



Long-Term Maintenance Plan

Village Gardens

16 Rototuna Road

Hamilton 3214

Unit Plan 90202



Report details

Inspection date:	23/05/2023
Inspector:	Jared Fisher



24/05/2023

The Body Corporate Committee
Village Gardens
16 Rototuna Road
Hamilton 3214

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 the short term to cover its forecast maintenance expenses. We recommend that the levies initially be set at the level shown in this report. Once the short-term expenses have been paid for, we recommend that this report be updated to confirm that the levies can be reduced to 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)	\$15.35
Total Utility Interests	6220
Total Long Term Maintenance Fund Levy	\$95,500.00

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	Village Gardens
Building Address	16 Rototuna Road Hamilton 3214
Unit Plan No.	90202
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	
Number of Utility Interests	6220
Number of Units	62
Estimated Long Term Maintenance Fund Balance	\$167,760
Starting date of Financial Year for Report	1/02/2024
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	\$0.16

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 forecasts	30-Years

30-Year Levy Table

Year	Year To	Total Contribution	Contribution per Utility Interest	Quarterly Contribution
1	31/01/2025	95,500.00	15.35	3.84
2	31/01/2026	98,365.00	15.81	3.95
3	31/01/2027	101,315.95	16.29	4.07
4	31/01/2028	104,355.43	16.78	4.20
5	31/01/2029	107,486.09	17.28	4.32
6	31/01/2030	110,710.67	17.80	4.45
7	31/01/2031	85,700.00	13.78	3.45
8	31/01/2032	88,271.00	14.19	3.55
9	31/01/2033	90,919.13	14.62	3.66
10	31/01/2034	93,646.70	15.06	3.77
11	31/01/2035	96,456.10	15.51	3.88
12	31/01/2036	99,349.78	15.97	3.99
13	31/01/2037	102,330.27	16.45	4.11
14	31/01/2038	105,400.18	16.95	4.24
15	31/01/2039	108,562.19	17.45	4.36
16	31/01/2040	111,819.06	17.98	4.50
17	31/01/2041	115,173.63	18.52	4.63
18	31/01/2042	118,628.84	19.07	4.77
19	31/01/2043	122,187.71	19.64	4.91
20	31/01/2044	125,853.34	20.23	5.06
21	31/01/2045	129,628.94	20.84	5.21
22	31/01/2046	133,517.81	21.47	5.37
23	31/01/2047	137,523.34	22.11	5.53
24	31/01/2048	141,649.04	22.77	5.69
25	31/01/2049	145,898.51	23.46	5.87
26	31/01/2050	150,275.47	24.16	6.04
27	31/01/2051	154,783.73	24.88	6.22
28	31/01/2052	159,427.24	25.63	6.41
29	31/01/2053	164,210.06	26.40	6.60
30	31/01/2054	169,136.36	27.19	6.80

30-Year Cash Flow Tracking Sheet

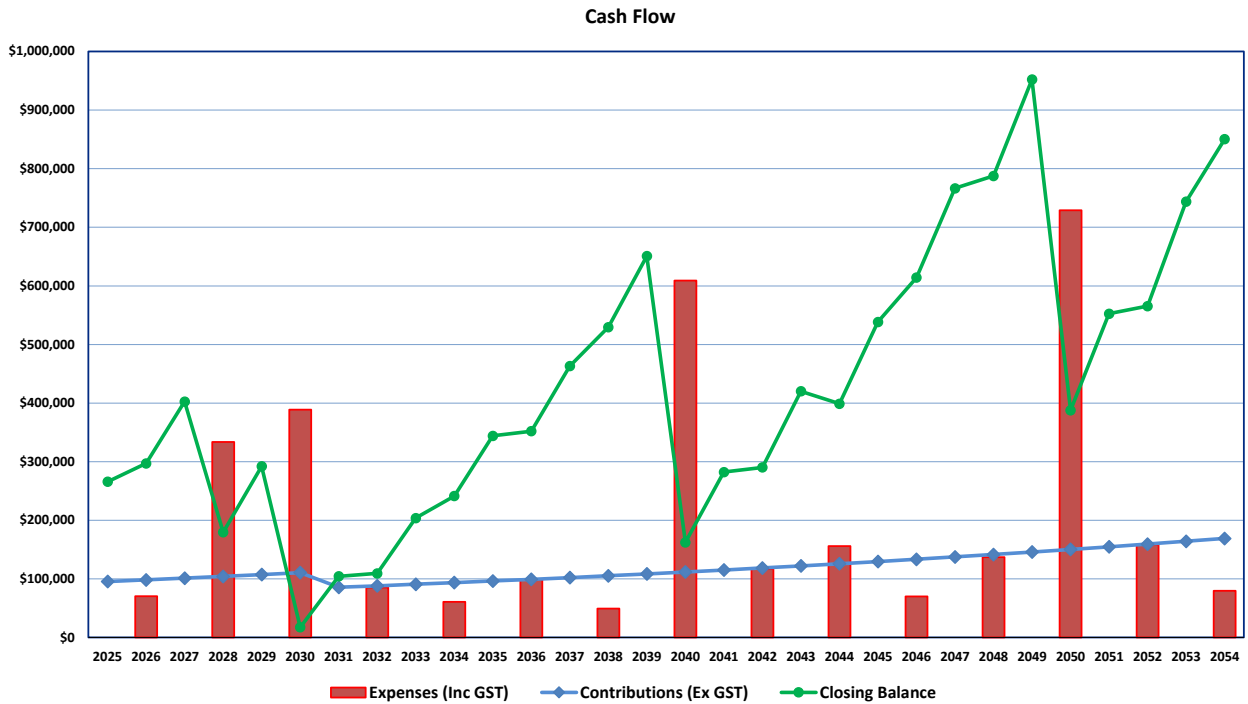
The table below shows the cash flow starting with the anticipated ‘Opening Balance’ at the start of the first financial year which you provided to us. We then add the ‘Total Levy Contributions’ for the year and any ‘Interest’ on balances greater than \$10,000. Any ‘Anticipated Expenses’ (including contingency 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 (Inc. GST)	Closing Balance
1	31/01/2025	167,760.00	95,500.00	2,629.22	0.00	265,889.22
2	31/01/2026	265,889.22	98,365.00	3,413.39	70,572.00	297,095.61
3	31/01/2027	297,095.61	101,315.95	4,242.59	0.00	402,654.15
4	31/01/2028	402,654.15	104,355.43	6,221.18	333,629.00	179,601.76
5	31/01/2029	179,601.76	107,486.09	5,040.25	0.00	292,128.10
6	31/01/2030	292,128.10	110,710.67	3,307.88	388,682.00	17,464.65
7	31/01/2031	17,464.65	85,700.00	1,302.80	0.00	104,467.45
8	31/01/2032	104,467.45	88,271.00	2,286.70	85,474.00	109,551.15
9	31/01/2033	109,551.15	90,919.13	3,348.23	0.00	203,818.51
10	31/01/2034	203,818.51	93,646.70	4,756.68	60,850.00	241,371.89
11	31/01/2035	241,371.89	96,456.10	6,255.36	0.00	344,083.35
12	31/01/2036	344,083.35	99,349.78	7,438.56	98,761.00	352,110.69
13	31/01/2037	352,110.69	102,330.27	8,710.76	0.00	463,151.72
14	31/01/2038	463,151.72	105,400.18	10,606.88	49,585.00	529,573.78
15	31/01/2039	529,573.78	108,562.19	12,611.27	0.00	650,747.24
16	31/01/2040	650,747.24	111,819.06	8,687.49	608,916.00	162,337.79
17	31/01/2041	162,337.79	115,173.63	4,750.37	0.00	282,261.79
18	31/01/2042	282,261.79	118,628.84	6,118.38	116,636.00	290,373.01
19	31/01/2043	290,373.01	122,187.71	7,591.68	0.00	420,152.40
20	31/01/2044	420,152.40	125,853.34	8,750.77	155,902.00	398,854.51
21	31/01/2045	398,854.51	129,628.94	10,015.25	0.00	538,498.70
22	31/01/2046	538,498.70	133,517.81	12,316.86	70,065.00	614,268.37
23	31/01/2047	614,268.37	137,523.34	14,753.45	0.00	766,545.16
24	31/01/2048	766,545.16	141,649.04	16,605.80	137,165.00	787,635.00
25	31/01/2049	787,635.00	145,898.51	18,588.62	0.00	952,122.13
26	31/01/2050	952,122.13	150,275.47	14,316.16	728,949.00	387,764.76
27	31/01/2051	387,764.76	154,783.73	10,047.38	0.00	552,595.87
28	31/01/2052	552,595.87	159,427.24	11,946.29	158,481.00	565,488.40
29	31/01/2053	565,488.40	164,210.06	13,988.02	0.00	743,686.48
30	31/01/2054	743,686.48	169,136.36	17,030.91	79,573.00	850,280.75

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.



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.

30-Year Cash Flow Tracking Sheet

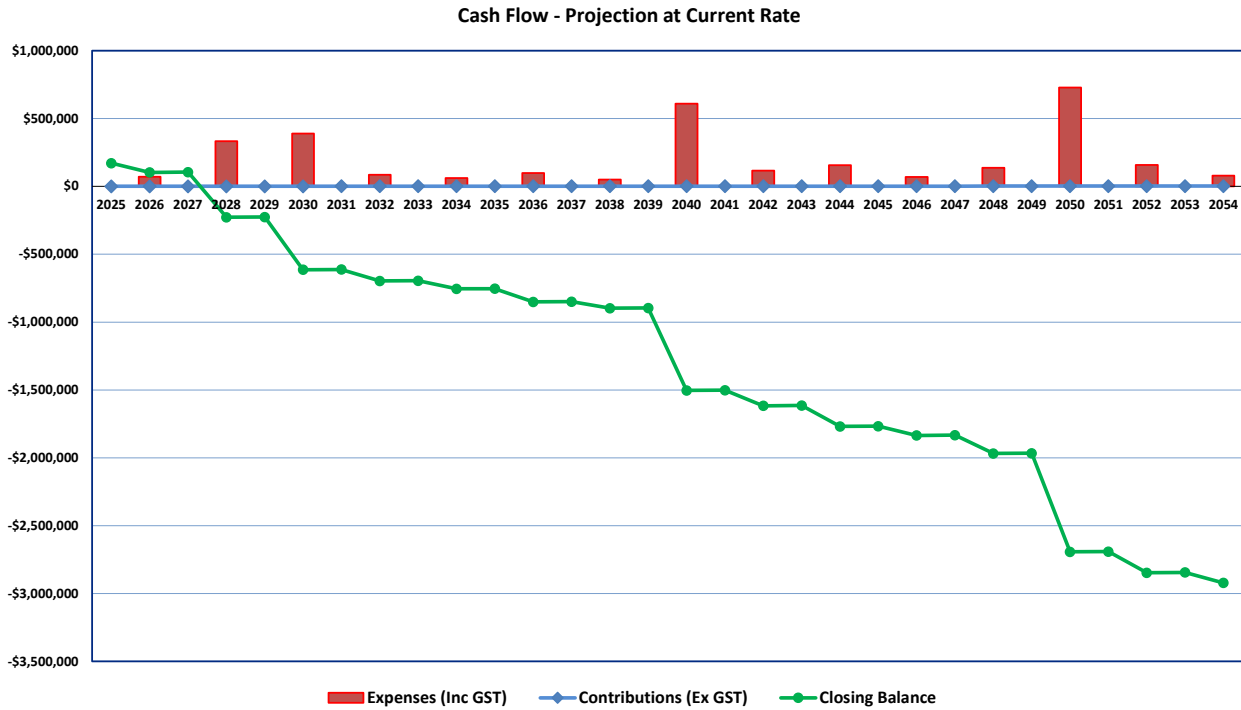
The table below shows the cash flow for the entirety of the forecast. In summary:

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	31/01/2025	167,760.00	1,025.06	2,052.92	0.00	170,837.98
2	31/01/2026	170,837.98	1,055.81	1,660.17	70,572.00	102,981.96
3	31/01/2027	102,981.96	1,087.48	1,263.01	0.00	105,332.45
4	31/01/2028	105,332.45	1,120.10	0.00	333,629.00	-227,176.45
5	31/01/2029	-227,176.45	1,153.70	0.00	0.00	-226,022.75
6	31/01/2030	-226,022.75	1,188.31	0.00	388,682.00	-613,516.44
7	31/01/2031	-613,516.44	1,223.96	0.00	0.00	-612,292.48
8	31/01/2032	-612,292.48	1,260.68	0.00	85,474.00	-696,505.80
9	31/01/2033	-696,505.80	1,298.50	0.00	0.00	-695,207.30
10	31/01/2034	-695,207.30	1,337.46	0.00	60,850.00	-754,719.84
11	31/01/2035	-754,719.84	1,377.58	0.00	0.00	-753,342.26
12	31/01/2036	-753,342.26	1,418.91	0.00	98,761.00	-850,684.35
13	31/01/2037	-850,684.35	1,461.48	0.00	0.00	-849,222.87
14	31/01/2038	-849,222.87	1,505.32	0.00	49,585.00	-897,302.55
15	31/01/2039	-897,302.55	1,550.48	0.00	0.00	-895,752.07
16	31/01/2040	-895,752.07	1,596.99	0.00	608,916.00	-1,503,071.08
17	31/01/2041	-1,503,071.08	1,644.90	0.00	0.00	-1,501,426.18
18	31/01/2042	-1,501,426.18	1,694.25	0.00	116,636.00	-1,616,367.93
19	31/01/2043	-1,616,367.93	1,745.08	0.00	0.00	-1,614,622.85
20	31/01/2044	-1,614,622.85	1,797.43	0.00	155,902.00	-1,768,727.42
21	31/01/2045	-1,768,727.42	1,851.35	0.00	0.00	-1,766,876.07
22	31/01/2046	-1,766,876.07	1,906.89	0.00	70,065.00	-1,835,034.18
23	31/01/2047	-1,835,034.18	1,964.10	0.00	0.00	-1,833,070.08
24	31/01/2048	-1,833,070.08	2,023.02	0.00	137,165.00	-1,968,212.06
25	31/01/2049	-1,968,212.06	2,083.71	0.00	0.00	-1,966,128.35
26	31/01/2050	-1,966,128.35	2,146.22	0.00	728,949.00	-2,692,931.13
27	31/01/2051	-2,692,931.13	2,210.61	0.00	0.00	-2,690,720.52
28	31/01/2052	-2,690,720.52	2,276.93	0.00	158,481.00	-2,846,924.59
29	31/01/2053	-2,846,924.59	2,345.24	0.00	0.00	-2,844,579.35
30	31/01/2054	-2,844,579.35	2,415.60	0.00	79,573.00	-2,921,736.75

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)
1. PROPERTY EXTERIOR																
Building wash - soft chemical wash recommended	11,643	-	12,352	-	13,104	-	13,902	-	14,749	-	15,647	-	16,600	-	17,611	-
Repaint entire complex elevations - all previously painted surfaces	266,120	-	-	-	-	-	317,761	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	12,352	0	13,104	0	331,663	0	14,749	0	15,647	0	16,600	0	17,611	0
2. WORK AT HEIGHTS ACCESS																
Elevating working platforms - methods to elevations by contractor - exterior - included in the painting costs	0	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. ROOFING																
Roof covering - tile repairs, re-pointing, and inspections (Total: 8730 m2) - 5%	24,022	-	-	-	27,037	-	-	-	30,430	-	-	-	34,250	-	-	-
Gutter and downpipe repairs and inspections	3,100	-	3,289	-	3,489	-	3,702	-	3,927	-	4,166	-	4,420	-	4,689	-
Roof covering - metal repairs and cleaning - vehicle carport (Total: 32 m2) - 10%	370	-	-	-	416	-	-	-	469	-	-	-	528	-	-	-
Sub Total (Incl. GST)		0	3,289	0	30,942	0	3,702	0	34,826	0	4,166	0	39,198	0	4,689	0
4. PROPERTY INTERIOR - HALL																
Repaint doors, walls, and ceilings	11,360	-	12,052	-	-	-	-	-	-	-	15,267	-	-	-	-	-
Floor - carpet replacement	12,121	-	12,859	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile repairs - sealing, grouting and the like (Total: 11 m2) - 10%	297	-	315	-	-	-	355	-	-	-	399	-	-	-	449	-
Curtain and blinds - replacement	3,750	-	3,978	-	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit - replacement	5,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	29,204	0	0	0	355	0	0	0	15,666	0	0	0	449	0

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)
5. DRIVEWAY AND WALKWAY																
Drainage maintenance - allowance	975	-	1,034	-	1,097	-	1,164	-	1,235	-	1,310	-	1,390	-	1,475	-
Common driveway and parking - bitumen surface repair and reprofile - following replacement of bitumen (Total: 3161 m2) - 10%	11,393	-	-	-	-	-	-	-	14,432	-	-	-	16,244	-	-	-
Auxiliary unit driveways - bitumen surface repair and reprofile - following replacement of bitumen (Total: 785 m2) - 10%	2,839	-	-	-	-	-	-	-	3,596	-	-	-	4,048	-	-	-
Driveway - replacement of bitumen surface topcoat - Common driveway, parking, and auxiliary units	220,739	-	-	-	248,444	-	-	-	-	-	-	-	-	-	-	-
Concrete kerbing - repair or replace (Total: 1105 lm) - 5%	3,192	-	3,386	-	-	-	3,811	-	-	-	4,290	-	-	-	4,828	-
Driveway - concrete surface repairs and cleaning (Total: 189 m2) - 10%	1,235	-	1,310	-	-	-	1,475	-	-	-	1,660	-	-	-	1,868	-
Walkway - concrete surface repairs and cleaning (Total: 159 m2) - 10%	912	-	968	-	-	-	1,089	-	-	-	1,226	-	-	-	1,379	-
Line marking and surface signage repaint	1,704	-	-	-	1,918	-	-	-	2,159	-	-	-	2,430	-	-	-
Speed humps - replacement	550	-	-	-	619	-	-	-	-	-	-	-	784	-	-	-
Sub Total (Incl. GST)		0	6,698	0	252,078	0	7,539	0	21,422	0	8,486	0	24,895	0	9,550	0
6. FIXTURES AND FITTINGS																
Garden light bollards - replacement	1,080	-	-	-	1,216	-	-	-	-	-	-	-	1,540	-	-	-
Street light post - replacement	17,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Complex signage structure - maintain	315	-	-	-	355	-	-	-	399	-	-	-	449	-	-	-
Sub Total (Incl. GST)		0	0	0	1,571	0	0	0	399	0	0	0	1,989	0	0	0
7. FENCING																
Boundary and common timber fence repairs (Total: 634 lm) - 5%	3,023	-	3,207	-	-	-	3,610	-	-	-	4,063	-	-	-	4,573	-
Common timber fence replacement - rubbish bin and hall fencing	3,441	-	3,651	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	6,858	0	0	0	3,610	0	0	0	4,063	0	0	0	4,573	0
8. WALLS																
Retaining timber wall repairs - allowance	775	-	822	-	-	-	925	-	-	-	1,042	-	-	-	1,172	-
Front entry wall repairs (Total: 21 m2) - 10%	330	-	-	-	371	-	-	-	418	-	-	-	471	-	-	-
Sub Total (Incl. GST)		0	822	0	371	0	925	0	418	0	1,042	0	471	0	1,172	0
9. ELECTRICAL																
Light fitting maintenance - common systems only - allowance	1,426	-	1,513	-	1,605	-	1,703	-	1,806	-	1,916	-	2,033	-	2,157	-

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)
Electrical maintenance - common systems only - allowance	2,170	-	2,302	-	2,442	-	2,591	-	2,749	-	2,916	-	3,094	-	3,282	-
LED lighting to street lights - replacement	15,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	3,815	0	4,047	0	4,294	0	4,555	0	4,832	0	5,127	0	5,439	0
10. WATER																
Plumbing maintenance - common systems only - allowance	1,054	-	1,118	-	1,186	-	1,259	-	1,335	-	1,416	-	1,503	-	1,594	-
Sub Total (Incl. GST)		0	1,118	0	1,186	0	1,259	0	1,335	0	1,416	0	1,503	0	1,594	0
Grand Total (Incl. GST)		0	64,156	0	303,299	0	353,347	0	77,704	0	55,318	0	89,783	0	45,077	0
Contingency Allowance (Incl. GST)		0	6,416	0	30,330	0	35,335	0	7,770	0	5,532	0	8,978	0	4,508	0
Grand Total Expenses (Incl. Contingency Allowance and GST)		0	70,572	0	333,629	0	388,682	0	85,474	0	60,850	0	98,761	0	49,585	0

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)
1. PROPERTY EXTERIOR																
Building wash - soft chemical wash recommended	11,643	18,684	-	19,821	-	21,029	-	22,309	-	23,668	-	25,109	-	26,638	-	28,261
Repaint entire complex elevations - all previously painted surfaces	266,120	427,044	-	-	-	-	-	-	-	-	-	573,912	-	-	-	-
Sub Total (Incl. GST)		445,728	0	19,821	0	21,029	0	22,309	0	23,668	0	599,021	0	26,638	0	28,261
2. WORK AT HEIGHTS ACCESS																
Elevating working platforms - methods to elevations by contractor - exterior - included in the painting costs	0	0	-	-	-	-	-	-	-	-	-	0	-	-	-	-
Sub Total (Incl. GST)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3. ROOFING																
Roof covering - tile repairs, re-pointing, and inspections (Total: 8730 m2) - 5%	24,022	38,548	-	-	-	43,386	-	-	-	48,832	-	-	-	54,961	-	-
Gutter and downpipe repairs and inspections	3,100	4,975	-	5,278	-	5,599	-	5,940	-	6,302	-	6,685	-	7,093	-	7,525
Roof covering - metal repairs and cleaning - vehicle carport (Total: 32 m2) - 10%	370	594	-	-	-	668	-	-	-	752	-	-	-	847	-	-
Sub Total (Incl. GST)		44,117	0	5,278	0	49,653	0	5,940	0	55,886	0	6,685	0	62,901	0	7,525
4. PROPERTY INTERIOR - HALL																
Repaint doors, walls and ceilings	11,360	-	-	19,340	-	-	-	-	-	-	-	24,499	-	-	-	-
Floor - carpet replacement	12,121	-	-	20,635	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile repairs - sealing, grouting and the like (Total: 11 m2) - 10%	297	-	-	506	-	-	-	569	-	-	-	641	-	-	-	721
Curtain and blinds - replacement	3,750	-	-	6,384	-	-	-	-	-	-	-	-	-	-	-	-
Air-conditioning unit - replacement	5,250	-	-	8,938	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	55,803	0	0	0	569	0	0	0	25,140	0	0	0	721

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)
5. DRIVEWAY AND WALKWAY																
Drainage maintenance - allowance	975	1,565	-	1,660	-	1,761	-	1,868	-	1,982	-	2,103	-	2,231	-	2,367
Common driveway and parking - bitumen surface repair and reprofile - following replacement of bitumen (Total: 3161 m2) - 10%	11,393	18,282	-	-	-	20,577	-	-	-	23,160	-	-	-	26,066	-	-
Auxiliary unit driveways - bitumen surface repair and reprofile - following replacement of bitumen (Total: 785 m2) - 10%	2,839	4,556	-	-	-	5,128	-	-	-	5,771	-	-	-	6,495	-	-
Driveway - replacement of bitumen surface topcoat - Common driveway, parking, and auxiliary units	220,739	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete kerbing - repair or replace (Total: 1105 lm) - 5%	3,192	-	-	5,434	-	-	-	6,116	-	-	-	6,884	-	-	-	7,748
Driveway - concrete surface repairs and cleaning (Total: 189 m2) - 10%	1,235	-	-	2,103	-	-	-	2,366	-	-	-	2,663	-	-	-	2,998
Walkway - concrete surface repairs and cleaning (Total: 159 m2) - 10%	912	-	-	1,553	-	-	-	1,747	-	-	-	1,967	-	-	-	2,214
Line marking and surface signage repaint	1,704	2,734	-	-	-	3,078	-	-	-	3,464	-	-	-	3,899	-	-
Speed humps - replacement	550	-	-	-	-	993	-	-	-	-	-	-	-	1,258	-	-
Sub Total (Incl. GST)		27,137	0	10,750	0	31,537	0	12,097	0	34,377	0	13,617	0	39,949	0	15,327
6. FIXTURES AND FITTINGS																
Garden light bollards - replacement	1,080	-	-	-	-	1,951	-	-	-	-	-	-	-	2,471	-	-
Street light post - replacement	17,500	28,082	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Complex signage structure - maintain	315	505	-	-	-	569	-	-	-	640	-	-	-	721	-	-
Sub Total (Incl. GST)		28,587	0	0	0	2,520	0	0	0	640	0	0	0	3,192	0	0
7. FENCING																
Boundary and common timber fence repairs (Total: 634 lm) - 5%	3,023	-	-	5,146	-	-	-	5,792	-	-	-	6,519	-	-	-	7,338
Common timber fence replacement - rubbish bin and hall fencing	3,441	-	-	-	-	-	-	6,593	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		0	0	5,146	0	0	0	12,385	0	0	0	6,519	0	0	0	7,338
8. WALLS																
Retaining timber wall repairs - allowance	775	-	-	1,319	-	-	-	1,485	-	-	-	1,671	-	-	-	1,881
Front entry wall repairs (Total: 21 m2) - 10%	330	530	-	-	-	596	-	-	-	671	-	-	-	755	-	-
Sub Total (Incl. GST)		530	0	1,319	0	596	0	1,485	0	671	0	1,671	0	755	0	1,881
9. ELECTRICAL																
Light fitting maintenance - common systems only - allowance	1,426	2,288	-	2,428	-	2,576	-	2,732	-	2,899	-	3,075	-	3,263	-	3,461

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)
Electrical maintenance - common systems only - allowance	2,170	3,482	-	3,694	-	3,919	-	4,158	-	4,411	-	4,680	-	4,965	-	5,267
LED lighting to street lights - replacement	15,500	-	-	-	-	27,995	-	-	-	-	-	-	-	-	-	-
Sub Total (Incl. GST)		5,770	0	6,122	0	34,490	0	6,890	0	7,310	0	7,755	0	8,228	0	8,728
10. WATER																
Plumbing maintenance - common systems only - allowance	1,054	1,691	-	1,794	-	1,904	-	2,020	-	2,143	-	2,273	-	2,411	-	2,558
Sub Total (Incl. GST)		1,691	0	1,794	0	1,904	0	2,020	0	2,143	0	2,273	0	2,411	0	2,558
Grand Total (Incl. GST)		553,560	0	106,033	0	141,729	0	63,695	0	124,695	0	662,681	0	144,074	0	72,339
Contingency Allowance (Incl. GST)		55,356	0	10,603	0	14,173	0	6,370	0	12,470	0	66,268	0	14,407	0	7,234
Grand Total Expenses (Incl. Contingency Allowance and GST)		608,916	0	116,636	0	155,902	0	70,065	0	137,165	0	728,949	0	158,481	0	79,573

Building Data List from the Property Inspection for Village Gardens

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
1. PROPERTY EXTERIOR							
Building wash - soft chemical wash recommended	6653	m2	1.75	11,643.00	2	2	Quotation required
Repaint entire complex elevations - all previously painted surfaces	6653	m2	40.00	266,120.00	6	10	Quotation required
2. WORK AT HEIGHTS ACCESS							
Elevating working platforms - methods to elevations by contractor - exterior - included in the painting costs	1	Item	0.00	0.00	6	10	Included in the painting costs
3. ROOFING							
Roof covering - tile repairs, re-pointing, and inspections (Total: 8730 m2) - 5%	437	m2	54.97	24,022.00	4	4	Future funding or repair as required
Gutter and downpipe repairs and inspections	62	Item	50.00	3,100.00	2	2	Ongoing maintenance program
Roof covering - metal repairs and cleaning - vehicle carport (Total: 32 m2) - 10%	4	m2	92.40	370.00	4	4	Future funding or repair as required
4. PROPERTY INTERIOR - HALL							
Repaint doors, walls, and ceilings	355	m2	32.00	11,360.00	2	8	Quotation required
Floor - carpet replacement	127	m2	95.44	12,121.00	2	16	Quotation required
Floor - tile repairs - sealing, grouting and the like (Total: 11 m2) - 10%	2	m2	148.38	297.00	2	4	Ongoing maintenance program
Curtain and blinds - replacement	1	Item	3,750.00	3,750.00	2	16	Quotation required
Air-conditioning unit - replacement	1	Item	5,250.00	5,250.00	18	18	Ongoing maintenance program
5. DRIVEWAY AND WALKWAY							
Drainage maintenance - allowance	1	Item	975.00	975.00	2	2	Ongoing maintenance program
Common driveway and parking - bitumen surface repair and reprofile - following replacement of bitumen (Total: 3161 m2) - 10%	317	m2	35.94	11,393.00	8	4	Future funding or repair as required
Auxiliary unit driveways - bitumen surface repair and reprofile - following replacement of bitumen (Total: 785 m2) - 10%	79	m2	35.94	2,839.00	8	4	Future funding or repair as required
Driveway - replacement of bitumen surface topcoat - Common driveway, parking and auxiliary units	3946	m2	55.94	220,739.00	4	28	Quotation required
Concrete kerbing - repair or replace (Total: 1105 lm) - 5%	56	lm	57.00	3,192.00	2	4	Future funding or repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Driveway - concrete surface repairs and cleaning (Total: 189 m2) - 10%	19	m2	65.00	1,235.00	2	4	Future funding or repair as required
Walkway - concrete surface repairs and cleaning (Total: 159 m2) - 10%	16	m2	57.00	912.00	2	4	Future funding or repair as required
Line marking and surface signage repaint	213	lm	8.00	1,704.00	4	4	Repaint as required
Speed humps - replacement	2	Item	275.00	550.00	4	8	Quotation required
6. FIXTURES AND FITTINGS							
Garden light bollards - replacement	8	ea	135.00	1,080.00	4	8	Quotation required
Street light post - replacement	10	ea	1,750.00	17,500.00	16	30	Quotation required
Complex signage structure - maintain	1	ea	315.00	315.00	4	4	Ongoing maintenance program
7. FENCING							
Boundary and common timber fence repairs (Total: 634 lm) - 5%	32	lm	94.47	3,023.00	2	4	Ongoing maintenance program
Common timber fence replacement - rubbish bin and hall fencing	37	lm	93.00	3,441.00	2	20	Quotation required
8. WALLS							
Retaining timber wall repairs - allowance	1	Item	775.00	775.00	2	4	Ongoing maintenance program
Front entry wall repairs (Total: 21 m2) - 10%	3	m2	110.00	330.00	4	4	Ongoing maintenance program
9. ELECTRICAL							
Light fitting maintenance - common systems only - allowance	62	Item	23.00	1,426.00	2	2	Ongoing maintenance program
Electrical maintenance - common systems only - allowance	62	Item	35.00	2,170.00	2	2	Ongoing maintenance program
LED lighting to street lights - replacement	10	Item	1,550.00	15,500.00	20	20	Upgrade as required
10. WATER							
Plumbing maintenance - common systems only - allowance	62	Item	17.00	1,054.00	2	2	Ongoing maintenance program

Building Photo Section

Item Group

PROPERTY EXTERIOR



The complex is recommended a regular wash at least every 2 years 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 complex. It is recommended to carry out any other maintenance work while the scaffolding is available. This is reflected in the report.

Item Group

ROOFING



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

Item Group

PROPERTY INTERIOR - HALL



The hall interior is recommended a re-paint every 10 years. The flooring and curtains also will require replacement or repairs and maintenance This is reflected in the report.

Item Group

DRIVEWAY AND WALKWAY



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

Item Group

FIXTURES AND FITTINGS



The fixtures and fittings require repairs or replacement at the end of its life cycle. This is reflected in the report.

Item Group

FENCING



The timber fences require regular maintenance, cleaning, and / or repairs. This is reflected in the report.

Item Group

WALLS



The retaining walls require regular maintenance, or repairs. 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

WATER



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

Inspector's Report for Village Gardens

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. **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. **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.
5. **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.
6. **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.
7. **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.
8. **PAINTED METAL** - Some painted metal items show signs of wear and / or damage. Repainting these items is recommended in the short term, but full replacement of these items should be considered and planned for well in advance.
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. **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.
13. **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.
14. **FENCES OR WALLS DIVIDING COMMON PROPERTY FROM LOTS** - For aesthetic and practical reasons, the maintenance costs for fences or walls dividing the common property from individual lots have been included in this report.
15. **BOUNDARY FENCES OR WALLS** - Maintenance of fences or walls between properties is regulated under the Fencing Act 1978, which states that neighbours have equal responsibility for dividing fences or walls (excluding retaining walls). As such, a 50% rate has been used for all maintenance work on boundary fences or walls.
16. **BOUNDARY RETAINING WALLS** - The law regarding retaining walls dividing properties is not settled and therefore the responsibility for maintaining them varies depending on a range of factors including who built the retaining wall, whose property it is on, and who benefits from its construction. For the purpose of this report we have presumed that the maintenance costs will be shared equally with neighbouring properties. As such, a 50% rate has been used for all maintenance work on boundary retaining walls.
17. **TILED ROOFS** - Tiled roofs may have a service life of 60 years or more with proper care and maintenance.
18. **FUNDS REQUIRED** – While this report shows a 30-year forecast, it has been calculated using a longer timeline. The closing balance appears high, but funds will be required for maintenance and improvements in years 31-35 and ongoing from there.
19. **MEETING** - I want to thank the Body Corporate committee members for meeting with me, giving me access to the building and informing me of past, current, & proposed works.
20. **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.
21. **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 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.

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

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