Body Corporate 79398, 52 Hayton Road

Long-Term Maintenance Plan

Body Corporate Information

Body Corporate Name: 52 Hayton Road
Street Address: 52 Hayton Road
Wigram
Christchurch
Number of Units: 5

Long-Term Maintenance Plan Settings

Plan Status: Approved
Start Date: 1 December 2022
Plan Years: 10
Administrator: Support Plan Heaven
Inflation Adjusted Funding Table: Not Set

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 regarding the quality and/or performance of any building element, especially as it relates to weather tightness. In particular, the contents of this long-term maintenance plan should not be relied upon as a pre-purchase inspection and/or condition report.

A brief description of the development

History

Titles were issued in December 1998 indicating construction was completed around this time. While there have been no significant changes to the development, strengthening work and earthquake repairs were completed in 2014, bringing the building up to a minimum of New Building Standard (NBS) of 67%.

Form of the Development

The development consists of five commercial units on an approx 2,525 square metre, roughly rectangular parcel of land located on a corner block.

The units are in an L-shaped formation with shopfront entrances along Hayton Road and a driveway and parking spaces accessible from Dakota Crescent.

Each unit is in the form of a high stud warehouse with a large roller door and an office frontage with a pedestrian entrance.

Construction

The primary method of construction is pre-cast concrete tilt slab panels on concrete foundations with pre-painted corrugated metal cladding. The roof is clad with Zincalume in a trapezoidal profile with translucent natural lighting panels above each warehouse.

The roller doors are pre-painted steel and the exterior office joinery is from glazed powder-coated aluminium. There is an additional aluminium pedestrian door into each warehouse.

Infrastructure

The infrastructure in the development is consistent with this form of commercial development, with the essential services connected directly to each unit after passing under common land. There are backflow preventers located in front of some of the units. However, it's understood each tenant maintains their own Building Warrant of Fitness (BWOF).

Common Property

There is no internal common property.

External common property includes the driveway, fences, gardens and the frame of the main sign at the front.

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 items that occur at least once a year, such as cleaning, building washes, sump and gutter cleaning. The long-term maintenance fund is typically used for larger and one-off items.

GST

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

Element descriptions and condition assessments

Item: 1   Name: Roofs   Type: Building Element

Description

There are two different roof styles within this development.

The two larger units have a low-pitched gable, while the others have low-pitched flat or skillion roofs separated by parapets that extend beyond the roofline. The roofs fall to either metal edge gutters or internal gutters behind parapets. However, they all drain to pre-painted metal rainheads at the top of PVC downpipes.

The roofs are clad with Zincalume in a trapezoidal profile. There are translucent panels above each warehouse to provide natural lighting.

Condition Assessment

As at December 2022, the roofs were understood to be in good condition.

Maintenance Planned

The body corporate will carry out routine gutter cleaning and roof inspections. However, the body corporate has decided the manual roof washes will not be carried out unless the roof inspections indicate that these will improve the durability of the roof cladding, in which case this decision may be revisited.

Gutter cleaning, roof inspections and manual roof washes (if required) are all funded from the operating account.

No other maintenance is planned.

Item: 2   Name: External Walls & Claddings   Type: Building Element

Description

The primary method used to create the exterior walls is painted tilt-slab concrete. However, there are also some areas around the office frontages where a timber frame has been used as infill and these have been clad with pre-painted steel in a corrugated profile fixed horizontally.

The soffits at the entrances are formed from painted fibre cement sheets.

Condition Assessment

As at December 2022, the exterior walls and claddings were in reasonable condition. However, there is some damaged paintwork and minor cracking (approx 0.2 to 0.5mm) in the tilt slabs visible in several places. It is understood that no work has yet been carried out to remedy cracks or replace sealant as reported in the TMCO DEE report.

Maintenance Planned

The body corporate will arrange for routine building washes. These are funded from the operating account.

The work recommended in the 2014 DEE report by TMCO will be carried out and then the building will be repainted. A job and budget have been established for this work. Thereafter, repainting will be carried out on an approx 10-year cycle.

No other work is planned.

Item: 3   Name: External Doors & Windows   Type: Building Element

Description

The exterior doors and windows to the office suites are formed from glazed powder-coated aluminium.

The pedestrian doors to the warehouses are formed from aluminium in an alluminium frame and the roller garage doors are from painted steel.

Condition Assessment

As at December 2022, the exterior doors and windows were in good condition.

Maintenance Planned

The exterior doors and windows will be washed as part of any building-wide wash programme. The painted elements, including factory-finished (if required), will be repainted as part of any building-wide repainting programme.

No other maintenance is required.

Item: 4 Name: Plumbing & Drainage Systems Type: Infrastructure

Description

The plumbing and drainage systems in the development include mains water supply, wastewater discharge and stormwater removal.

Mains Water Supply

Mains water is fed from the city supply in the street, under common land and up to the termination points adjacent to each unit.

There are backflow prevention devices on the mains water supply which are located in front of units.

Wastewater Discharge

Wastewater, including grey water and sewerage, is discharged from each unit into the common sewer pipes under common land and out into the city sewer system in the street.

Stormwater Removal

Rainwater from the roofs is passed down through the downpipes into the common stormwater pipes under common ground and out into the city stormwater system in the street.

Surface water from the driveway and car parks is discharged into the same network after passing through road sumps.

Condition Assessment

As at December 2022, the plumbing and drainage systems were understood to be in good condition.

Maintenance Planned

The gutters and road sumps will be routinely cleaned out. This is funded from the operating budget.

The backflow preventers are inspected, tested and certified by an IQP as part of the BWOF. This along with the cost of any repairs and parts are paid for by the individual owners.

No other maintenance is planned.

Item: 5 Name: Electrical Systems Type: Infrastructure

Description

Electricity is fed from the transformer in the street, under common land up the switchboards and circuit breaker boards in each unit.

There are no common electrical assets and the body corporate does not have a common supply and meter.

Condition Assessment

As at December 2022, the electrical systems were understood to be in good condition.

Maintenance Planned

No maintenance is planned.

Item: 6 Name: Communications Systems Type: Infrastructure

Description

The communication systems in the development include landline telephone and broadband connectivity and television reception.

Landline telephone and broadband connectivity is provided over the old copper wiring supplemented with UFB (fibre).

Each owner manages their own television reception.

Condition Assessment

As at December 2022, the communication systems were understood to be in good condition.

Maintenance Planned

No maintenance is planned.

Item: 7   Name: Car Parks, Driveway & Paths   Type: Common Property

Description

The driveway, vehicle circulation and car parking area are formed from concrete and the car parks are line marked.

Surface water drains to sumps in the concrete channel that runs down the middle of the vehicle circulation area.

There are painted concrete paths that lead from Hayton Road to the main entrances of the units.

Condition Assessment

As at December 2022, the driveway, car parking/vehicle circulation areas and paths were in good condition.

Maintenance Planned

The sumps will be routinely cleaned out. Sump cleaning is funded from the operating account.

The car parks will need to be remarked during the term covered by this plan. The body corporate will also consider painting yellow dotted lines or hatching to demarcate the doorways and to provide a safe path of travel for pedestrians as discussed in the Health and Safety plan. A job and budget have been established for this.

No other maintenance is planned.

Item: 8   Name: Grounds & Fences   Type: Common Property

Description

There are some planted areas with mature shrubs and trees along the street front, as well as grassed verges.

Along the Dakota Crescent frontage and inside the driveway there is a section of galvanised metal chain wire fencing topped with barbed wire that is associated with one of the units.

Condition Assessment

As at December 2022, the grounds and fences were in good condition.

Maintenance Planned

A gardener is contracted to carry out maintenance as required from time to time. This will involve clearing out the weeds, replenishing the mulch and replacing any dead shrubs. This is funded from the operating account.

No other maintenance or upgrading is planned.

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: External Painting

The corporate body plans to repaint the external cladding and other associated painted elements over a cycle of around ten years. Minor cracking to the external walls will be sealed as part of this work.

The budget has been estimated using the following calculations.

Approx 770 sq metres @ $40 per sq metre (QVCostbuilder) = approx $36,000 incl GST

Plus a provision for repairs to cracks and sealant between the panels. Allow $6000 incl GST

Plus fixed and mobile scaffolding. Based on $22 per sq m of wall space for erection and removal, plus 8% per week over three weeks. = approx $23,000 incl GST

The amount budgeted is an estimate only, and the body corporate will obtain quotations and/or estimates from contractors as soon as possible and update the budgeted amount if required.

Financial year ending										
External Painting	65000	0	0	0	0	0	0	0	0	0

Job Number: 2 Job Name: Car Park Linemarking

The following GST inclusive provision is made to remark the car parks and make additional markings to improve pedestrian safety.

The estimate is based on approx 12 car parks at one 2 metre line each or 24 m of lines @ $3.00 plus GST per metre (QVCostbuilder). Plus other yellow hatching and painting out old marks if required (allow 100 m). Plus base and setup cost.

The amount budgeted is an estimate only, and the body corporate will obtain quotations and/or estimates from contractors as soon as possible and update the budgeted amount if required.

Financial year ending										
Car Park Linemarking	0	2000	0	0	0	0	0	0	0	20000

Job cost table

Financial year ending	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
External Painting	65,000	0	0	0	0	0	0	0	0	0
Car Park Linemarking	0	2,000	0	0	0	0	0	0	0	20,000
Total	**$65,000**	**$2,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,000**

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	19,093	4,093	7,093	12,093	17,093	22,093	27,093	32,093	37,093	42,093
Less cost of jobs	65,000	2,000	0	0	0	0	0	0	0	20,000
Subtotal	-45,907	2,093	7,093	12,093	17,093	22,093	27,093	32,093	37,093	22,093
Funding from levies	50,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Closing balance	4,093	7,093	12,093	17,093	22,093	27,093	32,093	37,093	42,093	27,093

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	24	26	>$120,000
2	Building Element	External Walls & Claddings	24	26	N/A
3	Building Element	External Doors & Windows	24	21	>$125,000
4	Infrastructure	Plumbing & Drainage Systems	24	26	Unknown
5	Infrastructure	Electrical Systems	24	21	>$100,000
6	Infrastructure	Communications Systems	24	21	>$40,000
7	Common Property	Car Parks, Driveway & Paths	24	26	>$180,000
8	Common Property	Grounds & Fences	Mixed	Mixed	N/A

Note: The inclusion of the age, life and cost of replacement values of all building elements, items of infrastructure and all common property is a mandatory requirement of LTMPs under the Unit Titles Act 2010 and accordingly is included. However, it is the view of Plan Heaven that while these values are useful for 30-year LTMPs they add little value to a well prepared 10-year LTMP.

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 except for the explicitly inflation-adjusted funding table if activated.

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 79398, 52 Hayton Road