

Body Corporate 999999, Example - Townhouse - Small New

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Number: 999999
Body Corporate Name: Example - Townhouse - Small New
Street Address: 1 First Street
Merivale
Christchurch
Number of Units: 4
Body Corporate Type: Residential

Long-Term Maintenance Plan Settings

Plan Status: Draft
Start Date: 1 October 2022
Plan Years: 10
Administrator: John Bradley

Long-Term Maintenance Fund Statement

This body corporate has established and maintains a long-term maintenance fund in accordance with the requirements of Section 117 (1) of the Unit Titles Act 2010.

Disclaimer

This long-term maintenance plan has been prepared by Plan Heaven and the Body Corporate for the sole purpose of assisting the Body Corporate with planning and funding its long-term maintenance. It is specifically not intended to be a survey or condition report in regard to the quality and performance of any building element, especially as it relates its weathertightness. In particular, the contents of this long-term maintenance plan should not be relied upon as a pre-purchase inspection and/or condition report.

Executive Summary

Property Overview

The Title Plan records the titles for the development being issued in 2021, indicating the time construction would have been completed. The buildings are a mix of concrete block construction and timber frame clad with a mixture of cedar weatherboards, fibre cement panels and pre-painted profiled steel. The roof is medium-pitched, clad with pre-painted profiled steel (Colorsteel or similar), draining via edge gutters and downpipes.

The buildings are arranged along the northeastern boundary of an approximately 620 sq m rectangular parcel of land. The common land to the southwest of the block is used as a driveway and access to the internal access garages on the ground floor of the units. The balance of the common land is in low-maintenance gardens.

Recent Significant Work

The buildings have recently been completed and no significant additional works have been undertaken since their construction.

General Condition

As of May 2022, the development was generally in good condition having been recently completed and because of the durability of the concrete block and pre-painted steel cladding and asphalt driveway. The cedar weatherboards will require frequent re-staining throughout the period of the plan and fence repairs and car park repainting can be expected later in the plan.

Funding of Maintenance

The body corporate funds maintenance from two different accounts. The operating account and the long-term maintenance fund.

Typically, the operating account is used for recurring and lower-value maintenance, while the long-term maintenance fund is typically used for larger and one-off items.

In this LTMP, work funded from the operating account includes gutter cleaning, building washes, gardening, building washes and the cleaning out of driveway sumps.

Summary of the work planned for funding from the long-term maintenance fund

- Exterior walls. Re-staining of the cedar cladding approximately every four years and painting of other painted elements towards the end of the plan.
- Driveways. Repainting of the carpark markings is scheduled towards the end of the plan.
- Fences. Provision has been made for repairs to the timber fences in the second half of the plan to provide funds for repairs should they be needed.
- Other work. And any other work on elements listed in this plan as the body corporate decides.

GST

The body corporate is not registered for GST. Accordingly, all dollar amounts in this plan include GST unless otherwise stated.

Items and Elements Considered in this Plan

Item no	Name	Condition	Age (years)	Life (years)	\$ Cost of Replacement
1	Roofs	Very Good	2	50	>\$60,000
Features and considerations include: Medium pitched roof falling the edge gutters and downpipes. Roof, gutters and downpipes from pre-painted steel (ColorSteel or similar).					
2	Exterior walls and claddings	Very Good	2	50	>\$900,000
Features and considerations include: Painted concrete block walls and stained cedar weatherboards, painted fibre cement sheets, with architectural vertical grooves, and pre-painted metal cladding. Wash during building washes. Frequent re-staining of cedar weatherboards approximately every four years and other painted cladding approximately every 10 years.					
3	Exterior doors and windows	Very Good	2	40	>\$120,000
Features and considerations include: All windows and exterior doors are glazed aluminium. Washed with building washes. No other work is scheduled.					
4	Decks	Good	2	30	>\$25,000
Features and considerations include: Unpainted timber decks at ground floor level with free-standing unpainted timber pergolas. Wash during building washes.					
5	Electrical systems	Very Good	2	35	>\$15,000
Features and considerations include: Services are fed under the common property to each unit. There are no other common power or lighting services. No work are scheduled.					
6	Plumbing and drainage systems	Very Good	2	50	>\$50,000
Features and considerations include. Mains water supply, Wastewater and Stormwater. Apart from routine driveway sump cleaning, no other work is required.					
7	Communication systems	Very Good	2	30	>\$10,000
Features and considerations include: Fibre optic broadband and television reception aerials. Aerials are managed by each owner. No work is planned.					
8	Driveway and parking	Very Good	2	50	>\$50,000
Features and considerations include: The driveway is formed from asphalt with a concrete kerb and channel. Work scheduled includes routine sump cleaning from the operating budget and repainting the carpark markings.					
9	Fences, retaining walls and letterboxes	Very Good	2	30	>\$75,000
Features and considerations include: Unpainted timber and predominantly of post, rail and paling type with post rail and slat fences around the rubbish bin storage area and timber post and blank low retaining walls. A bank of pre-painted metal letter boxes is mounted don't the fencing at the entrance to the driveway. Provision has been made for repairs to fencing in the second half of the plan if required.					
10	Grounds and gardens	Good	13	22	>\$10,000
Features and considerations include: Low-maintenance gardens planted with hardy shrubs and covered with mulch and individual painted metal letterboxes mounted on an unpainted timber frame. Gardening is undertaken by a contractor under the operating budget. No other work is planned.					

Job cost table

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Staining of cedar weatherboards	0	0	8600	0	0	0	8600	0	0	0
Repaint cladding surfaces	0	0	0	0	0	0	0	0	0	20000
Re mark the car parks	0	0	0	0	0	0	0	0	0	1200
Provision for fence repairs	0	0	0	0	0	1000	0	1000	0	1000
Total	\$0	\$0	\$8,600	\$0	\$0	\$1,000	\$8,600	\$1,000	\$0	\$22,200

Funding required to pay for the cost of this LTMP \$

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Opening balance	4,000	9,000	14,000	10,400	15,400	20,400	24,400	20,800	24,800	29,800
Less cost of jobs	0	0	8,600	0	0	1,000	8,600	1,000	0	22,200
Subtotal	4,000	9,000	5,400	10,400	15,400	19,400	15,800	19,800	24,800	7,600
Funding from levies	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Closing balance	9,000	14,000	10,400	15,400	20,400	24,400	20,800	24,800	29,800	12,600

EXAMPLE

Jobs list

Note: All job costs are provisional estimates only unless otherwise stated. Plan Heaven recommends that the Body Corporate obtains quotes as soon as possible and arranges for this plan to be updated, in order to provide more certainty in regard to the cost of the jobs scheduled and the Body Corporate's ability to fund them.

Job Number: 1 Job Name: Staining of cedar weatherboards

The body corporate will re-stain the cedar weatherboards on a cycle of around every four years depending on how the stained timber performs. Estimated total area of cedar on all units to be painted = 260 sq m approx

Painting 100 sq m @ \$40 per sqm (QV cost builder) = \$4,000 plus GST = \$4,600 approx

Plus scaffolding (mix of fixed and mobile) = \$3,500 plus GST = \$4,000 approx

Total budget estimate = \$8,600

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Staining of cedar weatherboards	0	0	8600	0	0	0	8600	0	0	0

Job Number: 2 Job Name: Repaint cladding surfaces

This job and budget has been established to fund the repainting of the fibre cement sheet wall claddings approximately ten years after installation. This estimate excludes soffits.

Approximately area for painting 310 sq m @ \$40.5 per sq m = \$12,560 plus GST = \$14,500

Scaffold costs approx 480 sq m @ \$22 per sq m erection and \$1.50 per sq m per week for say 2 weeks = \$4,300 incl.GST

Total budget \$20,000 incl. GST

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Repaint cladding surfaces	0	0	0	0	0	0	0	0	0	20000

Job Number: 3 Job Name: Re mark the car parks

The car park markings will need to be refreshed around every ten years. The amount budgeted is a provision only.

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Re mark the car parks	0	0	0	0	0	0	0	0	0	1200

Job Number: 4 Job Name: Provision for fence repairs

It is inevitable that some fence repairs will be required during the course of the plan. It can be expected that repairs will initially be negligible but become more likely to be needed later on. This job and budget have been established so that funds will be available when required.

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Provision for fence repairs	0	0	0	0	0	1000	0	1000	0	1000

About this Long-Term Maintenance Plan

Why have a long-term maintenance plan (LTMP)?

Section 116 of the Unit Titles Act 2010 requires that body corporate maintains an LTMP. This body corporate acknowledges its duty under the legislation but also believes that maintaining a carefully considered LTMP will also contribute towards savings in maintenance costs over the long term while maintaining the value of each owner's asset and eliminating the financial shocks to owners that come from the need to raise special levies.

About this LTMP

This LTMP has been prepared for the body corporate with the assistance of Plan Heaven Limited (Plan Heaven) and using the plan building template provided online by Plan Heaven. This report has been downloaded and printed from the Plan Heaven website where the body corporate's planning data is stored.

The data belongs to the body corporate and accordingly, can be downloaded, updated or deleted as the body corporate determines from time to time. The body corporate pays an annual subscription to Plan Heaven to maintain an account and gain ongoing access to the data.

Users in Plan Heaven

Any user approved by the body corporate can become a user in Plan Heaven and will then be able to access the data, reports, photographs and documents stored online using any web browser. Any users approved by the body corporate can also be appointed to administer the account and update or edit the LTMP data as required.

Accuracy of the data

Every attempt has been made to ensure the accuracy of the data and information in this LTMP. However, neither Plan Heaven nor any other person appointed by the body corporate to maintain the data accepts responsibility for any errors or omissions that might be present.

Status of this LTMP

The status of this document is recorded on the first page. It will be recorded either as a "draft" or "approved". The status is changed to "approved" once this document has been accepted by the body corporate.

Renewals

Then once it has been approved, an LTMP must be renewed at least once every three years. However, because of the low cost and ease of updating in Plan Heaven, this body corporate may update this LTMP more frequently. During updates, if there are no changes to the main body of the LTMP, owners may be asked to approve a summary document that will only include the jobs and funding tables.

Currency

All currency values in this LTMP are at today's values. There is no provision for inflation.

Plan Heaven terms and conditions

This LTMP and all matters relating to it and the Plan Heaven website, plan building template and database, are subject to the terms and conditions published on the website at planheaven.co.nz/terms

End of report for BC 999999, Example - Townhouse - Small New

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