 1 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	
Block 1 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	
Block 1 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 2									
Block 2 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	
Block 2 Internal Stairway and Landings	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	260	$24	$6,193	$7,361	
Block 2 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	
Block 2 Internal Ground Floor	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	
Block 2 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Good - Minor Defects	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 2 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	
Block 2 Internal Ground Floor	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Good - Minor Defects	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	

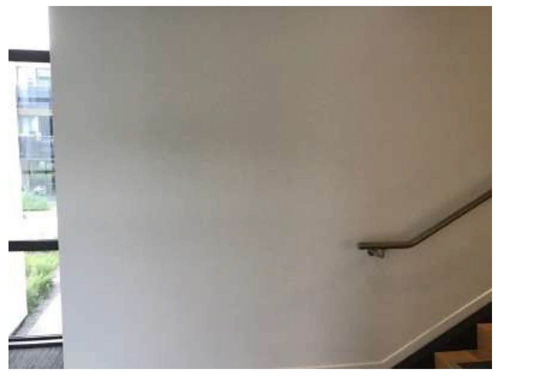
Location: Block 3

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 3 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	
Block 3 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	
Block 3 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 3 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	

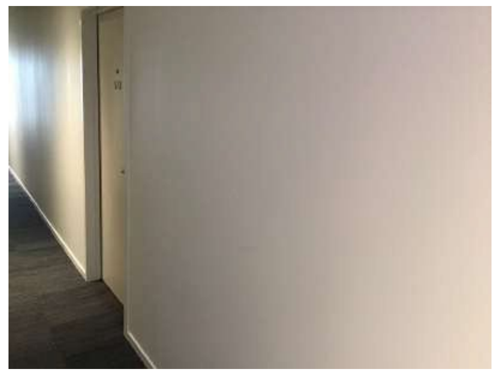
Location: Block 4

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 4 Internal Ground floor	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	
Block 4 Internal Stairway and Landings	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	260	$24	$6,193	$7,362	
Block 4 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	
Block 4 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	131	$24	$3,120	$3,709	

Address: **69 Hall Avenue**

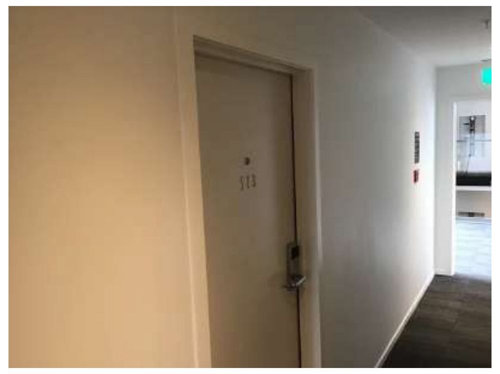
Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 4 Internal Ground floor	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Good - Minor Defects	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	
Block 4 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	
Block 4 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	9	$105	$945	$1,123	

Location: **Block 5**

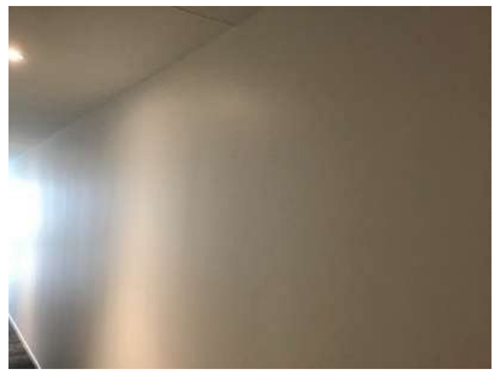
Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 5 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	
Block 5 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	111	$24	$2,644	$3,143	

ASSET MANAGEMENT SOLUTIONS

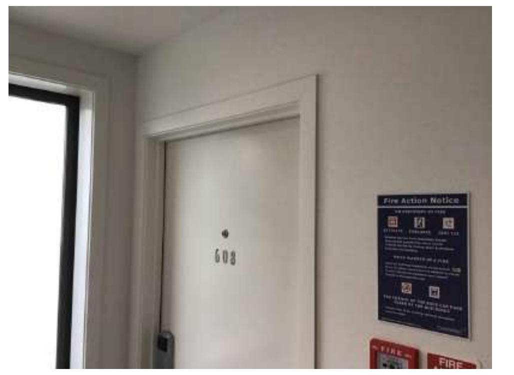
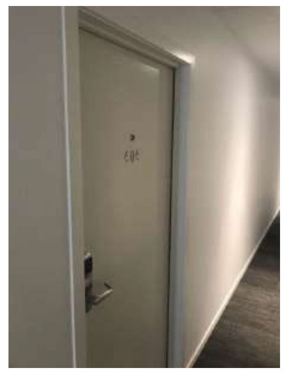
Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 5 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	
Block 5 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	6	$105	$630	$749	

Location: **Block 6**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 Internal Ground floor	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	150	$24	$3,573	$4,247	
Block 6 Internal Stairway and Landings	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	260	$24	$6,193	$7,362	
Block 6 Internal Level 1	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	150	$24	$3,573	$4,247	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 Internal Level 2	Decoration Internal Paint - Enamel, plasterboard walls and ceilings Prepare And Repaint	Very Good - As New	Internal decoration presents in very good condition	m2	150	$24	$3,573	$4,247	
Block 6 Internal Ground floor	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Good - Minor Defects	Internal decoration presents in very good condition	m	8	$105	$840	$998	
Block 6 Internal Level 1	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	8	$105	$840	$998	
Block 6 Internal Level 2	Decoration Internal Paint to door and frame Repaint Door And Frame (One Side Only)	Very Good - As New	Internal decoration presents in very good condition	m	8	$105	$840	$998	

Location: **External common areas**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
External common areas External	External Works Gates Vehicle, Steel, Manual Electric Motor Replace Gate Motor	Very Good - As New		No	1	$2,500	$2,500	$2,972	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
External common areas External	External Works Road and Pavement Markings Road and Pavement Markings, Line Repaint Car Park Markings	Very Good - As New		m	380	$14	$5,320	$6,324	
External common areas External	External Works Soft Landscaping Replace weed mat, bark or similar and planting Replace Areas Of Weed mat and Stones	Very Good - As New		No	1	$2,500	$2,500	$2,972	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: 9 - 2029

Type:

Location: Block 1

Block 1 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	

Location: Block 2

Block 2 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	

Location: Block 3

Block 3 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 4									
Block 4 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	
Location: Block 5									
Block 5 Internal/External	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	
Location: Block 6									
Block 6 Internal General Internal	Doors Personnel Electronic Door Entry System General Repair Allowance Door Entry Systems General Repair Allowance Door Entry Systems	Very Good - As New		No	1	$1,500	$1,500	$1,828	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs

Replace in Year: **10 - 2030**

Type:

Location: **Block 1**

Block 1 Internal Level 2	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 1 Internal Level 1	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 1 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Reticulation General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	
Block 1 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	

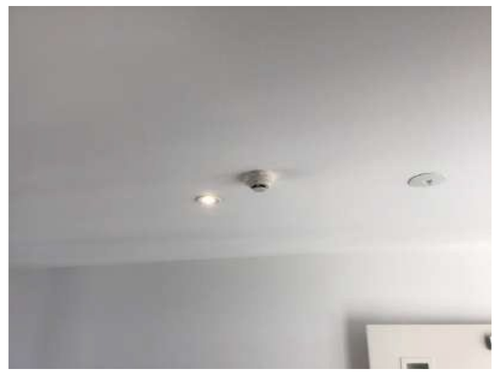
Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 1 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 1 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Location: Block 2

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 2 Internal Level 2	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 2 Internal Level 1	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 2 Internal Ground Floor	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 2 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	
Block 2 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	
Block 2 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 2 Internal Stairway and Landings	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	5	$191	$955	$1,192	
Block 2 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 2 Internal Ground Floor	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Location: Block 3

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 3 Internal Level 2	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 3 Internal Level 1	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 3 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	
Block 3 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 3 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 3 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Location: Block 4

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 4 Internal Stairway and Landings	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	2	$370	$739	$923	
Block 4 Internal Ground floor	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 4 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 4 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	
Block 4 Internal Ground floor	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 4 Internal Stairway and Landings	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	5	$191	$955	$1,192	
Block 4 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 4 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

ASSET MANAGEMENT SOLUTIONS

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Location: Block 5									
Block 5 Internal Level 2	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 5 Internal Level 1	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 5 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	
Block 5 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	
Block 5 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 5 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Location: Block 6

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 Internal Stairway and Landings	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	2	$370	$739	$923	
Block 6 Internal Ground floor	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 6 Internal Level 1	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	
Block 6 Internal Level 2	Doors Personnel Door closer Replace Door Closer	Very Good - As New		No.	1	$370	$370	$462	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 Internal General Internal	Drainage Above Ground Domestic drainage reticulation General Drainage Allowance General Allowance Drainage Reticulation	Very Good - As New		No	1	$1,500	$1,500	$1,873	
Block 6 Internal General Internal	Electrical Services Electrical Reticulation Lighting Installations General Electrical Allowance General Allowance Electrical Reticulation	Very Good - As New		No	1	$3,000	$3,000	$3,747	
Block 6 Internal Ground floor	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Block 6 Internal Stairway and Landings	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	5	$191	$955	$1,192	
Block 6 Internal Level 1	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	

Address: **69 Hall Avenue**

Location	Building Element	Condition	Comments	Unit	Quantity	Unit Cost	Current cost	Future Cost	Photographs
Block 6 Internal Level 2	Fire Safety Active Fire Protection Smoke Alarms, Wired Replace Unit	Very Good - As New		No.	3	$191	$573	$715	
Location: External common areas									
External common areas External	Drainage Below Ground uPVC Drainage, 150mm General Allowance Drainage Repairs General Drainage Allowance	Very Good - As New		No	1	$3,000	$3,000	$3,747	
External common areas External	Electrical Services Electrical Reticulation Underground Electrical Cabling - multi unit General Allowance Electrical General Electrical Allowance	Very Good - As New		No	1	$3,000	$3,000	$3,747	
External common areas External	External Works Boundary Structures Fencing, Timber, Paling General Fencing Repairs General Allowance Fencing Repairs	Very Good - As New		No	1	$1,500	$1,500	$1,873	
External common areas External	External Works Hard Landscaping Hot Mix / Asphalt Patch Repairs Site Wide Asphalt Repairs General Asphalt Repairs	Very Good - As New		m2	10	$80	$801	$1,000	

LONG TERM MAINTENANCE PLAN COMPLETE BUILDING ELEMENTS LIST

LONG TERM MAINTENANCE PLAN COMPLETE BUILDING ELEMENTS LIST	
Building Element	**Life Expectancy**
Drainage - Above Ground - Domestic drainage reticulation	5
Drainage - Below Ground - uPVC Drainage, 150mm	5
Electrical Services - Electrical Reticulation - Lighting Installations	5
Electrical Services - Electrical Reticulation - Underground Electrical Cabling - multi unit	5
External Works - Boundary Structures - Fencing, Timber, Paling	5
External Works - Hard Landscaping - Hot Mix / Asphalt Patch Repairs	5
Decoration - External - Paint - Walls, Soffits, Timber, Generally, Acrylic, Scaffolding	7
Decoration - External - Painting to concrete	7
Decoration - External - Staining	7
Decoration - Internal - Paint - Enamel, plasterboard walls and ceilings	8
Decoration - Internal - Paint to door and frame	8
External Works - Gates - Vehicle, Steel, Manual	8
External Works - Road and Pavement Markings - Road and Pavement Markings, Line	8
External Works - Soft Landscaping - Replace weed mat, bark or similar and planting	8
Doors - Personnel - Door closer	10
Fire Safety - Active Fire Protection - Smoke Alarms, Wired	10
Fixtures And Fittings - Curtains / Blinds - Venetian Blinds - Metal	12
Internal Finishes - Floor - Carpet, Tiles	12
Stairs And Balustrades - Stairs - Stair Nosing's	12
Doors - Personnel - Magnetic Door Release	15
Electrical Services - Audio / Visual - Satellite Receiver Installation	15
Electrical Services - Lighting - Bollard Lighting	15
Electrical Services - Lighting - External Wall Light	15
Electrical Services - Lighting - Floodlights - Wall Mounted	15
Electrical Services - Lighting - Recessed Downlight	15
Electrical Services - Lighting - Recessed downlight - Internal	15
Electrical Services - Lighting - Wall light	15
Electrical Services - Security Installations - CCTV Camera	15
External Works - Street Furniture - Letterbox - large steel	15
Fire Safety - Means of Escape - Means Of Escape Signage - illuminated	15
Electrical Services - Emergency Installations - Emergency Lighting - fittings	20
External Works - Gates - Vehicle, Steel, Automatic	20
Fire Safety - Active Fire Protection - Sprinkler System, Heads Only	20
Fire Safety - Means of Escape - Break Glass Alarm	20
Rainwater Goods - Downpipes - uPVC, <75mm Dia	20
Rainwater Goods - Gutters - Steel, Factory Finished	20
External Works - Hard Landscaping - Driveways/Car Parks, Hot Mix Asphalt	25
External Works - Hose Tap - Brass Hose Tap	25
External Works - Street Furniture - Street Signage	25
Electrical Services - Lighting - Street Lighting, Pole-Mounted	30
External Joinery & Metalwork - Briese Soliel - Metal Louvres, Metal Frame	30
Doors - Personnel - Timber, Fire Rated, Single	35
Fire Safety - Active Fire Protection - Fire Alarm System	35
Roof Coverings - Sheet Roofing - Steel, Trough Profile, Factory Coating	35
Windows - Aluminium - Double Glazed, Non-Thermally Broken, Opening Sash	35
Compressed Sheet To Deck Areas	35
Doors - Personnel - Steel, Glazed	40
Stairs And Balustrades - Handrails & Balustrades - Steel, Polished, Handrail	50
Stairs And Balustrades - Handrails & Balustrades - Steel, Stainless, Glass Balustrade	50
Cladding To Walls	50
Underground Drainage	50

<u>Operational Maintenance Matters</u>

3.1 Roof Coverings

The requirement of the New Zealand Building Code Clause B2 requires that roofs and membrane linings remain serviceable and weathertight for a minimum of 15 years, although we expect the roofs to last significantly longer than this if well maintained.

3.2 Profiled Metal Roof and Wall Claddings Maintenance Requirements

Pre-painted steel products are designed to be used in an environment anywhere greater than 50 metres from the east coast, or greater than 100 metres from the west coast (with maintenance).

Based on the severity of the environment in which the building is located, areas of the profiled metal roof and wall claddings that are **NOT** regularly washed with rainwater must be routinely manually washed annually to remove surface deposits. Cleaning to remove surface deposits is required to ensure a satisfactory life is obtained from the product. The profiled metal roof cladding should be manually washed with water and a sponge or a soft nylon brush. **Low pressure washing can be used for large areas.**
Areas of the Profiled metal roof claddings that are regularly washed with rainwater will not require manual washing as frequently as unwashed areas. This is because the rainwater helps to remove the surface deposits. It is assumed the roofing is coloursteel max. The manufacturers specification for this product does not stipulate washing of the exposed roofing sheets but best practice guidelines would suggest periodic washing would be beneficial in prolonging the life if the roofing. The roofing code of practice and various best practice guidelines recommend an annual wash down however even where rain washed of all roof claddings.

See below guidelines for the minimum degree of maintenance to ensure expected performance is achieved:

- Keep surfaces clean and free from continuous contact with moisture and debris.
- Areas that are not washed by rainfall will require regular cleaning (at least 2-3 times per year) to remove dirt and salt build-up. Clean with fresh water and by scrubbing with a soft nylon brush.
- Inspect and replace where necessary any fasteners that have deteriorated sufficiently to cause a leakage risk.
- At the first sign of corrosion, the affected areas should be cleaned down; spot primed and then repainted to an appropriate paint manufacturer's recommendation.
- Fading of the surface coating may occur over time and repainting may be carried out to retain aesthetic value.
- As part of the 18-monthly washing of the roof, the following maintenance should also be undertaken:

- The roof covering and associated flashings should be inspected and cleared of any debris build-up.
- Gutters should maintain an even fall towards the outlets and be kept free from debris and vegetation to avoid rainwater ponding or blockage.
- All fixings accessible and visible at roof level (e.g. fixings through Colorsteel sheets and flashings etc) shall be inspected. Where fixings are loose, they are to be sealed and properly reinstalled or replaced as required. Fixings must not be overtightened as this can damage the sealant washer and dent the roofing, which may induce leaks.
- Both large and small penetrations such as those for vents, air ducts and skylights need to be inspected. Inspection is required to ensure water is not ponding behind the penetrations and to ensure the penetration flashing remains adequately sealed.
- The roof coverings and associated flashings should be inspected for any obvious signs of leaks. Obvious leaks may occur as a result of impact or traffic damage to the roof covering, or the improper installation of new services penetrating through the roof. If any leaks do occur, they must be attended to immediately.
- Check for surface scratches on any profiled metal cladding products.
- Check for signs of corrosion on any profiled metal cladding products.

Clean Out Gutters

Gutters can become clogged by leaves, twigs and other debris. This can cause a number of problems around the building such as a leaky roof, mould and mildew. Gutters should be cleaned every three months to ensure they function correctly. Consideration should be given to installing gutter foam or similar at least along the east elevation which is subject to overhanging trees.

3.3 Touching Up

If surface scratches or corrosion is found on any Colorsteel product, then the use of touch-up paint should not be utilised. New Zealand Steel does not recommend the use of touch-up paint on any of its Colorsteel prepainted products. Air drying touch-up paints have different weathering characteristics to the baked-on finish of Colorsteel coating systems. Variations in natural light conditions will emphasise these differences, producing unacceptable aesthetic qualities.

Minor surface scratches are best left alone. They become less noticeable as the coating weathers and do not affect the corrosion inhibiting properties of the material. However, widespread damage caused by rough handling should be corrected by replacement of the affected material. A guide to deal with minor surface scratches or corrosion on Colorsteel products can be found in the New Zealand Steel over painting New and Weathered steel roofing guide.

3.4 Steel Roofing Maintenance Recommendations

MAINTENANCE RECOMMENDATIONS				
PRODUCT		ENVIRONMENT		
		MODERATE	SEVERE	VERY SEVERE
COLORSTEEL® MAXX™	ROOF	Rain washing	Rain washing	Rain washing
	CLADDING	Rain washing plus manual washing every year	Rain washing plus manual washing every 6 months	Rain washing plus manual washing every 3 months
	UNWASHED AND HIGH RISK AREAS	Manual washing every 6 months	Manual washing every 3 months	Manual washing every month
COLORSTEEL® ENDURA™	ROOF	Rain washing	Rain washing	Not recommended
	CLADDING	Rain washing plus manual washing every year	Not recommended	Not recommended
	UNWASHED AND HIGH RISK AREAS	Manual washing every 6 months	Manual washing every 3 months	Not recommended
ZINCALUME®	ROOF	Rain washing	Not recommended	Not recommended
	CLADDING	Rain washing plus manual washing every 6 months	Not recommended	Not recommended
	UNWASHED AND HIGH RISK AREAS	Manual washing every 3 months	Not recommended	Not recommended
GALVSTEEL®	ROOF	Rain washing	Not recommended	Not recommended
	CLADDING	Rain washing plus manual washing every 6 months	Not recommended	Not recommended
	UNWASHED AND HIGH RISK AREAS	Manual washing every 3 months	Not recommended	Not recommended

3.5 Roof Access

Restrictions should be put on the number of tradesmen going on to the roof to prevent damage being caused to the roof and creating unnecessary health and safety risks. It is assumed a roof anchoring systems is in place.

3.6 New Services Equipment

No new cabling, pipes, or penetrations should be run through the roof as this will compromise weathertightness.

4.0 WALL CLADDINGS

4.1 Claddings

The walls to the buildings comprise a combination of timber weatherboards and lightweight concrete facade system to all of the properties. All wall claddings have been finished using a high-quality acrylic paint. The roofs are all long run pre finished steel. External joinery generally comprises double glazed pre-finished aluminium joinery throughout.

4.2 Weatherboards and Plaster

The buildings cladding system should be cleaned every 12-18 months in accordance with the manufacturers maintenance literature in order to remove the build-up of salt deposits, dirt and organic growth from the painted finish surface. This is imperative under eaves, overhangs, and any other areas where rainwater does not regularly wash. Sealants around windows and doors, pipes, where walls meet the soffit line and where electrical fittings and handrails have been attached to walls should be regularly checked and replaced where necessary following manufacturers guidelines. If damage is found to the cladding system contact original installer for advice.

During inspections check areas that are cold and dark, such as under decks or behind heavy foliage. Dirt provides the perfect environment for mould and algae growth. The tiny roots that these organisms use to cling to your walls will cause your paint to deteriorate very quickly and can lead to plaster erosion if it is not regularly cleaned. Ensure that all minimum ground clearances as set out in the technical literature are maintained at all times during the life of the system. Namely 150mm to permanent paving - 225mm to unprotected ground refer also to the New Zealand Building Code Acceptable Solution E2/AS1. Cut back vegetation and landscaping which is too close to or touching the cladding. Check that any dirt or unpaved ground (especially in garden beds) has not reduced these clearances over time. The external cladding should have a 15 years warrantee on materials and 5 years on workmanship.

Cleaning shall comprise gentle brushing with a soft nylon brush using warm water and a soft pH neutral detergent. Fresh water rinsing is required. Low pressure can be utilised.

Whilst washing the buildings envelope, the following checks should be made:

- Check sealants and replace if this is showing signs of degradation, loss of edge adhesion, or surface cracking. Check around light fittings, and cable and pipe penetrations.
- Check for missing attachments or fixings and replace or tighten as required.
- Check all wall cladding and associated flashings for any impact damage that may have occurred and immediately replace any cladding that has been damaged to the point of allowing water entry into the building substrate.

4.3 Repainting

Repainting of the external envelope should be undertaken every 7 to 10 years and internally every 8 to 10 years although this is subject to conditions and use. Timber structures should generally be re-stained every 5 years.

5.0 WINDOW JOINERY

5.1 New Zealand Building Code

The New Zealand Building Code Clauses B2 – Durability and E2 – External Moisture require that external window joinery should have a trouble free serviceable life and remain weathertight for a minimum period of 15 years (with maintenance). The following requirements are recommended so that the performance requirements of the New Zealand Building Code continue to be met:

5.2 Window Joinery Maintenance

To maintain the powder coated surface of the aluminium joinery in good condition, regular washing down is necessary at intervals of no more than six months. This is in addition to any washing of the glazing otherwise carried out. Avoid scratching the surface by dusting and the use of abrasive cleaners. Similarly, do not use solvents or paint thinner for cleaning. Wash the window joinery using a mild pH neutral detergent and rinse thoroughly with water. A sponge may be used to remove dust and non-heavy airborne deposits. Salt and other deposits may require a soft brush for removal. As a last resort, stubborn deposits may require using a diluted citric acid, or as manufacturer's instructions, ensuring it is well washed down afterwards. Do not use harsh chemical cleaners. **Water blasting is not be utilised.** Remember to all rinse off with fresh water to remove all detergent residues after cleaning.

5.3 Hardware

Friction stays, hinges and latches will often become sticky or hard to operate, if not opened or closed regularly. When required, a light oil spray should be applied to the moving joints and window operated until the stiffness is overcome. Do not use excessive force to overcome stiffness when opening or closing a window, as this will inevitably cause unnecessary wear to the stays or hinges. Condensation drains at the base of windows should be checked to ensure there are no blockages.

If repairs are required to joinery for any reason, then a contractor who specialises in repairs to aluminium joinery should undertake the repairs.

6.0 INTERNAL MAINTENANCE

6.1 Interior Walls and Ceilings

Interior walls and ceilings that are Gibraltar or plasterboard lined with an acrylic paint finish will generally require little maintenance, except for repainting every 8 or so years (or earlier if needed), unless any surface damage occurs. Sometimes slight cracking and/or nail popping will occur due to either timber shrinkage or movement/settlement within the building. These occurrences are quite normal with timber framing. Hairline cracks can be overcome with painting, while larger cracks will require filling and painting. Nail popping will require refixing the popped nail or screw and placing an additional nail/screw adjacent. Re-stop the surface, sand and seal before repainting.

6.2 Interior Doors

Any interior doors that are timber will be subject to shrinkage, swelling and warping due to humidity changes and will adjust to the humidity accordingly. If warping occurs, it will help to return to straightness if the door is kept closed as much as possible. If doors are sticking, they should be sanded down at the sticking edge then repainted to seal against further moisture.

6.3 Door Latches

Where movement within the building causes misalignment of the latch, the latch plate should be simply realigned to suit the latch striker.

6.4 Door Hinges

Squeaking or stiff door hinges can be rectified using the hinge pin and rubbing with graphite lubricant (or lead pencil). Avoid oils or other lubricants which will cause build-up in the hinge.

6.5 Locks

Lubricate locks annually with graphite powder or a waterproof lubricant. Avoid oils or sprays.

6.6 Carpet

Vacuum any carpet once a week to prevent increased wear from embedded soil. Properly cared for carpet should only require cleaning at least once a year by professional cleaners. Consideration should be given to washing these carpets more than one time per year. Removal of stains should be referred to a carpet specialist.

7.0 MECHANICAL AND ELECTRICAL

No testing was carried out of the mechanical and electrical installations as this is beyond our remit and scope of services; comments are based on visual inspection only and anticipated like expectancies.

8.0 EXTERNAL AREAS

8.1 Paving

Regular checking at 6-month intervals of the external hardstanding's should be made to ensure safe pedestrian and vehicle traffic.