



# Long-Term Maintenance Plan

**11 Garden Place**

**Hamilton Central 3204**

**Unit Plan 77068**



## Report details

<b>Inspection date:</b>	9/04/2024
<b>Inspector:</b>	Jared Fisher



12/04/2024

The Body Corporate Committee Members

11 Garden Place  
Hamilton Central 3204

Dear Committee Members,

**Thank you for appointing our company to conduct your Long-Term Maintenance Plan.**

Based on our survey of your property's maintenance needs, we recommend that the long-term maintenance fund levies be set at the levels shown in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual long-term maintenance fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

**Key Report Data Levies Summary – First Financial Year**

Levy Per Utility Interest (Total long term maintenance fund levy divided by utility interests)	\$931.50
Total Utility Interests	1000
Total Long Term Maintenance Fund Levy	\$931,500.00

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

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Yours sincerely,



The Team at Solutions in Engineering

## Building Details & Report Inputs Supplied information

Building Address	11 Garden Place Hamilton Central 3204
Unit Plan No.	77068
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	1996
Number of Utility Interests	1000
Number of Units	14
Estimated Long Term Maintenance Fund Balance	\$693,798
Starting date of Financial Year for Report	1/04/2024
GST Status	Registered for GST
Current Long-Term Maintenance Levy per Utility interests (Inc. GST)	90.00

## Report assumptions & information

Assumed Interest Rate on invested funds (For funds over \$10,000) Years 1 - 3	1.70%
Assumed Interest Rate on invested funds (For funds over \$10,000) Years 4 - 30	3.00%
Company Taxation Rate	28.00%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over \$10,000 - Years 1 - 3	1.22%
Interest on Invested Funds – Based on Assumed Interest Rate minus Company Taxation Rate. Calculated only on Long Term Maintenance Fund balances over \$10,000 - Years 4 - 30	2.16%
Contingency Allowance - For minor and/or unforeseen expenses	10%
Assumed Rate of Inflation for Building Maintenance Costs - Based on average annual building cost increase over the past five years.	3.00%
Forecast Period - Number of years the plan forecasts	30 years

### 30 Year Levy Table

Year	Year To dd/mm/yyyy	Total Contribution		Contribution per Utility Interest		Quarterly Contribution	
		Including GST	GST Component	Including GST	GST Component	Including GST	GST Component
1	31/03/2025	931,500.00	121,500.00	931.50	121.50	232.88	30.38
2	31/03/2026	312,800.00	40,800.00	312.80	40.80	78.20	10.20
3	31/03/2027	174,133.00	22,713.00	174.13	22.71	43.53	5.68
4	31/03/2028	179,356.99	23,394.39	179.36	23.39	44.84	5.85
5	31/03/2029	184,737.70	24,096.22	184.74	24.10	46.19	6.02
6	31/03/2030	190,279.83	24,819.11	190.28	24.82	47.57	6.20
7	31/03/2031	195,988.22	25,563.68	195.99	25.56	49.00	6.39
8	31/03/2032	201,867.87	26,330.59	201.87	26.33	50.47	6.58
9	31/03/2033	207,923.91	27,120.51	207.92	27.12	51.98	6.78
10	31/03/2034	214,161.63	27,934.13	214.16	27.93	53.54	6.98
11	31/03/2035	220,586.48	28,772.15	220.59	28.77	55.15	7.19
12	31/03/2036	227,204.07	29,635.31	227.20	29.63	56.80	7.41
13	31/03/2037	234,020.19	30,524.37	234.02	30.52	58.51	7.63
14	31/03/2038	241,040.79	31,440.10	241.04	31.44	60.26	7.86
15	31/03/2039	248,272.02	32,383.31	248.27	32.38	62.07	8.10
16	31/03/2040	255,720.18	33,354.81	255.72	33.35	63.93	8.34
17	31/03/2041	263,391.78	34,355.45	263.39	34.36	65.85	8.59
18	31/03/2042	271,293.53	35,386.11	271.29	35.39	67.82	8.85
19	31/03/2043	279,432.34	36,447.70	279.43	36.45	69.86	9.11
20	31/03/2044	287,815.31	37,541.13	287.82	37.54	71.96	9.39
21	31/03/2045	296,449.77	38,667.36	296.45	38.67	74.11	9.67
22	31/03/2046	305,343.26	39,827.38	305.34	39.83	76.34	9.96
23	31/03/2047	314,503.56	41,022.20	314.50	41.02	78.63	10.26
24	31/03/2048	323,938.67	42,252.87	323.94	42.25	80.99	10.56
25	31/03/2049	333,656.83	43,520.46	333.66	43.52	83.42	10.88
26	31/03/2050	343,666.53	44,826.07	343.67	44.83	85.92	11.21
27	31/03/2051	353,976.52	46,170.85	353.98	46.17	88.50	11.54
28	31/03/2052	364,595.82	47,555.98	364.60	47.56	91.15	11.89
29	31/03/2053	375,533.70	48,982.66	375.53	48.98	93.88	12.25
30	31/03/2054	386,799.71	50,452.14	386.80	50.45	96.70	12.61

### 30 Year Cash Flow Tracking Sheet

The table below shows the cash flow starting with the anticipated 'Opening Balance' at the start of the first financial year which you provided to us. We then add the 'Total Levy Contributions' for the year and any 'Interest' on balances greater than \$10,000. Any 'Anticipated Expenses' (including contingency allowance) are then allowed for leaving a 'Closing Balance' for the year which in turn becomes the 'Opening Balance' for the following year. In summary:

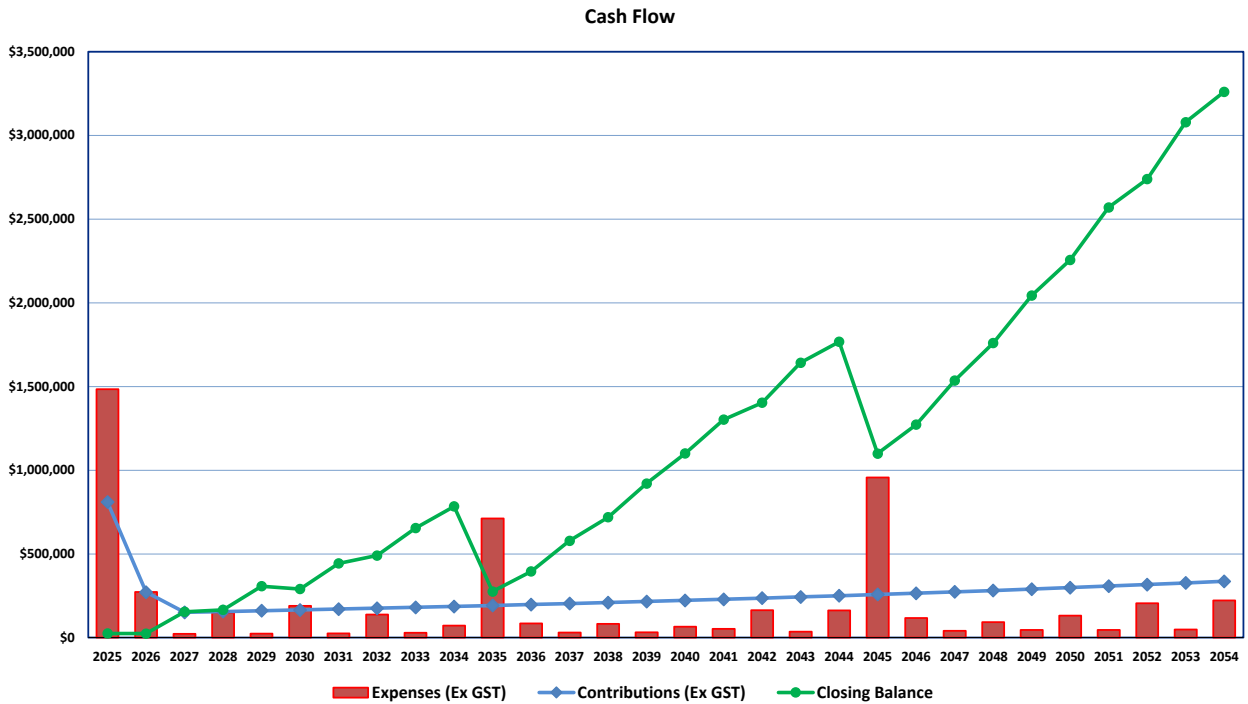
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Exc. GST)	Closing Balance
1	31/03/2025	693,798.00	810,000.00	4,355.75	1,483,539.13	24,614.62
2	31/03/2026	24,614.62	272,000.00	296.63	272,600.87	24,310.38
3	31/03/2027	24,310.38	151,420.00	1,082.65	22,557.39	154,255.64
4	31/03/2028	154,255.64	155,962.60	3,420.31	147,778.26	165,860.29
5	31/03/2029	165,860.29	160,641.48	5,059.04	23,932.17	307,628.64
6	31/03/2030	307,628.64	165,460.72	6,389.39	189,107.83	290,370.92
7	31/03/2031	290,370.92	170,424.54	7,838.39	25,389.57	443,244.28
8	31/03/2032	443,244.28	175,537.28	9,978.25	138,113.91	490,645.90
9	31/03/2033	490,645.90	180,803.40	12,237.41	29,001.74	654,684.97
10	31/03/2034	654,684.97	186,227.50	15,372.75	72,194.78	784,090.44
11	31/03/2035	784,090.44	191,814.33	11,324.14	711,463.48	275,765.43
12	31/03/2036	275,765.43	197,568.76	7,168.01	85,394.78	395,107.42
13	31/03/2037	395,107.42	203,495.82	10,404.65	30,317.39	578,690.50
14	31/03/2038	578,690.50	209,600.69	13,870.78	82,650.43	719,511.54
15	31/03/2039	719,511.54	215,888.71	17,525.70	32,161.74	920,764.21
16	31/03/2040	920,764.21	222,365.37	21,590.41	64,781.74	1,099,938.25
17	31/03/2041	1,099,938.25	229,036.33	25,669.70	52,088.70	1,302,555.58
18	31/03/2042	1,302,555.58	235,907.42	28,911.68	164,011.30	1,403,363.38
19	31/03/2043	1,403,363.38	242,984.64	32,545.92	36,200.00	1,642,693.94
20	31/03/2044	1,642,693.94	250,274.18	36,435.00	162,051.30	1,767,351.82
21	31/03/2045	1,767,351.82	257,782.41	30,632.47	956,146.09	1,099,620.61
22	31/03/2046	1,099,620.61	265,515.88	25,348.77	117,648.70	1,272,836.56
23	31/03/2047	1,272,836.56	273,481.36	30,006.86	40,741.74	1,535,583.04
24	31/03/2048	1,535,583.04	281,685.80	35,206.16	93,022.61	1,759,452.39
25	31/03/2049	1,759,452.39	290,136.37	40,635.01	46,540.00	2,043,683.77
26	31/03/2050	2,043,683.77	298,840.46	45,948.41	131,725.22	2,256,747.42
27	31/03/2051	2,256,747.42	307,805.67	51,574.80	45,856.52	2,570,271.37
28	31/03/2052	2,570,271.37	317,039.84	56,728.05	204,985.22	2,739,054.04
29	31/03/2053	2,739,054.04	326,551.04	62,164.90	48,649.57	3,079,120.41
30	31/03/2054	3,079,120.41	336,347.57	67,736.31	222,707.83	3,260,496.46

### 30 Year Cash Flow Graph

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

- Contributions line - Total maintenance fund contributions per year.
- Expenses line – Total anticipated expenses in each year.
- Closing balance line – Shows the amount left in the fund bank account at the end of the year after all anticipated expenses have been allowed for.





### Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 30 years. From left to right the columns are:

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.

Year 1 to 15 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a ‘Grand Total (Inc. GST)’ followed by a line calculating the ‘Contingency Allowance (Inc. GST)’ for unforeseen and minor expenses and finally ‘Total Expenses (Inc. GST)’ for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
<b>1. PROPERTY EXTERIOR</b>																
Building wash - soft chemical wash recommended	9,923	9,923	10,221	10,527	10,843	11,168	11,503	11,849	12,204	12,570	12,947	13,336	13,736	14,148	14,572	15,009
Window clean - exterior of the building - 6 monthly clean	12,307	12,307	12,676	13,057	13,448	13,852	14,267	14,695	15,136	15,590	16,058	16,540	17,036	17,547	18,073	18,615
Repaint elevations of the entire complex - all previously painted surfaces - soffits, facades, concrete walls, walls to basement, window detail, balustrades to roof access, fascia, downpipes and detail trim	477,289	477,289	-	-	-	-	-	-	-	-	-	641,437	-	-	-	-
Cladding inspection and repairs - due on paint cycles - repair as required (Total: 3846 m2) - 10%	53,939	53,939	-	-	-	-	-	-	-	-	-	72,490	-	-	-	-
Glass automatic door - replacement	4,830	-	-	-	5,278	-	-	-	-	-	-	-	-	-	-	-
Roof access and walkway balustrade repairs and inspections (Total: 108 lm) - 10%	1,705	1,705	-	-	-	-	-	-	-	2,160	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>555,163</b>	<b>22,897</b>	<b>23,583</b>	<b>29,569</b>	<b>25,020</b>	<b>25,770</b>	<b>26,544</b>	<b>27,340</b>	<b>30,320</b>	<b>29,005</b>	<b>743,803</b>	<b>30,772</b>	<b>31,695</b>	<b>32,645</b>	<b>33,624</b>
<b>2. WORK AT HEIGHTS ACCESS</b>																
Elevating working platforms - methods to elevations by contractor - exterior - scaffolding is included in the painting contract	0	0	-	-	-	-	-	-	-	-	-	0	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. ROOFING - MAIN ROOF, WALKWAY AND SERVICE AREAS</b>																
Main roof covering and walls - longrun metal replacement	210,540	-	216,856	-	-	-	-	-	-	-	-	-	-	-	-	-
Main roof covering and walls - long run metal repairs and cleaning - following the	8,870	-	-	-	-	-	-	-	10,909	-	-	-	-	-	13,026	-

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
replacement of the main roof (Total: 958 m2) - 10%																
Flashing repairs and roof inspections - following the replacement of the main roof	1,960	-	-	-	-	-	2,272	-	-	-	2,557	-	-	-	2,878	-
Gutter repairs and clean-outs	1,680	-	1,730	-	1,836	-	1,948	-	2,066	-	2,192	-	2,326	-	2,467	-
Rain heads, down pipes and roof-drains clean-outs	1,120	-	1,154	-	1,224	-	1,298	-	1,377	-	1,461	-	1,550	-	1,645	-
Concrete roof access walkway - waterproofing repairs and cleaning (Total: 130 m2) - 10%	2,304	-	2,373	-	-	-	2,671	-	-	-	3,006	-	-	-	3,384	-
Concrete roof access walkway - waterproofing replacement	32,267	-	-	-	35,259	-	-	-	-	-	-	-	-	-	-	-
Roof access walkway and air-conditioning roof - waterproofing repairs and cleaning (Total: 140 m2) - 10%	2,481	-	2,555	-	-	-	2,876	-	-	-	3,237	-	-	-	3,643	-
Roof access walkway and air-conditioning roof - waterproofing replacement	34,749	-	-	-	37,971	-	-	-	-	-	-	-	-	-	-	-
Walkway canopy and lower roof - waterproofing repairs and cleaning (Total: 281 m2) - 10%	5,139	-	5,293	-	-	-	5,958	-	-	-	6,705	-	-	-	7,547	-
Walkway canopy and lower roof - waterproofing replacement	69,747	-	-	-	-	-	80,856	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>229,961</b>	<b>0</b>	<b>76,290</b>	<b>0</b>	<b>97,879</b>	<b>0</b>	<b>14,352</b>	<b>0</b>	<b>19,158</b>	<b>0</b>	<b>3,876</b>	<b>0</b>	<b>34,590</b>	<b>0</b>
<b>4. PROPERTY INTERIOR - MAIN ENTRY, STAIR ACCESS AND SERVICE HALLWAYS</b>																
Main lobby entry to shops - repaint walls and ceilings	2,000	-	2,060	-	-	-	-	-	-	-	2,610	-	-	-	-	-
Main lobby wall - tile repairs - sealing, grouting and the like (Total: 120 m2) - 5%	890	-	917	-	-	-	-	-	-	-	1,161	-	-	-	-	-
Main lobby floor - repairs and inspections (Total: 144 m2) - 10%	1,174	-	1,209	-	-	-	-	-	-	-	1,532	-	-	-	-	-
Main lobby ceiling tile - repairs and inspections (Total: 144 m2) - 10%	874	-	900	-	-	-	-	-	-	-	1,140	-	-	-	-	-
Southern stairs - repaint doors, walls and ceilings	15,040	-	-	-	-	-	17,435	-	-	-	-	-	-	-	-	-
Southern stairs flooring - vinyl repairs (Total: 135 m2) - 10%	1,311	-	-	-	-	-	1,520	-	-	-	-	-	1,815	-	-	-
Southern stairs - handrail and balustrade repairs and inspections (Total: 56 lm) - 10%	1,334	-	-	-	-	-	1,546	-	-	-	-	-	1,847	-	-	-
Main access stairs and service hallway - repaint doors, walls and ceilings	27,880	-	-	-	-	-	32,321	-	-	-	-	-	-	-	-	-



Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
Main access stairs and service hallway flooring - vinyl repairs (Total: 188 m2) - 10%	1,780	-	-	-	-	-	2,064	-	-	-	-	-	2,464	-	-	-
Main access stairs and service hallway - handrail and balustrade repairs and inspections (Total: 127 lm) - 10%	2,891	-	-	-	-	-	3,351	-	-	-	-	-	4,002	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>5,086</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58,237</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,443</b>	<b>0</b>	<b>10,128</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5. DRIVEWAY AND WALKWAY</b>																
Drainage maintenance - allowance	900	-	927	-	983	-	1,043	-	1,107	-	1,174	-	1,246	-	1,322	-
Pump replacement - sump pump	4,938	-	-	-	5,396	-	-	-	-	-	-	-	-	-	-	-
Driveway ramp and basement parking - concrete surface repairs and cleaning (Total: 790 m2) - 10%	4,345	-	-	-	4,748	-	-	-	-	-	5,669	-	-	-	-	-
Line marking and surface signage repaint	1,404	-	1,446	-	-	-	-	-	1,727	-	-	-	-	-	2,062	-
Wheel stop - replacement	1,995	-	-	-	-	-	2,313	-	-	-	-	-	-	-	-	-
Garage roller door - replacement	1,975	-	-	-	2,158	-	-	-	-	-	-	-	-	-	-	-
Garage roller door motor repairs or future replacement funding	450	-	-	-	492	-	-	-	553	-	-	-	623	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>2,373</b>	<b>0</b>	<b>13,777</b>	<b>0</b>	<b>3,356</b>	<b>0</b>	<b>3,387</b>	<b>0</b>	<b>6,843</b>	<b>0</b>	<b>1,869</b>	<b>0</b>	<b>3,384</b>	<b>0</b>
<b>6. LIFTS</b>																
Lift interior refurbishment	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift replacement - 10 Floors, 14-17 person	995,810	995,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>995,810</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7. ELECTRICAL</b>																
Light fitting maintenance - common systems only - allowance	1,120	-	1,154	-	1,224	-	1,298	-	1,377	-	1,461	-	1,550	-	1,645	-
Electrical maintenance - common systems only - allowance	1,680	-	1,730	-	1,836	-	1,948	-	2,066	-	2,192	-	2,326	-	2,467	-
Security access system upgrades - common systems only - allowance - fob key access	13,650	-	-	-	14,916	-	-	-	-	-	-	-	-	-	-	-
CCTV camera and access system upgrades - common systems only - allowance	15,000	-	-	-	-	-	-	-	18,448	-	-	-	-	-	-	-
Electrical testing - common switchboards only	1,761	-	1,814	-	1,924	-	2,041	-	2,166	-	2,298	-	2,438	-	2,586	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>4,698</b>	<b>0</b>	<b>19,900</b>	<b>0</b>	<b>5,287</b>	<b>0</b>	<b>24,057</b>	<b>0</b>	<b>5,951</b>	<b>0</b>	<b>6,314</b>	<b>0</b>	<b>6,698</b>	<b>0</b>
<b>8. FIRE PREVENTION</b>																
Passive and alert systems - allowance over and above contracted fire works	2,500	-	2,575	-	2,732	-	2,898	-	3,075	-	3,262	-	3,461	-	3,671	-
Replace Fire indicator panel (FIP) - (11-20 alarm groups / zones)	13,206	-	13,602	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)	Year 6 (2030)	Year 7 (2031)	Year 8 (2032)	Year 9 (2033)	Year 10 (2034)	Year 11 (2035)	Year 12 (2036)	Year 13 (2037)	Year 14 (2038)	Year 15 (2039)
<b>Sub Total (Incl. GST)</b>		0	16,177	0	2,732	0	2,898	0	3,075	0	3,262	0	3,461	0	3,671	0
<b>9. VENTILATION AND AIR-CONDITIONING</b>																
Ventilation and mechanical repairs - common systems only	2,150	-	2,215	-	2,349	-	2,492	-	2,644	-	2,805	-	2,976	-	3,157	-
Extract fans - replacement	7,500	-	-	-	8,195	-	-	-	-	-	-	-	-	-	-	-
Ventilation and mechanical system - replacement	55,000	-	-	-	-	-	-	-	67,643	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		0	2,214	0	10,544	0	2,492	0	70,287	0	2,805	0	2,976	0	3,157	0
<b>10. WATER</b>																
Plumbing maintenance - common systems only - allowance	1,540	-	1,586	-	1,683	-	1,785	-	1,894	-	2,009	-	2,132	-	2,262	-
Water tanks - gravity fed system - replacement	20,046	-	-	-	-	-	-	-	-	-	-	-	27,748	-	-	-
Water tanks - gravity fed system - replacement	6,148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		0	1,586	0	1,683	0	1,785	0	1,894	0	2,009	0	29,880	0	2,262	0
<b>Grand Total (Incl. GST)</b>		1,550,973	284,992	23,583	154,495	25,020	197,704	26,544	144,392	30,320	75,476	743,803	89,276	31,695	86,407	33,624
<b>Contingency Allowance (Incl. GST)</b>		155,097	28,499	2,358	15,450	2,502	19,770	2,654	14,439	3,032	7,548	74,380	8,928	3,170	8,641	3,362
<b>Grand Total Expenses (Incl. Contingency Allowance and GST)</b>		1,706,070	313,491	25,941	169,945	27,522	217,474	29,198	158,831	33,352	83,024	818,183	98,204	34,865	95,048	36,986

### Anticipated Expenditures Table Year 16 - 30

This table shows when expenses will occur in years 16 - 30. From left to right the columns are:-

‘Expenditure Items’ - lists the different areas and items of expenditure.

‘Current Cost’ - shows the current maintenance expenditure costs in today’s dollars.

Year 16 to 30 - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

At the bottom on each column, there are three lines. Firstly, a ‘Grand Total (Inc. GST)’ followed by a line calculating the ‘Contingency Allowance (Inc. GST)’ for unforeseen and minor expenses and finally ‘Total Expenses (Inc. GST)’ for that year. Please note: This page rounds figures to the nearest whole dollar.

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
<b>1. PROPERTY EXTERIOR</b>																
Building wash - soft chemical wash recommended	9,923	15,460	15,924	16,401	16,893	17,400	17,922	18,460	19,013	19,584	20,171	20,777	21,400	22,042	22,703	23,384
Window clean - exterior of the building - 6 monthly clean	12,307	19,174	19,749	20,342	20,952	21,580	22,228	22,895	23,581	24,289	25,018	25,768	26,541	27,337	28,158	29,002
Repaint elevations of the entire complex - all previously painted surfaces - soffits, facades, concrete walls, walls to basement, window detail, balustrades to roof access, fascia, downpipes and detail trim	477,289	-	-	-	-	-	862,037	-	-	-	-	-	-	-	-	-
Cladding inspection and repairs - due on paint cycles - repair as required (Total: 3846 m2) - 10%	53,939	-	-	-	-	-	97,420	-	-	-	-	-	-	-	-	-
Glass automatic door - replacement	4,830	-	-	-	-	-	-	-	-	9,532	-	-	-	-	-	-
Roof access and walkway balustrade repairs and inspections (Total: 108 lm) - 10%	1,705	-	2,736	-	-	-	-	-	-	-	3,466	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>34,634</b>	<b>38,409</b>	<b>36,743</b>	<b>37,845</b>	<b>38,980</b>	<b>999,607</b>	<b>41,355</b>	<b>42,594</b>	<b>53,405</b>	<b>48,655</b>	<b>46,545</b>	<b>47,941</b>	<b>49,379</b>	<b>50,861</b>	<b>52,386</b>
<b>2. WORK AT HEIGHTS ACCESS</b>																
Elevating working platforms - methods to elevations by contractor - exterior - scaffolding is included in the painting contract	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. ROOFING - MAIN ROOF, WALKWAY AND SERVICE AREAS</b>																
Main roof covering and walls - longrun metal replacement	210,540	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main roof covering and walls - long run metal repairs and cleaning - following the	8,870	-	-	-	-	15,554	-	-	-	-	-	18,572	-	-	-	-

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
replacement of the main roof (Total: 958 m2) - 10%																
Flashing repairs and roof inspections - following the replacement of the main roof	1,960	-	-	3,240	-	-	-	3,646	-	-	-	4,104	-	-	-	4,619
Gutter repairs and clean-outs	1,680	2,617	-	2,777	-	2,946	-	3,125	-	3,316	-	3,518	-	3,732	-	3,959
Rain heads, down pipes and roof-drains clean-outs	1,120	1,745	-	1,851	-	1,964	-	2,084	-	2,210	-	2,345	-	2,488	-	2,639
Concrete roof access walkway - waterproofing repairs and cleaning (Total: 130 m2) - 10%	2,304	-	-	3,808	-	-	-	4,286	-	-	-	4,824	-	-	-	5,430
Concrete roof access walkway - waterproofing replacement	32,267	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof access walkway and air-conditioning roof - waterproofing repairs and cleaning (Total: 140 m2) - 10%	2,481	-	-	4,101	-	-	-	4,615	-	-	-	5,195	-	-	-	5,847
Roof access walkway and air-conditioning roof - waterproofing replacement	34,749	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walkway canopy and lower roof - waterproofing repairs and cleaning (Total: 281 m2) - 10%	5,139	-	-	8,494	-	-	-	9,560	-	-	-	10,760	-	-	-	12,110
Walkway canopy and lower roof - waterproofing replacement	69,747	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>4,362</b>	<b>0</b>	<b>24,271</b>	<b>0</b>	<b>20,464</b>	<b>0</b>	<b>27,316</b>	<b>0</b>	<b>5,526</b>	<b>0</b>	<b>49,318</b>	<b>0</b>	<b>6,220</b>	<b>0</b>	<b>34,604</b>
<b>4. PROPERTY INTERIOR - MAIN ENTRY, STAIR ACCESS AND SERVICE HALLWAYS</b>																
Main lobby entry to shops - repaint walls and ceilings	2,000	-	-	3,306	-	-	-	-	-	-	-	4,188	-	-	-	-
Main lobby wall - tile repairs - sealing, grouting and the like (Total: 120 m2) - 5%	890	-	-	1,471	-	-	-	-	-	-	-	1,863	-	-	-	-
Main lobby floor - repairs and inspections (Total: 144 m2) - 10%	1,174	-	-	1,940	-	-	-	-	-	-	-	2,458	-	-	-	-
Main lobby ceiling tile - repairs and inspections (Total: 144 m2) - 10%	874	-	-	1,445	-	-	-	-	-	-	-	1,830	-	-	-	-
Southern stairs - repaint doors, walls and ceilings	15,040	-	-	24,859	-	-	-	-	-	-	-	-	-	-	-	35,443
Southern stairs flooring - vinyl repairs (Total: 135 m2) - 10%	1,311	-	-	2,167	-	-	-	-	-	2,587	-	-	-	-	-	3,089
Southern stairs - handrail and balustrade repairs and inspections (Total: 56 lm) - 10%	1,334	-	-	2,205	-	-	-	-	-	2,633	-	-	-	-	-	3,144
Main access stairs and service hallway - repaint doors, walls and ceilings	27,880	-	-	46,081	-	-	-	-	-	-	-	-	-	-	-	65,701

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
Main access stairs and service hallway flooring - vinyl repairs (Total: 188 m2) - 10%	1,780	-	-	2,942	-	-	-	-	-	3,513	-	-	-	-	-	4,195
Main access stairs and service hallway - handrail and balustrade repairs and inspections (Total: 127 lm) - 10%	2,891	-	-	4,778	-	-	-	-	-	5,706	-	-	-	-	-	6,813
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>91,194</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,439</b>	<b>0</b>	<b>10,339</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>118,385</b>
<b>5. DRIVEWAY AND WALKWAY</b>																
Drainage maintenance - allowance	900	1,402	-	1,488	-	1,578	-	1,674	-	1,776	-	1,884	-	1,999	-	2,121
Pump replacement - sump pump	4,938	-	-	-	-	8,659	-	-	-	-	-	-	-	-	-	-
Driveway ramp and basement parking - concrete surface repairs and cleaning (Total: 790 m2) - 10%	4,345	6,769	-	-	-	-	-	8,083	-	-	-	-	-	9,652	-	-
Line marking and surface signage repaint	1,404	-	-	-	-	2,462	-	-	-	-	-	2,940	-	-	-	-
Wheel stop - replacement	1,995	3,108	-	-	-	-	-	-	-	-	-	4,177	-	-	-	-
Garage roller door - replacement	1,975	-	-	-	-	3,463	-	-	-	-	-	-	-	-	-	-
Garage roller door motor repairs or future replacement funding	450	701	-	-	-	789	-	-	-	888	-	-	-	1,000	-	-
<b>Sub Total (Incl. GST)</b>		<b>11,980</b>	<b>0</b>	<b>1,488</b>	<b>0</b>	<b>16,951</b>	<b>0</b>	<b>9,757</b>	<b>0</b>	<b>2,664</b>	<b>0</b>	<b>9,001</b>	<b>0</b>	<b>12,651</b>	<b>0</b>	<b>2,121</b>
<b>6. LIFTS</b>																
Lift interior refurbishment	10,000	-	16,047	-	-	-	-	-	-	-	-	-	-	-	-	-
Lift replacement - 10 Floors, 14-17 person	995,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>16,047</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7. ELECTRICAL</b>																
Light fitting maintenance - common systems only - allowance	1,120	1,745	-	1,851	-	1,964	-	2,084	-	2,210	-	2,345	-	2,488	-	2,639
Electrical maintenance - common systems only - allowance	1,680	2,617	-	2,777	-	2,946	-	3,125	-	3,316	-	3,518	-	3,732	-	3,959
Security access system upgrades - common systems only - allowance - fob key access	13,650	-	-	-	-	23,935	-	-	-	-	-	-	-	-	-	-
CCTV camera and access system upgrades - common systems only - allowance	15,000	-	-	-	-	26,303	-	-	-	-	-	-	-	-	-	-
Electrical testing - common switchboards only	1,761	2,744	-	2,911	-	3,088	-	3,276	-	3,475	-	3,687	-	3,912	-	4,150
<b>Sub Total (Incl. GST)</b>		<b>7,106</b>	<b>0</b>	<b>7,539</b>	<b>0</b>	<b>58,236</b>	<b>0</b>	<b>8,485</b>	<b>0</b>	<b>9,001</b>	<b>0</b>	<b>9,550</b>	<b>0</b>	<b>10,132</b>	<b>0</b>	<b>10,748</b>
<b>8. FIRE PREVENTION</b>																
Passive and alert systems - allowance over and above contracted fire works	2,500	3,895	-	4,132	-	4,384	-	4,651	-	4,934	-	5,234	-	5,553	-	5,891
Replace Fire indicator panel (FIP) - (11-20 alarm groups / zones)	13,206	-	-	-	-	-	-	24,567	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 16 (2040)	Year 17 (2041)	Year 18 (2042)	Year 19 (2043)	Year 20 (2044)	Year 21 (2045)	Year 22 (2046)	Year 23 (2047)	Year 24 (2048)	Year 25 (2049)	Year 26 (2050)	Year 27 (2051)	Year 28 (2052)	Year 29 (2053)	Year 30 (2054)
<b>Sub Total (Incl. GST)</b>		<b>3,895</b>	<b>0</b>	<b>4,132</b>	<b>0</b>	<b>4,384</b>	<b>0</b>	<b>29,218</b>	<b>0</b>	<b>4,934</b>	<b>0</b>	<b>5,234</b>	<b>0</b>	<b>5,553</b>	<b>0</b>	<b>5,891</b>
<b>9. VENTILATION AND AIR-CONDITIONING</b>																
Ventilation and mechanical repairs - common systems only	2,150	3,350	-	3,554	-	3,770	-	4,000	-	4,243	-	4,502	-	4,776	-	5,067
Extract fans - replacement	7,500	-	-	-	-	13,151	-	-	-	-	-	-	-	-	-	-
Ventilation and mechanical system - replacement	55,000	-	-	-	-	-	-	-	-	-	-	-	-	122,171	-	-
<b>Sub Total (Incl. GST)</b>		<b>3,350</b>	<b>0</b>	<b>3,554</b>	<b>0</b>	<b>16,921</b>	<b>0</b>	<b>4,000</b>	<b>0</b>	<b>4,243</b>	<b>0</b>	<b>4,502</b>	<b>0</b>	<b>126,947</b>	<b>0</b>	<b>5,067</b>
<b>10. WATER</b>																
Plumbing maintenance - common systems only - allowance	1,540	2,399	-	2,545	-	2,700	-	2,865	-	3,039	-	3,224	-	3,421	-	3,629
Water tanks - gravity fed system - replacement	20,046	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water tanks - gravity fed system - replacement	6,148	-	-	-	-	10,781	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>2,399</b>	<b>0</b>	<b>2,545</b>	<b>0</b>	<b>13,481</b>	<b>0</b>	<b>2,865</b>	<b>0</b>	<b>3,039</b>	<b>0</b>	<b>3,224</b>	<b>0</b>	<b>3,421</b>	<b>0</b>	<b>3,629</b>
<b>Grand Total (Incl. GST)</b>		<b>67,726</b>	<b>54,456</b>	<b>171,466</b>	<b>37,845</b>	<b>169,417</b>	<b>999,607</b>	<b>122,996</b>	<b>42,594</b>	<b>97,251</b>	<b>48,655</b>	<b>137,713</b>	<b>47,941</b>	<b>214,303</b>	<b>50,861</b>	<b>232,831</b>
<b>Contingency Allowance (Incl. GST)</b>		<b>6,773</b>	<b>5,446</b>	<b>17,147</b>	<b>3,785</b>	<b>16,942</b>	<b>99,961</b>	<b>12,300</b>	<b>4,259</b>	<b>9,725</b>	<b>4,866</b>	<b>13,771</b>	<b>4,794</b>	<b>21,430</b>	<b>5,086</b>	<b>23,283</b>
<b>Grand Total Expenses (Incl. Contingency Allowance and GST)</b>		<b>74,499</b>	<b>59,902</b>	<b>188,613</b>	<b>41,630</b>	<b>186,359</b>	<b>1,099,568</b>	<b>135,296</b>	<b>46,853</b>	<b>106,976</b>	<b>53,521</b>	<b>151,484</b>	<b>52,735</b>	<b>235,733</b>	<b>55,947</b>	<b>256,114</b>



## Building Data List from the Property Inspection for Unit Plan 77068

This table has all the data collected by the building inspector while inspecting the complex. The columns from left to right are:

'Items' – identifies and describes the maintenance item

'Qty' – lets you know the quantity of that item in scope

'Unit' – is the unit rate used to measure the quantity

'Rate' – is the cost of each unit in dollars

'Value' - is the quantity (Qty) multiplied by the Rate (\$)

'Next Due' - is the remaining life in years until an item needs money spent on it.

'Total Life' - is the total life of the item after it is replaced, repaired or repainted.

'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>1. PROPERTY EXTERIOR</b>							
Building wash - soft chemical wash recommended	3846	m2	2.58	9,923.00	1	1	Quotation provided by Connect Access Ltd
Window clean - exterior of the building - 6 monthly clean	1	Item	12,306.50	12,307.00	1	1	Quotation provided by Connect Access Ltd
Repaint elevations of the entire complex - all previously painted surfaces - soffits, facades, concrete walls, walls to basement, window detail, balustrades to roof access, fascia, downpipes and detail trim	3846	m2	124.10	477,289.00	1	10	Quotation provided by JJ Connolly Ltd
Cladding inspection and repairs - due on paint cycles - repair as required (Total: 3846 m2) - 10%	385	m2	140.10	53,939.00	1	10	Quotation provided by JJ Connolly Ltd
Glass automatic door - replacement	2	ea	2,415.00	4,830.00	4	20	Quotation required
Roof access and walkway balustrade repairs and inspections (Total: 108 lm) - 10%	11	lm	155.00	1,705.00	1	8	Repair as required
<b>2. WORK AT HEIGHTS ACCESS</b>							
Elevating working platforms - methods to elevations by contractor - exterior - scaffolding is included in the painting contract	3846	m2	0.00	0.00	1	10	Scaffolding is included in the painting contract
<b>3. ROOFING - MAIN ROOF, WALKWAY AND SERVICE AREAS</b>							
Main roof covering and walls - longrun metal replacement	958	m2	219.77	210,540.00	2	50	Quotation required
Main roof covering and walls - long run metal repairs and cleaning - following the replacement of the main roof (Total: 958 m2) - 10%	96	m2	92.40	8,870.00	8	6	Future funding or repair as required
Flashing repairs and roof inspections - following the replacement of the main roof	14	Item	140.00	1,960.00	6	4	Ongoing maintenance program
Gutter repairs and clean-outs	14	Item	120.00	1,680.00	2	2	Ongoing maintenance program
Rain heads, down pipes and roof-drains clean-outs	14	Item	80.00	1,120.00	2	2	Ongoing maintenance program
Concrete roof access walkway - waterproofing repairs and cleaning (Total: 130 m2) - 10%	13	m2	177.21	2,304.00	2	4	Future funding or repair as required
Concrete roof access walkway - waterproofing replacement	130	m2	248.21	32,267.00	4	30	Quotation required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Roof access walkway and air-conditioning roof - waterproofing repairs and cleaning (Total: 140 m2) - 10%	14	m2	177.21	2,481.00	2	4	Future funding or repair as required
Roof access walkway and air-conditioning roof - waterproofing replacement	140	m2	248.21	34,749.00	4	30	Quotation required
Walkway canopy and lower roof - waterproofing repairs and cleaning (Total: 281 m2) - 10%	29	m2	177.21	5,139.00	2	4	Future funding or repair as required
Walkway canopy and lower roof - waterproofing replacement	281	m2	248.21	69,747.00	6	30	Quotation required
<b>4. PROPERTY INTERIOR - MAIN ENTRY, STAIR ACCESS AND SERVICE HALLWAYS</b>							
Main lobby entry to shops - repaint walls and ceilings	50	m2	40.00	2,000.00	2	8	Quotation required
Main lobby wall - tile repairs - sealing, grouting and the like (Total: 120 m2) - 5%	6	m2	148.38	890.00	2	8	Ongoing maintenance program
Main lobby floor - repairs and inspections (Total: 144 m2) - 10%	15	m2	78.27	1,174.00	2	8	Ongoing maintenance program
Main lobby ceiling tile - repairs and inspections (Total: 144 m2) - 10%	15	m2	58.27	874.00	2	8	Ongoing maintenance program
Southern stairs - repaint doors, walls and ceilings	376	m2	40.00	15,040.00	6	12	Quotation required
Southern stairs flooring - vinyl repairs (Total: 135 m2) - 10%	14	m2	93.67	1,311.00	6	6	Ongoing maintenance program
Southern stairs - handrail and balustrade repairs and inspections (Total: 56 lm) - 10%	6	lm	222.35	1,334.00	6	6	Ongoing maintenance program
Main access stairs and service hallway - repaint doors, walls and ceilings	697	m2	40.00	27,880.00	6	12	Quotation required
Main access stairs and service hallway flooring - vinyl repairs (Total: 188 m2) - 10%	19	m2	93.67	1,780.00	6	6	Ongoing maintenance program
Main access stairs and service hallway - handrail and balustrade repairs and inspections (Total: 127 lm) - 10%	13	lm	222.35	2,891.00	6	6	Ongoing maintenance program
<b>5. DRIVEWAY AND WALKWAY</b>							
Drainage maintenance - allowance	1	Item	900.00	900.00	2	2	Ongoing maintenance program
Pump replacement - sump pump	1	ea	4,937.75	4,938.00	4	16	Replace as required
Driveway ramp and basement parking - concrete surface repairs and cleaning (Total: 790 m2) - 10%	79	m2	55.00	4,345.00	4	6	Future funding or repair as required
Line marking and surface signage repaint	117	lm	12.00	1,404.00	2	6	Repaint as required
Wheel stop - replacement	21	Item	95.00	1,995.00	6	10	Replace as required
Garage roller door - replacement	1	Item	1,975.00	1,975.00	4	16	Future funding or repair as required
Garage roller door motor repairs or future replacement funding	1	ea	450.00	450.00	4	4	Future funding or repair as required
<b>6. LIFTS</b>							
Lift interior refurbishment	2	ea	5,000.00	10,000.00	17	16	Quotation required
Lift replacement - 10 Floors, 14-17 person	2	ea	497,905.07	995,810.00	1	30	Quotation required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>7. ELECTRICAL</b>							
Light fitting maintenance - common systems only - allowance	14	Item	80.00	1,120.00	2	2	Ongoing maintenance program
Electrical maintenance - common systems only - allowance	14	Item	120.00	1,680.00	2	2	Ongoing maintenance program
Security access system upgrades - common systems only - allowance - fob key access	14	Item	975.00	13,650.00	4	16	Upgrade as required
CCTV camera and access system upgrades - common systems only - allowance	1	Item	15,000.00	15,000.00	8	12	Upgrade as required
Electrical testing - common switchboards only	1	Item	1,761.04	1,761.00	2	2	Regular testing
<b>8. FIRE PREVENTION</b>							
Passive and alert systems - allowance over and above contracted fire works	1	Item	2,500.00	2,500.00	2	2	Ongoing maintenance program
Replace Fire indicator panel (FIP) - (11-20 alarm groups / zones)	1	ea.	13,206.28	13,206.00	2	20	Replace as required
<b>9. VENTILATION AND AIR-CONDITIONING</b>							
Ventilation and mechanical repairs - common systems only	1	Item	2,150.00	2,150.00	2	2	Ongoing maintenance program
Extract fans - replacement	1	Item	7,500.00	7,500.00	4	16	Ongoing maintenance program
Ventilation and mechanical system - replacement	1	Item	55,000.00	55,000.00	8	20	Ongoing maintenance program
<b>10. WATER</b>							
Plumbing maintenance - common systems only - allowance	14	Item	110.00	1,540.00	2	2	Ongoing maintenance program
Water tanks - gravity fed system - replacement	4	Item	5,011.54	20,046.00	12	30	Quotation required
Water tanks - gravity fed system - replacement	2	Item	3,074.13	6,148.00	20	30	Quotation required

# Building Photo Section

## Item Group

### PROPERTY EXTERIOR



The building is recommended a regular wash at least once a year and a re-paint every 10 years. This is reflected in the report.



**Item Group**

**WORK AT HEIGHTS ACCESS**



The scaffolding is required to carry out painting on the building. It is recommended to carry out any other maintenance work while the scaffolding is available. This is reflected in the report.

**Item Group**

**ROOFING - MAIN ROOF, WALKWAY AND SERVICE AREAS**

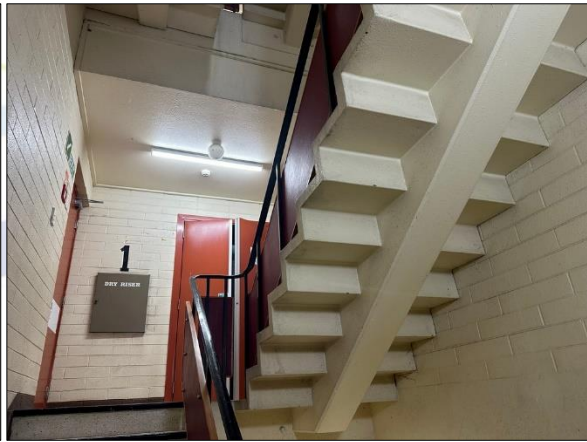
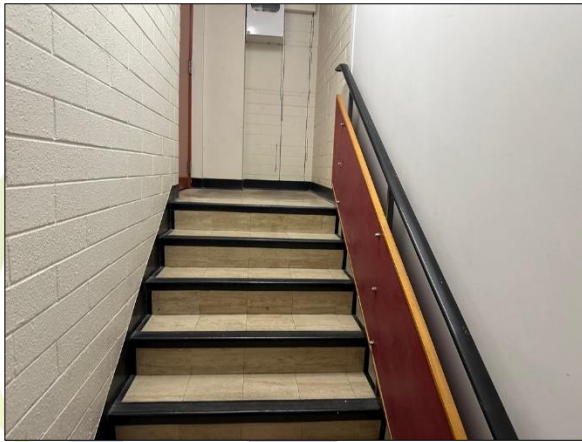


The roofing, waterproofing, gutters and flashings require regular maintenance, cleaning, inspections and or repairs. This is reflected in the report.



**Item Group**

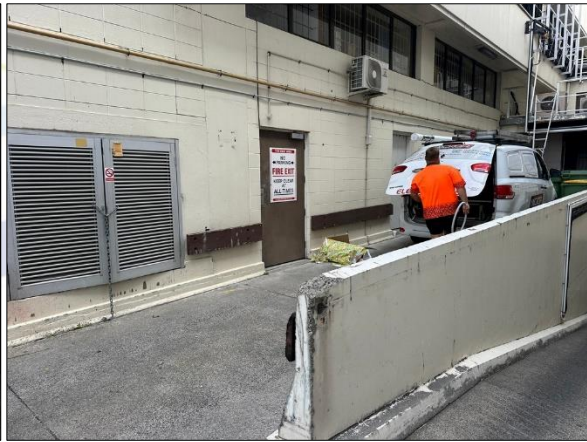
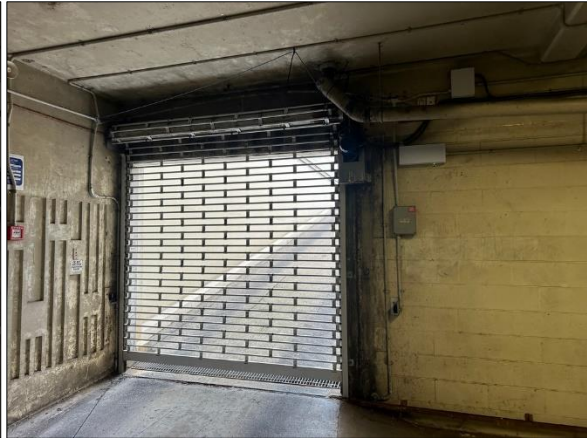
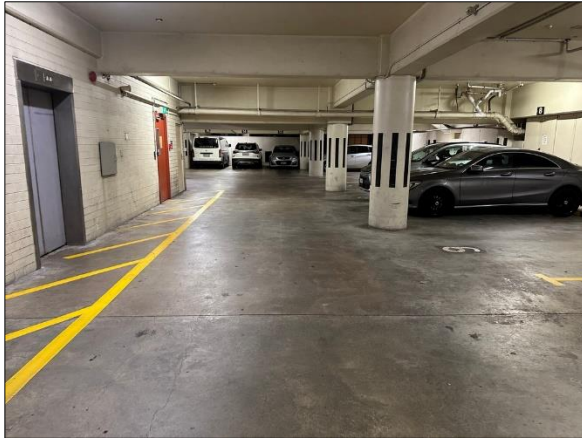
**PROPERTY INTERIOR - MAIN ENTRY, STAIR ACCESS AND SERVICE HALLWAYS**



The building interior is recommended a re-paint every 10 years. The flooring and stair handrails also will require regular repairs and maintenance This is reflected in the report.

**Item Group**

**DRIVEWAY AND WALKWAY**



The concrete driveway and garage requires regular maintenance, cleaning, inspections and or repairs. This is reflected in the report.

**Item Group**

**LIFTS**



The lifts and its components require regular maintenance and a replacement or repair cost in the long term plan . This is reflected in the report.



**Item Group**

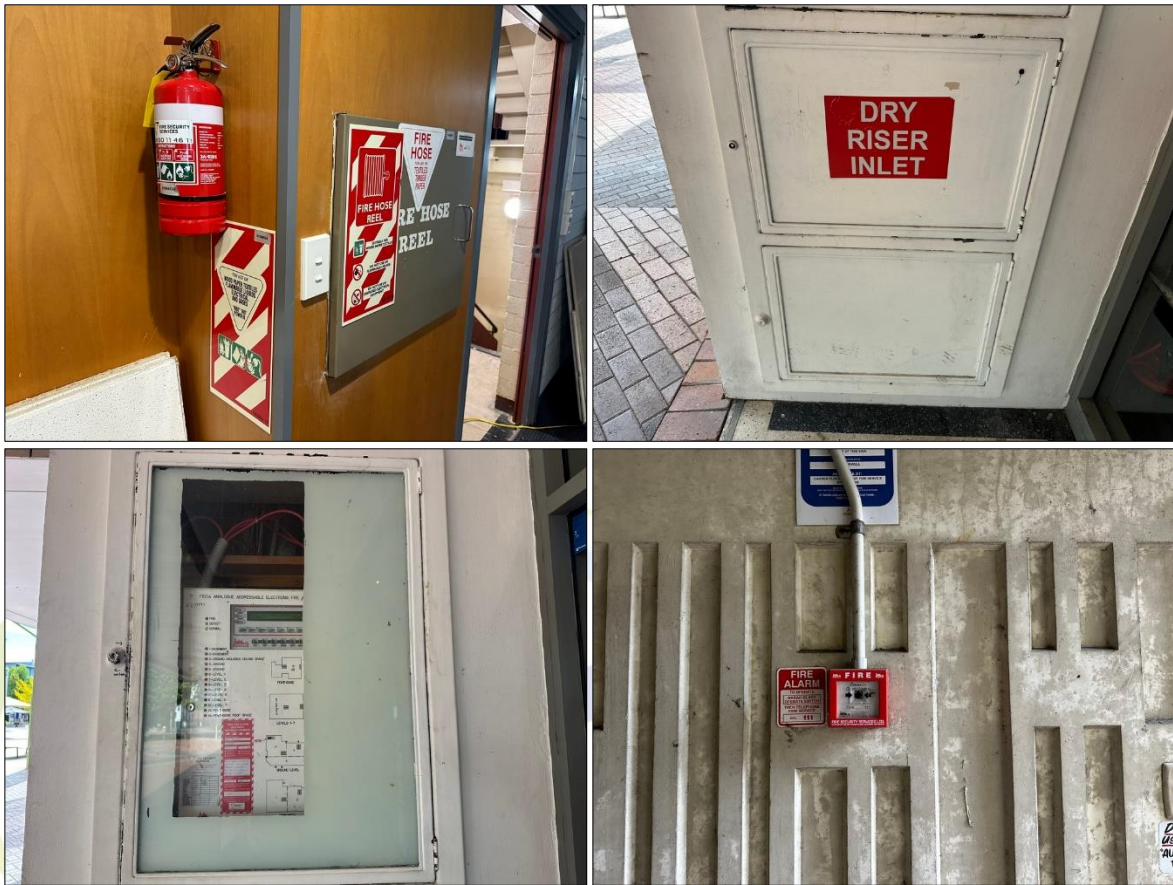
**ELECTRICAL**



The common electrical systems require regular maintenance and or repairs. This is reflected in the report.

**Item Group**

**FIRE PREVENTION**



The fire prevention systems requires regular maintenance and or repairs that is above regular contracted works. This is reflected in the report.

**Item Group**

**VENTILATION AND AIR-CONDITIONING**



The common ventilation and air-conditioning require regular maintenance and or repairs. This is reflected in the report.



**Item Group**

**WATER**



The common water systems require regular maintenance and or repairs. This is reflected in the report.

## Inspector's Report for Unit Plan 77068

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1. **INFLATION** - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can frequently become necessary as the property ages but cannot be reliably forecast this far in advance. Based on historical data and current trends, we anticipate that construction and maintenance costs will increase by 50% every 15 years. The fund balance will be reviewed in light of current price levels and the state of the property at the time of each update.
2. **UPDATES** - We recommend that this report is updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **ADMINISTRATION EXPENSES** - We assume that small repairs & improvements, regular maintenance items are financed via the administration fund and therefore are not included in this report.
4. **COSTS PROVIDED** - Some costings in this report were provided in the work order for projected maintenance works.
5. **HARSH ENVIRONMENT** - A harsh environment can shorten the service life of many items and will lead to accelerated wear and tear on a wide range of surfaces and materials. Any signs of corrosion or deterioration should be assessed and rectified as soon as possible.
6. **PAINT WITHIN LOT BOUNDARIES** - The measurements and estimated costs for painting include all surfaces identified by the inspector, including those within lot boundaries. While the maintenance costs of some of these surfaces are technically the responsibility of the individual lot owners, it is usual to include the painting of these areas to preserve the appearance of the property and to reduce overall costs for individual lot owners.
7. **PAINT QUOTATIONS** - It is recommended that quotations are obtained for painting well in advance of when the work is to be carried out to allow for any shortfall or excess in funds. The costs estimated for painting are as accurate as possible but will vary from actual painting quotations.
8. **PAINT SERVICE-LIFE** - Paint serves to protect a surface as well as improving its appearance. Paint seals the surface from water, salt, or air pollutants. Although paint may hold its appearance for at least ten years before cracking and/or peeling occurs, it may become porous and lose its protective abilities before this point.
9. **POWDER COAT REPAINT** - Powder coated surfaces have a lengthy maintenance-free period when new. After this period, these surfaces may be repainted to maintain their appearance. It is important to note that powder coated surfaces will require special preparation for repainting.
10. **POWDER COAT WARRANTY** - Powder coated surfaces may be subject to a manufacturer's warranty. Therefore, the manufacturer's cleaning and maintenance recommendations should be followed.
11. **ELEVATING WORKING PLATFORMS** - Funds allocated for elevating working platforms (EWP's) can be used for many types of access equipment including, but not limited to; scaffolding, boom lifts, cherry pickers, etc.
12. **SURFACE CLEANING** - Surface cleaning may be carried out using high pressure water or a chemical wash. Care should be taken to meet relevant water restrictions.
13. **LIFTS** - The design of a lift requires continual maintenance. Maintenance is required due to the complexity of the engineering and electronic systems in the structure, external elements and the lift car. We have provisioned replacement costs which are normally outside of the comprehensive lift maintenance contract which, in our professional opinion, all buildings with lifts must have in place.

After 20 to 30 years of service, lifts may reach the end of their cost effective life. From this point lifts may experience decreasing performance along with an increase in required service. We have provisioned for lift replacement based on the age and current visual condition of the lift. In addition we take into account the following factors:

- Obsolescence (Mechanical, Electrical & Software)

Even though these elements can be supported at a stretch, it is prohibitively expensive to do so which adds cost and complexity into the maintenance regime. The additional cost in maintenance to facilitate reliability far outweighs the cost of new lift in the long term.

- Building Code changes from year to year

What may be relevant today, tends to change over time – hence the requirement to plan for upgrades every 10 years or as required.

- Unforeseen environment impacts

Flooding, Electrical surges & Misuse/Vandalism which are not covered by either the maintenance contract or building insurance.

14. METAL ROOFS - Metal roofs may have a service life of 60 years or more with proper care and maintenance.
15. WATERPROOFING - Waterproofing requires replacement over time and the costs can be significant. Water penetration can affect various parts of a building or property and if not rectified promptly can lead to more expensive repairs.
16. WATERPROOFING – Waterproofing membranes requires regular maintenance and replacement when signs of failure like small leaks or small cracks appear. If action is not taken immediately the costs of damage and remediation grow exponentially.
17. FUNDS REQUIRED – While the report only shows 30 years, this report has been calculated using a longer timeline. The closing balance appears high, but funds will be required for maintenance and improvements in the years 30-35 and ongoing from there.
18. PROPERTY AGEING - The current levies are too low to maintain and improve the property over the next 30 years. The maintenance cost on this type of property during the early years is typically low but as the property ages, it is essential to budget for major works and upgrades.
19. MEETING - I want to thank Jacqui Swart for meeting with me, giving me access to the building and informing me of past, current & proposed works.
20. ITEMS INCLUDED AS REQUESTED – I note that items have been included as requested by the site contact Jacqui Swart. I would like to thank them for providing access and useful information.
21. HEIGHT ALLOWANCE - Funds allocated for painting & remedial works can be used for many types of access equipment including, but not limited to scaffolding, boom lifts, cherry pickers, rope access, etc.
22. ALUMINIUM – Aluminium materials and structures may have a service life of 40 years or more with proper care and maintenance.

## Report Notes

### Long-Term Maintenance Plan

This forecast satisfies the current requirements of the *Unit Titles Act 2010*, the *Unit Titles (Strengthening Body Corporation Governance and Other Matters) Amendment Act 2022* and the *Unit Titles Regulations 2011*.

#### **Unit Titles Act 2010 (NZ) Section 116 Long-term maintenance plan**

- (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.

#### **Unit Titles Regulations 2011 (NZ) Section 30 Long-term maintenance plans (as amended)**

- (1) A long-term maintenance plan must—
  - (a) cover—
    - (i) the common property, building elements, and infrastructure of the unit title development; and
    - (ii) any additional items that the body corporate has decided by ordinary resolution to include in the plan; and
  - (aa) summarise the current state of the common property; and
  - (b) identify those items that the body corporate may decide by ordinary resolution not to maintain for any period during the lifetime of the plan; and
  - (c) state the period covered by the plan; and
  - (d) state the estimated age and life expectancy of each item covered by the plan; and
  - (e) state the estimated cost of maintenance and replacement of each item covered by the plan; and
  - (f) state whether there is a long-term maintenance fund; and
  - (fa) state the sources of funding for the plan; and
  - (g) if there is a long-term maintenance fund, state the amount determined by the body corporate to be applied to maintain the fund each year; and
  - (h) state who has prepared the plan.

(1A) A body corporate must apply the amount each year to maintain the fund that it has determined under subclause (1)(g), less any amount that has been applied to maintain any item in that year.

(2) A body corporate must carry out a review of its plan once every 3 years.

(3) Subject to subclause (2), a body corporate may carry out a review of its plan as frequently as it considers necessary.

#### **Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 Section 30A Long-term maintenance plans for large unit title developments**

(1) This regulation applies to a long-term maintenance plan for a large unit title development.

(2) Regulation 30(1)(d), (e), and (g) does not apply to a large unit title development's long-term maintenance plan in respect of the period that is more than 10 years from the date of the plan for the last review of the plan (years 11 to 30).

(3) A large unit title development's long-term maintenance plan must provide a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11 to 30.

**Figures used and updates** - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this plan is to ensure monies are available when required to cover foreseeable expenses.

**Contingency** - A contingency has been allowed for any unforeseen expenses. Please refer to the second page of the report.

**Interest, Taxation and Inflation** - The standard interest rate used by Solutions in Engineering is based on the Reserve Bank of New Zealand's historical interest rates for the previous fifteen years. The company tax rate is applied



to interest income unless Solutions in Engineering is advised that the Body Corporate is exempt from tax on external income. The standard inflation rate used by Solutions in Engineering is based upon RBNZ historical data for Construction Producer Price inflation, commencing December 1997. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report (fifteen years), interest rates and inflation should approach long-term averages. Changes in economic conditions may affect the accuracy of these figures. This report should be updated at regular intervals to ensure that any such changes are taken into account.

**Leaky Buildings** - The requirement for a Long-Term Maintenance Plan applies to all buildings whether they are a leaky building or not. A Long-Term Maintenance Plan assesses the typical maintenance costs and useful lives of building components based on the building being properly and professionally constructed. It is important to note that this report is not a Leaky Building Report. A full leaky building report requires destructive testing, engineering assessment, specification writing and the calling of competitive tenders to ascertain full costs. A Long-Term Maintenance Plan obviously does not involve this process. However, the report will calculate the remaining life of each building component based on its condition at the time of inspection so deterioration caused by a leaky building issue will affect this part of the building data collected.

**Safety** - The inspection does not cover safety issues.

**Lifts** - Due to the many types of lift contracts covering varying parts and aspects of lift maintenance, no allowance is made unless instructed by the Body Corporate Committee/Representative.

**Fire Maintenance** – We have assumed that the Fire Maintenance Contractor has covered the Fire Maintenance Items; no allowance is made unless instructed by the Body Corporate Committee/Representative.

**Items with Indefinite Lives** - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the body corporate). This plan deals only with estimating the timing of physical obsolescence.

**Improvements** - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

**Defects** - No allowance has been made for correction of defects resulting from faulty construction except where nominated in the report. The inspectors report summarises only issues observed during our inspection and is not a structural report.

**Ongoing Maintenance Programs** - The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. When there is any doubt in our minds about how and when an item may need replacement or maintenance, we give control to the Body Corporate. Allowances for ongoing maintenance programs allows funds to be available for maintenance, gradual replacement or in some cases accumulation of funds for total replacement in the long term. The lives of some items can vary considerably, especially with issues such as:

- Usage.
- Accidental damage to floor tiles, which may or may not be still available or in stock.
- Fences can be maintained and replaced gradually or all at once.
- Metal and Aluminium Balustrades can last anywhere between 10 and 50 years, depending on the original quality, coatings (painting) and maintenance.
- Concrete driveways that have been cracked but are still perfectly sound and serviceable.
- Pumps and Fans can last indefinitely or wear out relatively quickly. This often depends on the quality of internal construction and finish.

**Updates** - The forecast is made with the best available data at this time. The forecast must be reviewed at least once every three years according to section 30(2) of the *Unit Titles Regulations 2011*. We recommend a minimum of bi-annual updates.

**Your FREE amendment (conditions)** - In order to ensure that this service is provided to all clients in an efficient and productive manner we ask that you fully review your report and list anything you would like changed in a single email allowing for the requested amendments to be dealt with in one effort. Due to the extra work involved and inefficiency created by an incomplete initial amendment request further amendments requests will be charged for based on the hours and effort required.

**Supply terms and conditions** - All services provided by Solutions in Engineering are supplied on the basis of **Supply Terms and Conditions** which are available from our Office and from our website [www.solutionsinengineering.com](http://www.solutionsinengineering.com)

**Please read the information and the notes on the Inspector's report to gain the most from this report.**