



# Long Term Maintenance Plan

## Alexandra Park Building A

223A Green Lane West

Epsom 1023

Unit Plan 522297



### Report details

<b>Inspection date:</b>	24/09/2021
<b>Inspector:</b>	Mark Donnelly



19/10/2021

The Body Corporate Committee  
Alexandra Park Building A  
223A Green Lane West  
Epsom 1023

Dear Committee Members,

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

Based on our survey of your property, we have determined that the Body Corporate will need to increase its contributions in order to cover its forecast maintenance expenses. We strongly recommend that the levies be set at the level 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)	\$0.30
Total Utility Interests	100000
Total Long Term Maintenance Fund Levy	\$30,000.00

The data used to arrive at the above figures is in the attached report. 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 Name	Alexandra Park Building A
Building Address	223A Green Lane West Epsom 1023
Unit Plan No.	522297
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	2021
Number of Utility Interests	100000
Number of Units	121
Estimated Long Term Maintenance Fund Balance	\$0
Starting date of Financial Year for Report	10/08/2021
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	\$0.30

### 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 - 15	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 - 15	2.16%
Contingency Allowance - For minor and/or unforeseen expenses	12%
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 forecasts	15 years

### 15 Year Levy Table

Year	Year To	Total Contribution	Contribution per Utility Interest	Quarterly Contribution
1	9/08/2022	30,000.00	0.30	0.08
2	9/08/2023	115,000.00	1.15	0.29
3	9/08/2024	118,450.00	1.18	0.30
4	9/08/2025	122,003.50	1.22	0.31
5	9/08/2026	125,663.61	1.26	0.32
6	9/08/2027	129,433.52	1.29	0.32
7	9/08/2028	133,316.53	1.33	0.33
8	9/08/2029	137,316.03	1.37	0.34
9	9/08/2030	141,435.51	1.41	0.35
10	9/08/2031	145,678.58	1.46	0.37
11	9/08/2032	150,048.94	1.50	0.38
12	9/08/2033	154,550.41	1.55	0.39
13	9/08/2034	159,186.92	1.59	0.40
14	9/08/2035	163,962.53	1.64	0.41
15	9/08/2036	168,881.41	1.69	0.42

### 15 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:

$$\text{Opening Balance} + \text{Total Levy Contributions} + \text{Interest} - \text{Anticipated Expenses} = \text{Closing Balance}$$

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	9/08/2022	0.00	30,000.00	183.00	0.00	30,183.00
2	9/08/2023	30,183.00	115,000.00	763.07	50,273.00	95,673.07
3	9/08/2024	95,673.07	118,450.00	1,889.76	0.00	216,012.83
4	9/08/2025	216,012.83	122,003.50	5,240.52	68,796.00	274,460.85
5	9/08/2026	274,460.85	125,663.61	7,285.52	0.00	407,409.98
6	9/08/2027	407,409.98	129,433.52	9,233.10	89,337.00	456,739.60
7	9/08/2028	456,739.60	133,316.53	11,305.39	0.00	601,361.52
8	9/08/2029	601,361.52	137,316.03	13,433.76	96,172.00	655,939.31
9	9/08/2030	655,939.31	141,435.51	15,695.79	0.00	813,070.61
10	9/08/2031	813,070.61	145,678.58	8,976.48	940,664.00	27,061.67
11	9/08/2032	27,061.67	150,048.94	2,205.06	0.00	179,315.67
12	9/08/2033	179,315.67	154,550.41	4,178.80	126,256.00	211,788.88
13	9/08/2034	211,788.88	159,186.92	6,293.86	0.00	377,269.66
14	9/08/2035	377,269.66	163,962.53	9,145.70	71,678.00	478,699.89
15	9/08/2036	478,699.89	168,881.41	10,223.88	179,626.00	478,179.18

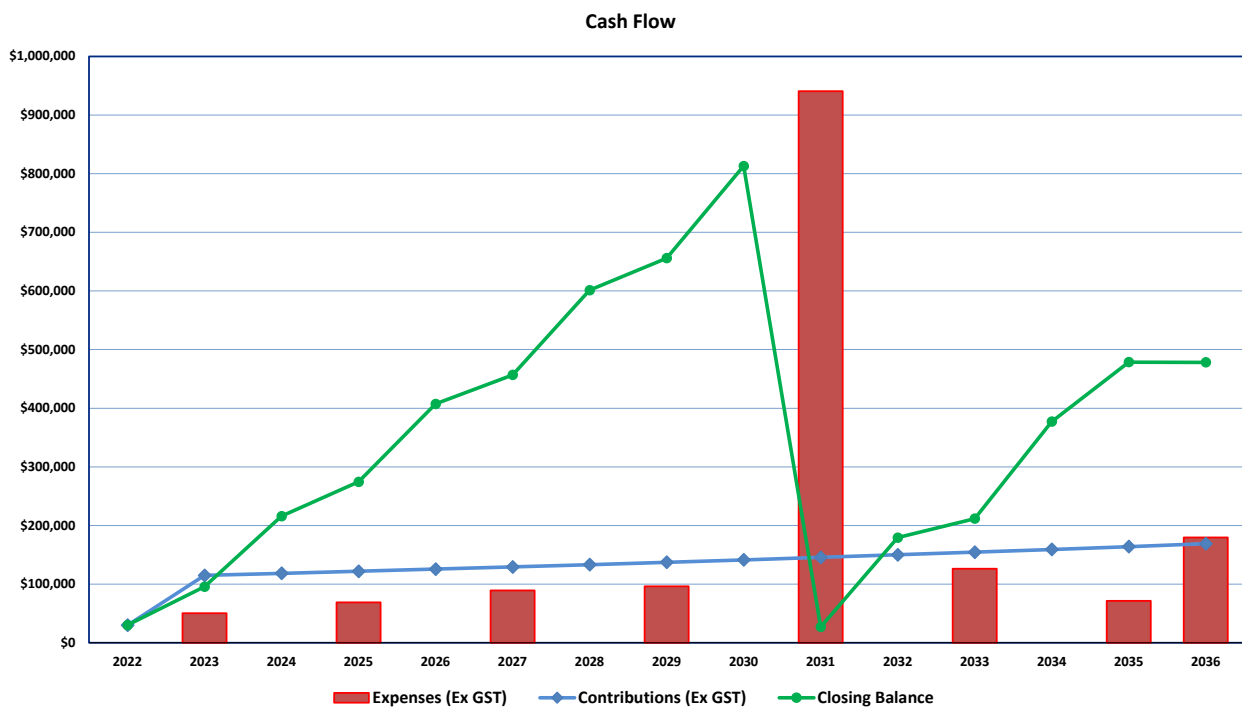
### 15 Year Cash Flow Graph

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.



### What will happen if you stay with your current levy amount?

The table and graph below use the same information as on the previous page except they show the cash flow for the scheme if you do not vary your current levy amount.

### 15 Year Cash Flow Tracking Sheet

The table below shows the cash flow for the entirety of the forecast. In summary:

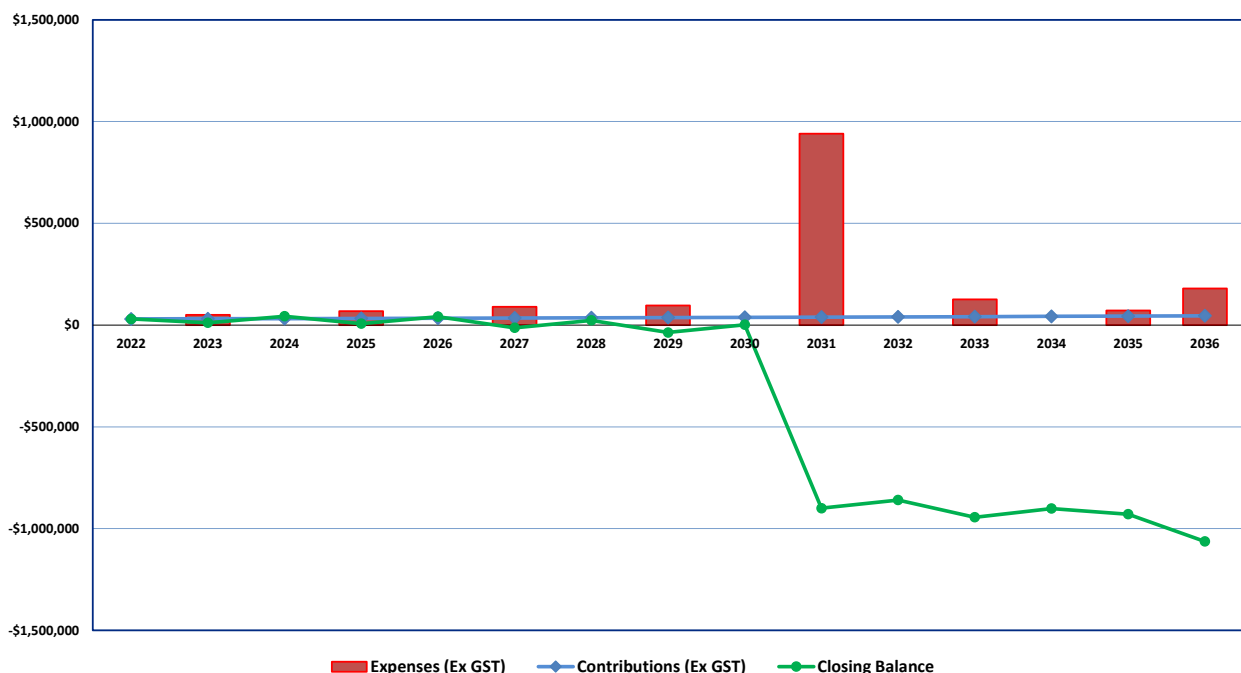
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	9/08/2022	0.00	30,000.00	183.00	0.00	30,183.00
2	9/08/2023	30,183.00	30,900.00	250.06	50,273.00	11,060.06
3	9/08/2024	11,060.06	31,827.00	329.08	0.00	43,216.14
4	9/08/2025	43,216.14	32,781.81	0.00	68,796.00	7,201.95
5	9/08/2026	7,201.95	33,765.26	520.23	0.00	41,487.44
6	9/08/2027	41,487.44	34,778.22	0.00	89,337.00	-13,071.34
7	9/08/2028	-13,071.34	35,821.57	104.53	0.00	22,854.76
8	9/08/2029	22,854.76	36,896.22	0.00	96,172.00	-36,421.02
9	9/08/2030	-36,421.02	38,003.11	0.00	0.00	1,582.09
10	9/08/2031	1,582.09	39,143.20	0.00	940,664.00	-899,938.71
11	9/08/2032	-899,938.71	40,317.50	0.00	0.00	-859,621.21
12	9/08/2033	-859,621.21	41,527.03	0.00	126,256.00	-944,350.18
13	9/08/2034	-944,350.18	42,772.84	0.00	0.00	-901,577.34
14	9/08/2035	-901,577.34	44,056.03	0.00	71,678.00	-929,199.31
15	9/08/2036	-929,199.31	45,377.71	0.00	179,626.00	-1,063,447.60

### 15 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.

Cash Flow - Projection at Current Rate



## Anticipated Expenditures Table Year 1 - 15

This table shows when expenses will occur in the next 15 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.

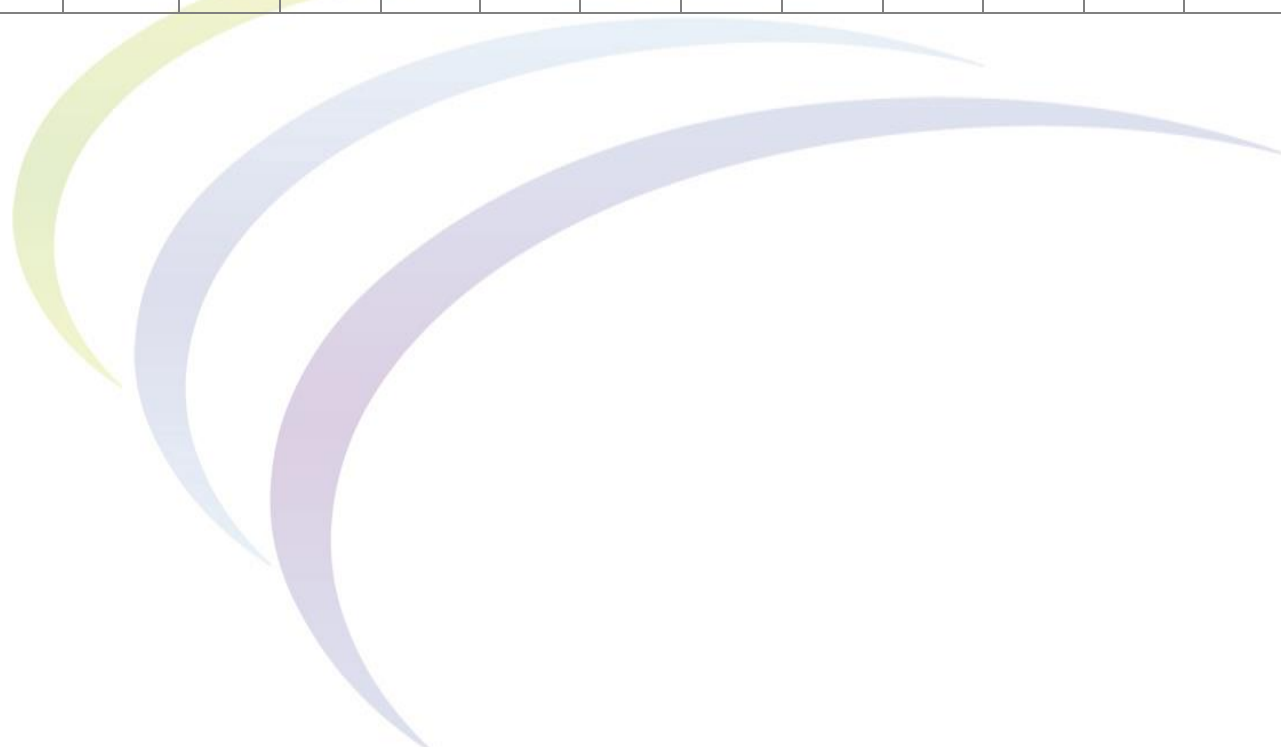
**'Year 1' to 'Year 15'** - shows the costs in the year in which they occur including the 'Assumed Rate of Inflation' compounded annually until the cost is due.

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 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)	Year 6 (2027)	Year 7 (2028)	Year 8 (2029)	Year 9 (2030)	Year 10 (2031)	Year 11 (2032)	Year 12 (2033)	Year 13 (2034)	Year 14 (2035)	Year 15 (2036)
<b>1. PROPERTY EXTERIOR</b>																
Building wash - soft chemical wash recommended	19,180	-	19,755	-	20,959	-	22,235	-	23,589	-	25,026	-	26,550	-	28,166	-
Repaint elevations	386,800	-	-	-	-	-	-	-	-	-	504,686	-	-	-	-	-
Trim and detail painting - extra value painting @ 10% of elevations	38,680	-	-	-	-	-	-	-	-	-	50,469	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>19,755</b>	<b>0</b>	<b>20,959</b>	<b>0</b>	<b>22,235</b>	<b>0</b>	<b>23,589</b>	<b>0</b>	<b>580,181</b>	<b>0</b>	<b>26,550</b>	<b>0</b>	<b>28,166</b>	<b>0</b>
<b>2. WORK AT HEIGHTS ACCESS</b>																
Elevating working platforms - methods to elevations by contractor - exterior	85,096	-	-	-	-	-	-	-	-	-	111,031	-	-	-	-	-
<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>111,031</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. ROOFING</b>																
Roof covering - surface repairs and cleaning (total: 2730 m2) -10%	25,225	-	-	-	-	-	29,243	-	-	-	-	-	34,917	-	-	-
Flashing repairs and roof inspections	4,200	-	4,326	-	4,589	-	4,869	-	5,165	-	5,480	-	5,814	-	6,168	-
Gutter repairs and clean-outs	3,600	-	3,708	-	3,934	-	4,173	-	4,428	-	4,697	-	4,983	-	5,287	-
Rain heads, down pipes and roof-drains clean-outs	2,400	-	2,472	-	2,623	-	2,782	-	2,952	-	3,131	-	3,322	-	3,524	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>10,506</b>	<b>0</b>	<b>11,146</b>	<b>0</b>	<b>41,067</b>	<b>0</b>	<b>12,545</b>	<b>0</b>	<b>13,308</b>	<b>0</b>	<b>49,036</b>	<b>0</b>	<b>14,979</b>	<b>0</b>
<b>4. PROPERTY INTERIOR</b>																
Repaint walls and ceilings	69,300	-	-	-	-	-	-	-	-	-	90,421	-	-	-	-	-
Trim and detail painting - extra value painting @ 10% of walls and ceilings	6,930	-	-	-	-	-	-	-	-	-	9,042	-	-	-	-	-
Door repaint	13,310	-	-	-	-	-	-	-	-	-	17,367	-	-	-	-	-
Flooring - repairs or staged replacement funding - allowance made	6,000	-	-	-	6,556	-	-	-	7,379	-	-	-	8,305	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>6,556</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,379</b>	<b>0</b>	<b>116,830</b>	<b>0</b>	<b>8,305</b>	<b>0</b>	<b>0</b>	<b>0</b>

Expenditure Item	Current Cost	Year 1 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)	Year 6 (2027)	Year 7 (2028)	Year 8 (2029)	Year 9 (2030)	Year 10 (2031)	Year 11 (2032)	Year 12 (2033)	Year 13 (2034)	Year 14 (2035)	Year 15 (2036)
<b>5. DRIVEWAY AND WALKWAY</b>																
Drainage maintenance - allowance	1,400	-	1,442	-	1,530	-	1,623	-	1,722	-	1,827	-	1,938	-	2,056	-
Driveway - bitumen surface repair and reprofile (total: 460 m2) -10%	3,033	-	-	-	3,314	-	-	-	3,730	-	-	-	4,198	-	-	-
Driveway - concrete surface repairs and cleaning (total: 3700 m2) -5%	8,505	-	-	-	-	-	-	-	10,460	-	-	-	-	-	-	-
Line marking repaint	4,500	-	-	-	-	-	-	-	5,534	-	-	-	-	-	-	-
Driveway - surface signage repaint	600	-	-	-	-	-	-	-	738	-	-	-	-	-	-	-
Security gate repairs or future replacement funding	600	-	618	-	656	-	696	-	738	-	783	-	831	-	881	-
Security gate motor repairs or future replacement funding	900	-	927	-	983	-	1,043	-	1,107	-	1,174	-	1,246	-	1,322	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>2,987</b>	<b>0</b>	<b>6,483</b>	<b>0</b>	<b>3,362</b>	<b>0</b>	<b>24,029</b>	<b>0</b>	<b>3,784</b>	<b>0</b>	<b>8,213</b>	<b>0</b>	<b>4,259</b>	<b>0</b>
<b>6. LANDSCAPING</b>																
Garden and fixture upgrades - allowance for common courtyard area	2,000	-	2,060	-	2,185	-	2,319	-	2,460	-	2,610	-	2,768	-	2,937	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>2,060</b>	<b>0</b>	<b>2,185</b>	<b>0</b>	<b>2,319</b>	<b>0</b>	<b>2,460</b>	<b>0</b>	<b>2,610</b>	<b>0</b>	<b>2,768</b>	<b>0</b>	<b>2,937</b>	<b>0</b>
<b>7. LIFTS</b>																
Lift interior refurbishment	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,689
Lift motor and control overhaul / upgrade - allowance over and above Lift contract works	91,030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	137,691
<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>160,380</b>
<b>8. REFUSE</b>																
Garbage systems and waste room - maintain	900	-	927	-	983	-	1,043	-	1,107	-	1,174	-	1,246	-	1,322	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>927</b>	<b>0</b>	<b>983</b>	<b>0</b>	<b>1,043</b>	<b>0</b>	<b>1,107</b>	<b>0</b>	<b>1,174</b>	<b>0</b>	<b>1,246</b>	<b>0</b>	<b>1,322</b>	<b>0</b>
<b>9. ELECTRICAL</b>																
Light fitting maintenance - common systems only - allowance	600	-	618	-	656	-	696	-	738	-	783	-	831	-	881	-
Electrical maintenance - common systems only - allowance	1,200	-	1,236	-	1,311	-	1,391	-	1,476	-	1,566	-	1,661	-	1,762	-
Security access system upgrades - common systems only - allowance	3,600	-	-	-	3,934	-	-	-	4,428	-	-	-	4,983	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>1,854</b>	<b>0</b>	<b>5,901</b>	<b>0</b>	<b>2,087</b>	<b>0</b>	<b>6,642</b>	<b>0</b>	<b>2,349</b>	<b>0</b>	<b>7,475</b>	<b>0</b>	<b>2,643</b>	<b>0</b>

Expenditure Item	Current Cost	Year 1 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)	Year 6 (2027)	Year 7 (2028)	Year 8 (2029)	Year 9 (2030)	Year 10 (2031)	Year 11 (2032)	Year 12 (2033)	Year 13 (2034)	Year 14 (2035)	Year 15 (2036)
<b>10. VENTILATION AND AIR-CONDITIONING</b>																
Ventilation and mechanical repairs - common systems only	4,800	-	4,944	-	5,245	-	5,565	-	5,903	-	6,263	-	6,644	-	7,049	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>4,944</b>	<b>0</b>	<b>5,245</b>	<b>0</b>	<b>5,565</b>	<b>0</b>	<b>5,903</b>	<b>0</b>	<b>6,263</b>	<b>0</b>	<b>6,644</b>	<b>0</b>	<b>7,049</b>	<b>0</b>
<b>11. WATER</b>																
Plumbing maintenance - common systems only - allowance	1,800	-	1,854	-	1,967	-	2,087	-	2,214	-	2,349	-	2,492	-	2,643	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>1,854</b>	<b>0</b>	<b>1,967</b>	<b>0</b>	<b>2,087</b>	<b>0</b>	<b>2,214</b>	<b>0</b>	<b>2,349</b>	<b>0</b>	<b>2,492</b>	<b>0</b>	<b>2,643</b>	<b>0</b>
<b>Grand Total (Incl. GST)</b>		<b>0</b>	<b>44,887</b>	<b>0</b>	<b>61,425</b>	<b>0</b>	<b>79,765</b>	<b>0</b>	<b>85,868</b>	<b>0</b>	<b>839,879</b>	<b>0</b>	<b>112,729</b>	<b>0</b>	<b>63,998</b>	<b>160,380</b>
<b>Contingency Allowance (Incl. GST)</b>		<b>0</b>	<b>5,386</b>	<b>0</b>	<b>7,371</b>	<b>0</b>	<b>9,572</b>	<b>0</b>	<b>10,304</b>	<b>0</b>	<b>100,785</b>	<b>0</b>	<b>13,527</b>	<b>0</b>	<b>7,680</b>	<b>19,246</b>
<b>Grand Total Expenses (Incl. Contingency Allowance and GST)</b>		<b>0</b>	<b>50,273</b>	<b>0</b>	<b>68,796</b>	<b>0</b>	<b>89,337</b>	<b>0</b>	<b>96,172</b>	<b>0</b>	<b>940,664</b>	<b>0</b>	<b>126,256</b>	<b>0</b>	<b>71,678</b>	<b>179,626</b>





## Building Data List from the Property Inspection for Alexandra Park Building A

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 the item after it is replaced, repaired or reed.

'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	10960	m2	1.75	19,180.00	2	2	Quotation required
Repaint elevations	9670	m2	40.00	386,800.00	10	10	Quotation required
Trim and detail painting - extra value painting @ 10% of elevations	9670	m2	4.00	38,680.00	10	10	Quotation required
<b>2. WORK AT HEIGHTS ACCESS</b>							
Elevating working platforms - methods to elevations by contractor - exterior	9670	m2	8.80	85,096.00	10	10	Quotation required
<b>3. ROOFING</b>							
Roof covering - surface repairs and cleaning (total: 2730 m2) -10%	273	m2	92.40	25,225.00	6	6	Future funding or repair as required
Flashing repairs and roof inspections	60	Item	70.00	4,200.00	2	2	Ongoing maintenance program
Gutter repairs and clean-outs	60	Item	60.00	3,600.00	2	2	Ongoing maintenance program
Rain heads, down pipes and roof-drains clean-outs	60	Item	40.00	2,400.00	2	2	Ongoing maintenance program
<b>4. PROPERTY INTERIOR</b>							
Repaint walls and ceilings	1980	m2	35.00	69,300.00	10	10	Quotation required
Trim and detail painting - extra value painting @ 10% of walls and ceilings	1980	m2	3.50	6,930.00	10	10	Quotation required
Door repaint	121	ea	110.00	13,310.00	10	10	Quotation required
Flooring - repairs or staged replacement funding - allowance made	1	Item	6,000.00	6,000.00	4	4	Future funding or repair as required
<b>5. DRIVEWAY AND WALKWAY</b>							
Drainage maintenance - allowance	2	Item	700.00	1,400.00	2	2	Ongoing maintenance program
Driveway - bitumen surface repair and reprofile (total: 460 m2) -10%	46	m2	65.94	3,033.00	4	4	Future funding or repair as required
Driveway - concrete surface repairs and cleaning (total: 3700 m2) -5%	189	m2	45.00	8,505.00	8	8	Future funding or repair as required
Line marking repaint	750	Lm	6.00	4,500.00	8	8	Repaint as required
Driveway - surface signage repaint	3	Item	200.00	600.00	8	8	Repaint as required
Security gate repairs or future replacement funding	2	Item	300.00	600.00	2	2	Future funding or repair as required
Security gate motor repairs or future replacement funding	2	Item	450.00	900.00	2	2	Future funding or repair as required


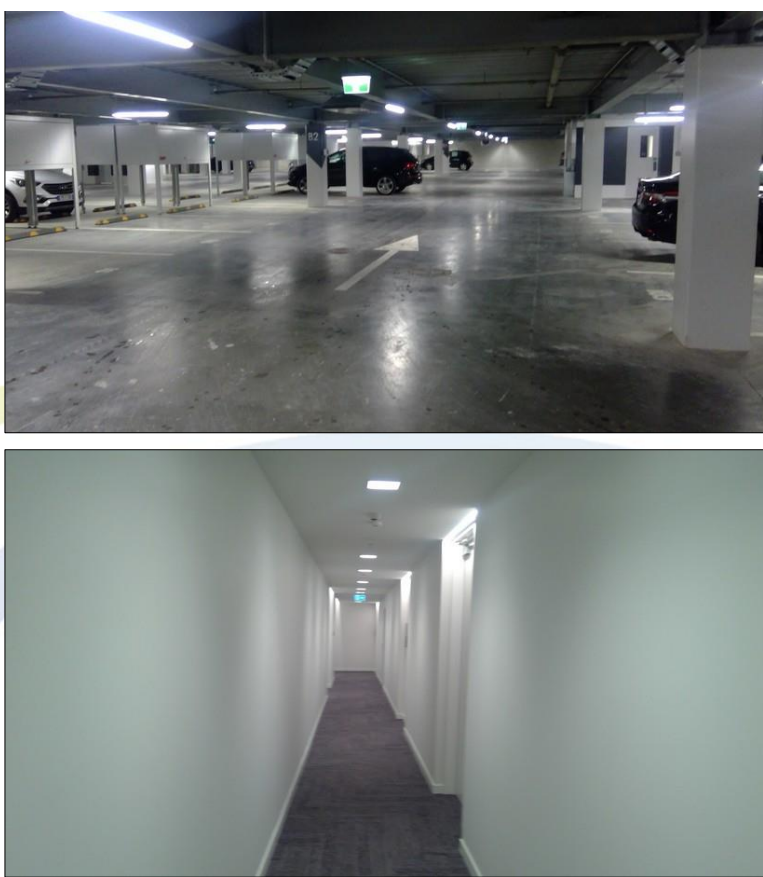
Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>6. LANDSCAPING</b>							
Garden and fixture upgrades - allowance for common courtyard area	1	Item	2,000.00	2,000.00	2	2	Upgrade as required
<b>7. LIFTS</b>							
Lift interior refurbishment	3	Item	5,000.00	15,000.00	15	16	Quotation required
Lift motor and control overhaul / upgrade - allowance over and above Lift contract works	3	Item	30,343.44	91,030.00	15	16	This is an estimate only - lifts need to be individually inspected by a licensed contractor to provide an accurate quote.
<b>8. REFUSE</b>							
Garbage systems and waste room - maintain	3	Item	300.00	900.00	2	2	Ongoing maintenance program
<b>9. ELECTRICAL</b>							
Light fitting maintenance - common systems only - allowance	3	Item	200.00	600.00	2	2	Ongoing maintenance program
Electrical maintenance - common systems only - allowance	3	Item	400.00	1,200.00	2	2	Ongoing maintenance program
Security access system upgrades - common systems only - allowance	3	Item	1,200.00	3,600.00	4	4	Upgrade as required
<b>10. VENTILATION AND AIR-CONDITIONING</b>							
Ventilation and mechanical repairs - common systems only	6	Item	800.00	4,800.00	2	2	Ongoing maintenance program
<b>11. WATER</b>							
Plumbing maintenance - common systems only - allowance	3	Item	600.00	1,800.00	2	2	Ongoing maintenance program

# Building Photo Section

Item Group	Photo	Comment
PROPERTY EXTERIOR		
WORK AT HEIGHTS ACCESS		
ROOFING		

Item Group	Photo	Comment
PROPERTY INTERIOR	 <p>The first photograph shows a long, narrow hallway with a dark purple carpet and white walls, leading to a white door at the end. The second photograph shows a bicycle storage area with a metal gate and a sign featuring a bicycle icon. The third photograph shows a staircase with metal handrails and a white door at the top.</p>	
DRIVEWAY AND WALKWAY	 <p>The photograph shows a concrete driveway and walkway in a parking garage. A white arrow on the floor points towards an 'EXIT' sign. In the background, a blue car is parked on an upper level.</p>	

Item Group	Photo	Comment
	 The top photograph shows a wide, paved pedestrian walkway with grey rectangular tiles, bordered by a white building facade on the left and a road with trees on the right. The bottom photograph shows a parking area with several cars, a paved walkway with a tactile paving strip, and a landscaped area with dark mulch and small plants.	
LANDSCAPING	 The photograph shows a landscaped courtyard area. It features a central section of artificial green grass, a paved walkway with light-colored tiles, and a gravel bed with several potted plants in grey containers. A white fence is visible in the background.	
LIFTS	 The photograph shows the interior of an elevator. The walls are white, and the floor is a light-colored, possibly concrete or stone, surface. A control panel with a red emergency stop button is visible on the left wall.	

Item Group	Photo	Comment
	 A photograph of an elevator shaft. The floor is covered with a white sheet, and the walls are metallic. A control panel is visible on the right wall.	
ELECTRICAL	 Two photographs are shown. The top one is a wide-angle shot of a parking garage with several cars parked and fluorescent lighting. The bottom one is a perspective shot of a long, narrow hallway with white walls, a dark carpet, and recessed ceiling lights.	

## Inspector's Report for Alexandra Park Building A

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1. **INFLATION** - It is necessary to offset the effects of inflation of construction materials and labour costs and to ensure that adequate funds are available to provide for major works which 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 be updated every 3 years to ensure that it captures market variations and any changes to the property itself.
3. **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.
4. **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.
5. **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.
6. **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.
7. **BITUMEN SURFACES** - Bitumen surfaces are more susceptible to environmental factors than other areas of the property. It is important that any deterioration is addressed promptly, as the deterioration of bitumen tends to accelerate when not maintained, significantly increasing overall maintenance costs.
8. **LIFTS** - After 25 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.
9. **METAL ROOFS** - Metal roofs may have a service life of 60 years or more with proper care and maintenance.

## Report Notes

### Long-Term Maintenance Plan (NZ)

*This forecast satisfies the current requirements of Section 116 of the Unit Titles Act 2010 and Section 30 of the Unit Titles Regulations 2011. The Regulations state:-*

#### *116 Long-term maintenance plans*

- (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.*

#### *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.*
- (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.*

**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 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); 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 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. 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)*). We recommend a minimum of bi-annual updates.

**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.**