**Long-Term Maintenance Plan for Toiora High Street Cohousing Body Corporate - 2021**

In compliance with section 116 of the Unit Titles Act 2010 and Section 30 of the Unit Titles Regulations 2011.

This plan must be reviewed at least every 3 years.

Prepared by: Juan Puricelli and Yu-min Lee, on behalf of Toiora High Street Cohousing Body Corporate

Date: November 2020

This plan covers the period of 50 years from March 2021

**Building details & report inputs**

**Supplied information** (Items in Red are to be confirmed.)

|  |  |
| --- | --- |
| Building name  | Toiora High Street Cohousing  |
| Building address  |  7 Montpellier Ave. Mornington. Dunedin (TBC) |
| Unit title plan  | Long Term Maintenance Plan for Toiora High Street Cohousing Body Corporate |
| Date of deposit of unit plan | 21st January 2021 (TBC) |
| Number of unit entitlements  | 24 + Common House |
| Number of units | 24 |
| Does a Long -term maintenance fund exist (Y / N)If No – record arrangements for maintenance funding here: | No. Fund will commence with collection of first lot of BC fees, after settlement of unit purchases.  |
| Estimated starting long-term maintenance fund balance  | March/April 2021 (TBC) |
| Starting date of financial year for report  | March 2021 |
| GST status | Not registered  |
| Current long-term maintenance levy per lot entitlement  | As specified in Schedule 3 in the Toiora HS Body Corp Rules.  |

|  |  |
| --- | --- |
| Assumed interest rate on invested funds (for funds over $10,000)  | 1% (5 year period estimated)  |
| Company taxation rate  | 28% |
| Interest on invested funds - based on assumed interest rate minus company taxation rate. Calculated only on long-term maintenance fund balances over $10,000.  | $1727 (in first 5 years as in cash flow) |
| Contingency allowance - For minor and/or unforeseen expenses  | 10%  |
| Assumed rate of inflation for building maintenance costs - Based on average annual building cost increase between March 2019 and March 2020 | 5% |
| Forecast period - number of years the forecast looks out.  | 50 years |

**Report assumptions & information: NA**

**Levy table – Total Body Corp Fees including Long Term Maintenance - 2021**

|  |  |  |  |
| --- | --- | --- | --- |
| **Unit #** | **Utitlity / Ownership interest** | **Annual Fee** | **Monthly Fee** |
| H1 | 6.39% | $4,888.22 | $407.35 |
| H2 | 6.43% | $4,913.62 | $409.47 |
| H3 | 6.44% | $4,923.91 | $410.33 |
| C1 | 2.66% | $2,035.66 | $169.64 |
| C2 | 2.64% | $2,015.99 | $168.00 |
| C3 | 2.64% | $2,015.99 | $168.00 |
| C4 | 2.64% | $2,015.99 | $168.00 |
| C5 | 2.64% | $2,015.99 | $168.00 |
| C6 | 2.64% | $2,017.68 | $168.14 |
| D1 | 4.05% | $3,095.77 | $257.98 |
| D2 | 4.06% | $3,103.77 | $258.65 |
| D3 | 4.06% | $3,103.77 | $258.65 |
| D4 | 4.04% | $3,090.23 | $257.52 |
| D5 | 4.06% | $3,103.77 | $258.65 |
| D6 | 4.06% | $3,103.77 | $258.65 |
| A1 | 5.00% | $3,820.22 | $318.35 |
| A2 | 4.97% | $3,801.73 | $316.81 |
| A3 | 4.95% | $3,783.10 | $315.26 |
| A4 | 4.97% | $3,801.73 | $316.81 |
| A5 | 4.98% | $3,805.96 | $317.16 |
| A6 | 5.03% | $3,848.16 | $320.68 |
| M1 | 3.00% | $2,292.93 | $191.08 |
| M2 | 3.39% | $2,594.77 | $216.23 |
| M3 | 4.26% | $3,252.90 | $271.08 |
|   | **100.0%** | **$76,445.62** | **$6,370.47** |

**50 year Cash-Flow – Long Term Maintanence Fee**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **EOY (Mar)** | **Fees coll** | **Annual Maint** | **Periodic Maint** | **Notes** | **Bal CF** | **int** | **int earned** | **cl bal** |
| 2021 | 0 |   | **incl contingency** |  |  |  | **excl tax** |   |
| 2020 | 41167.52 | 20,500 | 0 |   | 20,668 | 1% | 148.81 | 20,816 |
| 2021 | 41167.52 | 20,500 | 0 |   | 41,484 | 1% | 298.68 | 41,783 |
| 2022 | 41167.52 | 20,500 | 0 |   | 62,450 | 1% | 449.64 | 62,900 |
| 2023 | 41167.52 | 20,500 | 0 |   | 83,567 | 1% | 601.68 | 84,169 |
| 2024 | 41167.52 | 20,500 | 0 |   | 104,836 | 1% | 754.82 | 105,591 |
| 2025 | 41167.52 | 20,500 | 0 |   | 126,259 | 1% | 909.06 | 127,168 |
| 2026 | 41167.52 | 20,500 | 0 |   | 147,835 | 1% | 1064.41 | 148,900 |
| 2027 | 41167.52 | 20,500 | 0 |   | 169,567 | 1% | 1220.88 | 170,788 |
| 2028 | 41167.52 | 20,500 | 0 |   | 191,456 | 1% | 1378.48 | 192,834 |
| 2029 | 41167.52 | 20,500 | 0 |   | 213,502 | 1% | 1537.21 | 215,039 |
| 2030 | 41167.52 | 20,500 | 0 |   | 235,706 | 1% | 1697.09 | 237,404 |
| 2031 | 41167.52 | 20,500 | 22,000 | Ext timber | 236,071 | 1% | 1699.71 | 237,771 |
| 2032 | 41167.52 | 20,500 | 0 |   | 258,438 | 1% | 1860.76 | 260,299 |
| 2033 | 41167.52 | 20,500 | 0 |   | 280,967 | 1% | 2022.96 | 282,990 |
| 2034 | 41167.52 | 20,500 | 0 |   | 303,657 | 1% | 2186.33 | 305,843 |
| 2035 | 41167.52 | 20,500 | 0 |   | 326,511 | 1% | 2350.88 | 328,862 |
| 2036 | 41167.52 | 20,500 | 0 |   | 349,529 | 1% | 2516.61 | 352,046 |
| 2037 | 41167.52 | 20,500 | 0 |   | 372,713 | 1% | 2683.54 | 375,397 |
| 2038 | 41167.52 | 20,500 | 0 |   | 396,064 | 1% | 2851.66 | 398,916 |
| 2039 | 41167.52 | 20,500 | 0 |   | 419,584 | 1% | 3021.00 | 422,605 |
| 2040 | 41167.52 | 20,500 | 0 |   | 443,272 | 1% | 3191.56 | 446,464 |
| 2041 | 41167.52 | 20,500 | 22,000 | Ext timber | 445,131 | 1% | 3204.95 | 448,336 |
| 2042 | 41167.52 | 20,500 | 0 |   | 469,004 | 1% | 3376.83 | 472,381 |
| 2043 | 41167.52 | 20,500 | 0 |   | 493,048 | 1% | 3549.95 | 496,598 |
| 2044 | 41167.52 | 20,500 | 0 |   | 517,266 | 1% | 3724.31 | 520,990 |
| 2045 | 41167.52 | 20,500 | 0 |   | 541,657 | 1% | 3899.93 | 545,557 |
| 2046 | 41167.52 | 20,500 | 286,000 | Painting | 280,225 | 1% | 2017.62 | 282,242 |
| 2047 | 41167.52 | 20,500 | 0 |   | 302,910 | 1% | 2180.95 | 305,091 |
| 2048 | 41167.52 | 20,500 | 0 |   | 325,758 | 1% | 2345.46 | 328,104 |
| 2049 | 41167.52 | 20,500 | 0 |   | 348,771 | 1% | 2511.15 | 351,283 |
| 2050 | 41167.52 | 20,500 | 0 |   | 371,950 | 1% | 2678.04 | 374,628 |
| 2051 | 41167.52 | 20,500 | 22,000 | Ext timber | 373,296 | 1% | 2687.73 | 375,983 |

**50 Year Cash Flow - Continued**

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **EOY (Mar)** | **Fees coll** | **Annual Maint** | **Periodic Maint** | **Notes** | **Bal CF** | **int** | **int earned** | **cl bal** |
|   |   |   | **incl contingency** |  |  |  | **excl tax** |   |
| 2052 | 41167.52 | 20,500 | 0 |   | 396,651 | 1% | 2855.89 | 399,507 |
| 2053 | 41167.52 | 20,500 | 0 |   | 420,174 | 1% | 3025.26 | 423,200 |
| 2054 | 41167.52 | 20,500 | 0 |   | 443,867 | 1% | 3195.84 | 447,063 |
| 2055 | 41167.52 | 20,500 | 0 |   | 467,730 | 1% | 3367.66 | 471,098 |
| 2056 | 41167.52 | 20,500 | 0 |   | 491,766 | 1% | 3540.71 | 495,306 |
| 2057 | 41167.52 | 20,500 | 0 |   | 515,974 | 1% | 3715.01 | 519,689 |
| 2058 | 41167.52 | 20,500 | 0 |   | 540,356 | 1% | 3890.57 | 544,247 |
| 2059 | 41167.52 | 20,500 | 0 |   | 564,915 | 1% | 4067.38 | 568,982 |
| 2060 | 41167.52 | 20,500 | 0 |   | 589,649 | 1% | 4245.48 | 593,895 |
| 2061 | 41167.52 | 20,500 | 22,000 | Ext timber | 592,562 | 1% | 4266.45 | 596,829 |
| 2062 | 41167.52 | 20,500 | 0 |   | 617,496 | 1% | 4445.97 | 621,942 |
| 2063 | 41167.52 | 20,500 | 0 |   | 642,610 | 1% | 4626.79 | 647,237 |
| 2064 | 41167.52 | 20,500 | 0 |   | 667,904 | 1% | 4808.91 | 672,713 |
| 2065 | 41167.52 | 20,500 | 0 |   | 693,381 | 1% | 4992.34 | 698,373 |
| 2066 | 41167.52 | 20,500 | 0 |   | 719,041 | 1% | 5177.09 | 724,218 |
| 2067 | 41167.52 | 20,500 | 0 |   | 744,885 | 1% | 5363.17 | 750,248 |
| 2068 | 41167.52 | 20,500 | 0 |   | 770,916 | 1% | 5550.59 | 776,466 |
| 2069 | 41167.52 | 20,500 | 0 |   | 797,134 | 1% | 5739.36 | 802,873 |
| 2070 | 41167.52 | 20,500 | 0 | Painting & re-Roof | 823,541 | 1% | 5929.49 | 829,470 |
| **2071** | 41167.52 | 20,500 | 556,876 | Ext timber | 293,262 | 1% | 2111.48 | 295,373 |

**50-year Anticipated Expenditure Table. Starting from 2021**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Building Area / Work** | **Task/ project**  | **Comments**  | **Expected Maint Cycle (Yrs)** | **Year next expected** | **Estimated cost $** | **Annual Cost $** |
| **High St / Alva St** |   |   |   |   |   |   |
| **Axon / Facade & Hardies** | Exterior Painting | Painting (labour & materials) | 25 | 2046 | 150000 | 6000 |
|   | Scaffolding | Requred for both blocks | 25 | 2046 | 50000 | 2000 |
|   |   |   |   |   |   |   |
| **Exterior Steel Structures** | Steel handrails & structures, gates | Include w exterior Painting | 25 | 2046 | 25000 | 1000 |
|  | Shutters & metal frame | 40 m2 |   |   |   |   |
| **Alva & High St - Exterior timber structures** | Timber Pergolas | Alva St- lower ground 72(m2)+ High St. 36(m2)& 72(m2)  | 10 | 2031 | 15000 | 1500 |
|   | Any exterior timber | Sand / Stain / Repaint. Make use of scaffolding for gutter cleaning |   |   |   |   |
| **Common House exterior** | Stucco 50m2 | painting (materials only, labour from working bee), scaffolding not needed | 25 | 2046 | 10000 | 400 |
| **Common House interior** | Interior rooms & repair/maintenance of equipment/chattels | Room refurbishment & maint/repairs for common equipment | 1 | 2022 | 2500 | 2500 |
| **Common areas - paving** | Concrete paths, pavings, hogging | Materials for repairs & maintenance. | 1 | 2022 | 1000 | 1000 |
| **Common areas - exterior timber**  | retaining walls, timber fence maintenance | Stain / sand (waterblast). Labour from working bee. | 10 | 2031 | 5000 | 500 |
| **Perimeter Fence & Gates** | Iron perimeter fence | Sand & repaint. Does not include initial cost of building fence. | 25 | 2046 | 25000 | 1000 |

**50-year Anticipated Expenditures Table. Starting from 2021 – cont’d**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Building Area / Work** | **Task/ project**  | **Comments**  | **Expected maint Cycle (Yrs)** | **Year next expected** | **Estimated cost $** | **Annual Cost $** |
| **Spouting, exterior walls, high areas.**  | Washing Down Exterior | Scaffolding required. Annual clean / damage check | 1 | 2022 | 10000 | 10000 |
|  | Scaffolding - Montpellier | Scaffolding not required | 0 |   |   |   |
| **Soffits** | Washing under eaves & soffits | Soft Bristled Brush or Water blasting (1500-2000psi)  | 1 | 2022 | 2000 | 2000 |
|  | Washing protective flashings, joints , etc | Do not use water blasting |   |   |   |   |
| **Gutters** | Gutter cleaning / maintainence | Professional cleaning, check for & repair damage | 1 | 2020 | 5000 | 5000 |
|   |   |   |   |   |   |   |
| **PVC-U windows** | washing  | Long brush. Windows open inwards |   |   | 0 |   |
|  |   |   |   |   |   |   |
| **Re-Roof - High St / Alva St** | Replace Roofing Sheet | Complete replacement. Build cost plus 20% for inflation | 50 | 2071 | 159830.22 | 3196.60 |
| **Re-Roof - Common House** | Replace Roofing Sheet | Complete replacement. Build cost plus 20% for inflation | 50 | 2071 | 66420.78 | 1328.42 |
|   | Scaffolding | Use scaffolding for painting work |   |   |   |   |
|   |   |   |   |   | Annual Fees | 37,425 |
|   |   |   |   |   | Contingency 10% | 3,743 |
|   |   |   |   |   | Total LTMP fee pa |  **$ 41,167.52**  |

| Building Data List - HIGH STREET BLOCK |
| --- |
| Building Area/ Item | Qty. / Unit (e.g m2) | Rate ($) | Value($) | Next Due (year) | **Estimated age /lifespan of item** (years) | Toal Life once repaired | Comments / materials etc  |  |
| HIGH SREET BLOCK  |  |  |  |  |  |  |  |  |  |  |
| Roofing / Structures /spouting  |  |  |  |  |  |  |  |  |  |  |
| Profiled metal roofing  | 650 | (m2) |  |  |  |  | 25 |  | Check warranty. Washing regularly may extend lifespan.  |  |
| Metal spouting & downpipes | 350 | (Lm) |  |  |  |  | 25 |  | 200 (LM) of spouting including valleys & 150(LM) of downpipes |  |
| Decks - Concrete and Steel  | 45 | (m2) |  |  |  |  | 50 |  |  |  |
| Steel Canopies ( Entry & windows) | 20 | (m2) |  |  |  |  | 50 |  | 2(m2) per high St. entry (9total + C1 window) |  |
| Pergolas - Timber (Grd &1st FL) | 45 | (m2) |  |  |  |  | 25 |  | 15 (8 posts & joist @600crs LM of timber) |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Cladding / Vertical Features  |  |  |  |  |  |  |  |  |  |  |
| Facade panel (Titan) Cladding  | 600 | (m2) |  |  |  |  | 25 |  |  |  |
| Axon Board Cladding  | 190 | (m2) |  |  |  |  | 25 |  |  |  |
| Stairs - Steel & concrete  | 9 | (m2) |  |  |  |  | 50 |  |  |  |
| Steel Balustrades /railings  | 75 | (m2) |  |  |  |  | 50 |  | decks & window balustrades (24x 1m2 indiv.) + 3 decks (16.5m perim) |  |
| Shutters - steel & cedar  | 15 | (m2) |  |  |  |  | 25 |  | 6 shutters x2.5(m2) painting steel frame, brackets &timber |  |
| PVC Door/Windows ( & flashings)  | 111 | U |  |  |  |  | 50 |  | Door and window Unit altogether. Doors @Grd. Floor ( 9 U) paint. Windows wash (102 U) |  |
| Slab Edge - Plaster | 130 | (Lm)  |  |  |  |  | 25 |  | Bottom edge 200mm. Paint |  |

| Alva Street Block |
| --- |
| Building Area/ Item | Qty. / Unit (e.g m2) | Rate ($) | Value($) | Next Due (year) | **Estimated age /lifespan of item** (years) | Toal Life once repaired | Comments / materials etc  |  |
| ALVA STREET BLOCK |  |  |  |  |  |  |  |  |  |  |
| Roofing / Structures /spouting  |  |  |  |  |  |  |  |  |  |  |
| Profiled metal roofing  | 400 | (m2) |  |  |  |  | 25 |  |  |  |
| Metal spouting & downpipes | 110 | (Lm) |  |  |  |  | 25 |  | 70 (LM) of spouting including valleys & 40(LM) of downpipes  |  |
| Rainwater heads  | 5 | U |  |  |  |  | 25 |  |  |  |
| Entry Soffit ceiling  | 17 | (m2) |  |  |  |  | 50 |  | Hardies ceiling (covered entry) |  |
| Pergolas - Timber (Grd.FL only) | 50 | (m2) |  |  |  |  | 25 |  | 8.25(m2) per unit + 4 posts |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Cladding / Vertical Features  |  |  |  |  |  |  |  |  |  |  |
| Facade Panel (Titan) Cladding  | 375 | (m2) |  |  |  |  | 50 |  | Patio Side (full height) + Grd.FL |  |
| Axon Board Cladding  | 155 | (m2) |  |  |  |  | 50 |  | High level ( alva street only)  |  |
| Profiled metal Cladding  | 88 | (m2) |  |  |  |  | 50 |  | High level ( Side Elevations only)  |  |
| Steel railings  | 11 | (m2) |  |  |  |  | 50 |  | 11 windows  |  |
| Shutters - steel & cedar  | 25 | (m2) |  |  |  |  | 25 |  | 10 shutters  |  |
| PVC Door/Windows ( & flashings)  | 48 | U |  |  |  |  | 50 |  | Door and window Unit altogether. Doors @Grd. Floor ( 12 U) paint. Windows wash (36 U) |  |
| Slab Edge - Plaster | 92 | (Lm)  |  |  |  |  | 50 |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |

| Common Bldg Block |
| --- |
| Building Area/ Item | Qty. / Unit (e.g m2) | Rate ($) | Value($) | Next Due (year) | **Estimated age /lifespan of item** (years) | Toal Life once repaired | Comments / materials etc  |  |
| MONTPELIER BLDG & UNITS (M1-M3) - EXTERIOR  |  |  |  |  |  |  |  |  |  |  |
| Roofing / Structures /spouting  |  |  |  |  |  |  |  |  |  |  |
| New metal roofing (corrugated) | 280 | (m2) |  |  |  |  | 25 |  |  |  |
| Metal spouting & downpipes | 85 | (Lm) |  |  |  |  | 25 |  |  |  |
| Existing roofing (corrugated) | 150 | (m2) |  |  |  |  | 25 |  | Consider possible replacing |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Cladding / Vertical Features  |  |  |  |  |  |  |  |  |  |  |
| Profiled metal Cladding (New) | 120 |  |  |  |  |  |  |  |  |  |
| Stucco / Roughcast ( old school) | 100 | (m2) | 50 | 5000 | 2026 |  | 5 | 25 | south face stucco needs regular maintenance  |  |
| PVC Windows ( & flashings)  | 24 | U |  |  |  |  | 25 | - | Regular Cleaning  |  |
| Windows & Doors (Old & new)  | 14 | U |  |  |  |  | 15 | - | Old Aluminium single Glazed & south face . Consider future retrofit and regular maintenance |  |
| COMMON Bldg - INTERIOR |  |  |  |  |  |  |  |  |  |  |
| WORKSHOP linings,ceiling, floor | 56 | (m2) |  |  |  |  | 15 |  | Stairs (incl. H/rail) - Regular maintenance required |  |
| GUESTROOMS linings,ceiling, floor | 35 | (m2) |  |  |  |  | 15 |  | 2 Bedrooms + Bathroom (& Pass) |  |
| COMMON KITCHEN linings,ceiling, floor & appliances | 33 | (m2) |  |  |  |  | 15 |  |  |  |
| COMMON DINE/LOUNGE, STORE &MEETING -linings,ceiling, floor | 152 | (m2) |  |  |  |  | 15 |  | 91 (Kit) + 6 +25+30(Meet) |  |
| COMMON ABLUTIONS linings,ceiling, floor | 31 | (m2) |  |  |  |  | 15 |  | 18(Toilet) + 13 (Acc T)  |  |

| Common Area - Services |
| --- |
| Building Area/ Item | Qty. / Unit (e.g m2) | Rate ($) | Value($) | Next Due (year) | **Estimated age /lifespan of item** (years) | Toal Life once repaired | Comments / materials etc  |  |
| COMMON SERVICES / SYSTEMS |  |  |  |  |  |  |  |  |  |  |
| Hot water system (Alva & High) | 2 | U |  |  |  |  | 15 |  | Units on Concr. Pad incl. Fixings |  |
| Gas Bottles Area (Alva & High)  | 2 | U |  |  |  |  | 15 |  | 2 areas on Conc. Pad Incl. Fitting |  |
| HWC & Gas ( Common Bldg)  | 1 | U  |  |  |  |  | 15 |  | Area on Conc. Pad Incl. Fitting |  |
| Fire alarm System (incl. Lighting)  | TBC | U |  |  |  |  | ? |  | To Be Confirmed |  |
| External lighting  | 2 | U |  |  |  |  | 50 |  | Lamp Posts @ Carpark - consider regular maintenance & check, lights replacing |  |
| Drainage (incl. Pumps/Sumps) | 10 | U |  |  |  |  | 15 |  | 1 Pump Station (Subm. Pump) - consider pump replacing and maintenance  |  |
| Asphalt Driveway, paths & parking | 375 | (m2) |  |  |  |  | 15 |  | Repairs and painting  |  |
| WASHING & LAUNDRY AREA |  |  |  |  |  |  |  |  |  |  |
| Rubbish Bins & Grease Trap (Common Bldg / Workshop)  | 6 | (m2) |  |  |  |  | 25 |  | Normal & regular maintenance  |  |
| SAUNA (NOT BUILT) | 10 | (m2) |  |  |  | — | - |  |  |  |
| EV CHARGING  | 5 | U |  |  |  | — | - |  | Privately Maintained ?? |  |
| Bike Shed ( NOT BUILT) | 10 | (m2) |  |  |  | — | - |  | — |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Common Areas - Others |
| Building Area/ Item | Qty. / Unit (e.g m2) | Rate ($) | Value($) | Next Due (year) | **Estimated age /lifespan of item** (years) | Toal Life once repaired | Comments / materials etc  |  |
| Tiimber & wire patio fences | 720 | (m2) |  |  |  |  | 25 |  | Regular cleaning, cutting & painting |  |
| Timber retaining (Bdy. & parking) | 70 | (Lm) |  |  |  |  | 50 |  | @ Driveway (incl. rubbish) +Crnr. High&City belt+ carpark Montpelier. Cleaning & Asses. |  |
| Heritage Fence and Arch  | -  |  |  |  |  | — | 50 | - | Separate Fund |  |
| Concrete retaining (extg) & trees | 40 | (Lm) |  |  |  |  |  |  | Regular tree cleaning, shrubs cutting & painting / care. |  |
|  |  |  |  |  |  |  |  |  |  |  |
| Private - systems ( recommend.) |  |  |  |  |  |  |  |  |  |  |
| Mechanical Vent & Plumbing  |  |  |  |  |  |  |  |  |  |  |

**Non-maintenance**

The following matters are those the Body Corporate has decided not to maintain during the life of this plan:

*
*

**Specific inspection notes:**

(Here set out any comments or notes for specific maintenance requirements)

**Notes** (Amend or delete as necessary)

**Long-Term Maintenance Plan**

This forecast satisfies the current requirements of Section 116 of the Unit Titles Act 2010 and Section 30 of the Unit Titles Regulations 2011.Please refer to regulation 30 (1) – (3). Regulation 30(1) states:

*30 Long-term maintenance plans*

*(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*

*(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*

*(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.*

**Figures used and updates -** The figures used in the forecast have been reviewed by !!! INDEPENDENT ADVISOR ( FLANDERS MARLOW) !!! and believed 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.

**Interest, Taxation and Inflation**- The standard interest rate used is based on Reserve Bank of New Zealand’s historical interest rates. The company tax rate is applied to interest income. The standard inflation rate used is based upon RBNZ historical data for Construction Producer Price inflation, commencing September 2020. While historical figures are not an accurate predictor of specific future outcomes, over the life of this report 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.

**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.

**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); for example: sanitary fittings and lift carriage interiors. 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 at this stage.

**Defects**- No allowance has been made for correction of defects resulting from faulty construction.

**Ongoing maintenance programs**- The lives of some items overall may have been extended indefinitely due to the use of an ongoing maintenance program. With allowances for ongoing maintenance programs, allow 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 (Unit Titles *Regulations 2011, Section 30(2)*).