



# Long-Term Maintenance Plan

## Sunridge Estate

674 Ranginui Road, Welcome Bay

Tauranga 3175

Unit Plan 62811



### Report details

Inspection date:	2/11/2023
Inspector:	Jared Fisher



3/11/2023

The Body Corporate Committee Members  
Sunridge Estate  
674 Ranginui Road, Welcome Bay  
Tauranga 3175

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)	\$70.00
Total Utility Interests	100
Total Long Term Maintenance Fund Levy	\$7,000.00

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

**Auckland**

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## Building Details & Report Inputs

### Supplied information

Building Name	Sunridge Estate
Building Address	674 Ranginui Road, Welcome Bay Tauranga 3175
Unit Plan No.	62811
Plan Type	Unit Plan
Registered Plan Date/Year of Construction	Reg.1997
Number of Utility Interests	100
Number of Units	21
Estimated Long Term Maintenance Fund Balance	\$32,737
Starting date of Financial Year for Report	1/10/2023
GST Status	Not Registered for GST
Current Long-Term Maintenance Levy per Utility interests	70.00

### 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	8%
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 plan forecasts	30 years

### 30 Year Levy Table

Year	Year To	Total Contribution	Contribution per Utility Interest	Quarterly Contribution
1	30/09/2024	7,000.00	70.00	17.50
2	30/09/2025	35,000.00	350.00	87.50
3	30/09/2026	36,050.00	360.50	90.13
4	30/09/2027	37,131.50	371.32	92.83
5	30/09/2028	38,245.45	382.45	95.61
6	30/09/2029	39,392.81	393.93	98.48
7	30/09/2030	40,574.59	405.75	101.44
8	30/09/2031	22,500.00	225.00	56.25
9	30/09/2032	23,175.00	231.75	57.94
10	30/09/2033	23,870.25	238.70	59.68
11	30/09/2034	24,586.36	245.86	61.47
12	30/09/2035	25,323.95	253.24	63.31
13	30/09/2036	26,083.67	260.84	65.21
14	30/09/2037	26,866.18	268.66	67.17
15	30/09/2038	27,672.17	276.72	69.18
16	30/09/2039	28,502.34	285.02	71.26
17	30/09/2040	29,357.41	293.57	73.39
18	30/09/2041	30,238.13	302.38	75.60
19	30/09/2042	31,145.27	311.45	77.86
20	30/09/2043	32,079.63	320.80	80.20
21	30/09/2044	33,042.02	330.42	82.61
22	30/09/2045	34,033.28	340.33	85.08
23	30/09/2046	35,054.28	350.54	87.64
24	30/09/2047	36,105.91	361.06	90.27
25	30/09/2048	37,189.09	371.89	92.97
26	30/09/2049	38,304.76	383.05	95.76
27	30/09/2050	39,453.90	394.54	98.64
28	30/09/2051	40,637.52	406.38	101.60
29	30/09/2052	41,856.65	418.57	104.64
30	30/09/2053	43,112.35	431.12	107.78

### 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:

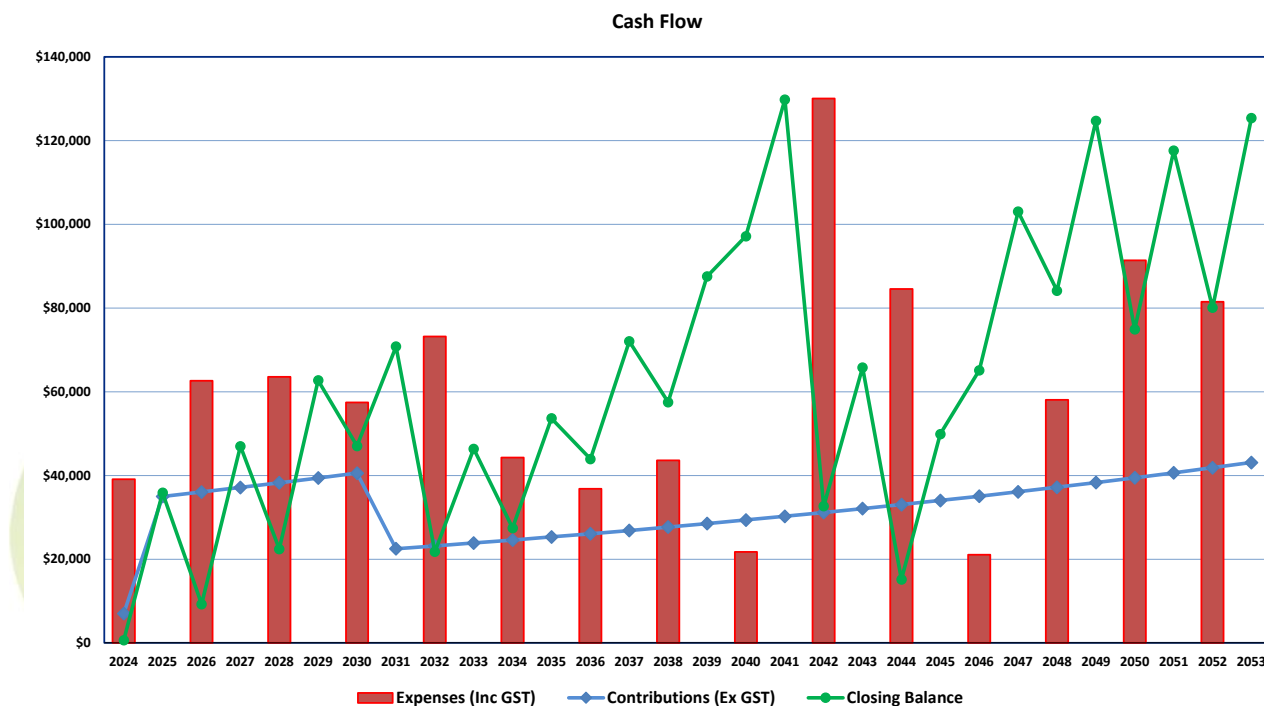
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	30/09/2024	32,737.00	7,000.00	0.00	39,095.00	642.00
2	30/09/2025	642.00	35,000.00	221.33	0.00	35,863.33
3	30/09/2026	35,863.33	36,050.00	0.00	62,644.00	9,269.33
4	30/09/2027	9,269.33	37,131.50	601.24	0.00	47,002.07
5	30/09/2028	47,002.07	38,245.45	741.75	63,569.00	22,420.27
6	30/09/2029	22,420.27	39,392.81	909.72	0.00	62,722.80
7	30/09/2030	62,722.80	40,574.59	1,172.78	57,429.00	47,041.17
8	30/09/2031	47,041.17	22,500.00	1,259.09	0.00	70,800.26
9	30/09/2032	70,800.26	23,175.00	989.13	73,189.00	21,775.39
10	30/09/2033	21,775.39	23,870.25	728.15	0.00	46,373.79
11	30/09/2034	46,373.79	24,586.36	788.76	44,301.00	27,447.91
12	30/09/2035	27,447.91	25,323.95	866.37	0.00	53,638.23
13	30/09/2036	53,638.23	26,083.67	1,042.51	36,831.00	43,933.41
14	30/09/2037	43,933.41	26,866.18	1,239.12	0.00	72,038.71
15	30/09/2038	72,038.71	27,672.17	1,384.06	43,596.00	57,498.94
16	30/09/2039	57,498.94	28,502.34	1,549.80	0.00	87,551.08
17	30/09/2040	87,551.08	29,357.41	1,973.49	21,729.00	97,152.98
18	30/09/2041	97,152.98	30,238.13	2,425.08	0.00	129,816.19
19	30/09/2042	129,816.19	31,145.27	1,736.11	130,027.00	32,670.57
20	30/09/2043	32,670.57	32,079.63	1,052.14	0.00	65,802.34
21	30/09/2044	65,802.34	33,042.02	865.17	84,538.00	15,171.53
22	30/09/2045	15,171.53	34,033.28	695.26	0.00	49,900.07
23	30/09/2046	49,900.07	35,054.28	1,229.13	21,046.00	65,137.48
24	30/09/2047	65,137.48	36,105.91	1,796.91	0.00	103,040.30
25	30/09/2048	103,040.30	37,189.09	2,000.08	58,077.00	84,152.47
26	30/09/2049	84,152.47	38,304.76	2,231.38	0.00	124,688.61
27	30/09/2050	124,688.61	39,453.90	2,132.59	91,369.00	74,906.10
28	30/09/2051	74,906.10	40,637.52	2,056.86	0.00	117,600.48
29	30/09/2052	117,600.48	41,856.65	2,112.15	81,488.00	80,081.28
30	30/09/2053	80,081.28	43,112.35	2,195.37	0.00	125,389.00

### 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:

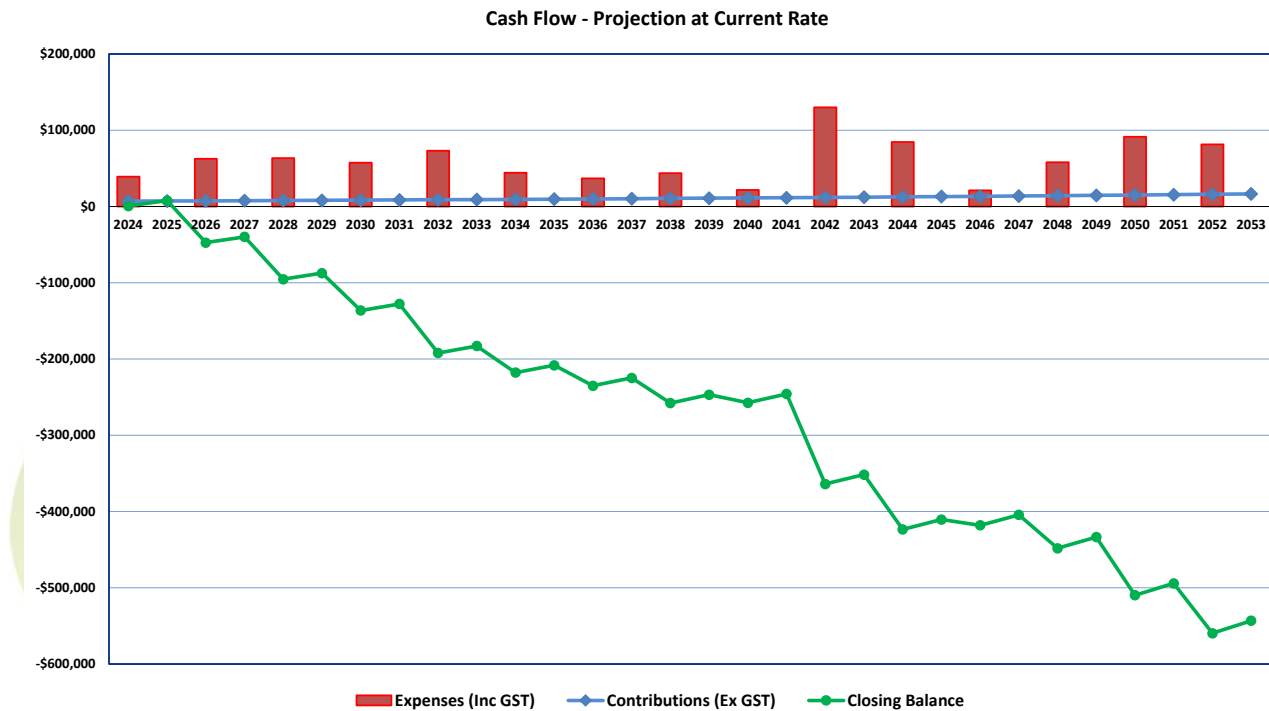
**Opening Balance + Total Levy Contributions + Interest – Anticipated Expenses = Closing Balance**

Year	Year To	Opening Balance	Total Levy Contributions (Exc. GST)	Interest (After Tax)	Anticipated Expenses (Inc. GST)	Closing Balance
1	30/09/2024	32,737.00	7,000.00	0.00	39,095.00	642.00
2	30/09/2025	642.00	7,210.00	0.00	0.00	7,852.00
3	30/09/2026	7,852.00	7,426.30	0.00	62,644.00	-47,365.70
4	30/09/2027	-47,365.70	7,649.09	0.00	0.00	-39,716.61
5	30/09/2028	-39,716.61	7,878.56	0.00	63,569.00	-95,407.05
6	30/09/2029	-95,407.05	8,114.92	0.00	0.00	-87,292.13
7	30/09/2030	-87,292.13	8,358.37	0.00	57,429.00	-136,362.76
8	30/09/2031	-136,362.76	8,609.12	0.00	0.00	-127,753.64
9	30/09/2032	-127,753.64	8,867.39	0.00	73,189.00	-192,075.25
10	30/09/2033	-192,075.25	9,133.41	0.00	0.00	-182,941.84
11	30/09/2034	-182,941.84	9,407.41	0.00	44,301.00	-217,835.43
12	30/09/2035	-217,835.43	9,689.63	0.00	0.00	-208,145.80
13	30/09/2036	-208,145.80	9,980.32	0.00	36,831.00	-234,996.48
14	30/09/2037	-234,996.48	10,279.73	0.00	0.00	-224,716.75
15	30/09/2038	-224,716.75	10,588.12	0.00	43,596.00	-257,724.63
16	30/09/2039	-257,724.63	10,905.76	0.00	0.00	-246,818.87
17	30/09/2040	-246,818.87	11,232.93	0.00	21,729.00	-257,314.94
18	30/09/2041	-257,314.94	11,569.92	0.00	0.00	-245,745.02
19	30/09/2042	-245,745.02	11,917.02	0.00	130,027.00	-363,855.00
20	30/09/2043	-363,855.00	12,274.53	0.00	0.00	-351,580.47
21	30/09/2044	-351,580.47	12,642.77	0.00	84,538.00	-423,475.70
22	30/09/2045	-423,475.70	13,022.05	0.00	0.00	-410,453.65
23	30/09/2046	-410,453.65	13,412.71	0.00	21,046.00	-418,086.94
24	30/09/2047	-418,086.94	13,815.09	0.00	0.00	-404,271.85
25	30/09/2048	-404,271.85	14,229.54	0.00	58,077.00	-448,119.31
26	30/09/2049	-448,119.31	14,656.43	0.00	0.00	-433,462.88
27	30/09/2050	-433,462.88	15,096.12	0.00	91,369.00	-509,735.76
28	30/09/2051	-509,735.76	15,549.00	0.00	0.00	-494,186.76
29	30/09/2052	-494,186.76	16,015.47	0.00	81,488.00	-559,659.29
30	30/09/2053	-559,659.29	16,495.93	0.00	0.00	-543,163.36

### 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 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
<b>1. PROPERTY EXTERIOR - POOL COMPLEX</b>																
Restain elevations - all previously painted surfaces - price adjustment from previous Ltmp	3,700	3,700	-	-	-	-	-	4,418	-	-	-	-	-	5,275	-	-
Pool complex cladding inspection and repairs - due on paint cycles	775	775	-	-	-	-	-	-	-	-	-	1,042	-	-	-	-
Pergola structure - inspection and repairs	1,575	-	-	1,671	-	-	-	-	-	-	-	-	-	2,246	-	-
Roof covering - shingle repairs and cleaning (Total: 85 m2) - 10%	1,282	-	-	1,360	-	-	-	-	-	1,624	-	-	-	-	-	1,939
Timber decking - inspection and repairs (Total: 39 lm) - 10%	524	-	-	556	-	-	-	-	-	664	-	-	-	-	-	793
<b>Sub Total (Incl. GST)</b>		<b>4,475</b>	<b>0</b>	<b>3,587</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,418</b>	<b>0</b>	<b>2,288</b>	<b>0</b>	<b>1,042</b>	<b>0</b>	<b>7,521</b>	<b>0</b>	<b>2,732</b>
<b>2. PROPERTY INTERIOR - POOL COMPLEX</b>																
Restain the underside of the roof ceiling	2,125	2,125	-	-	-	-	-	2,537	-	-	-	-	-	3,030	-	-
Internal renovation of pool complex - wall linings and detail trim	5,500	-	-	5,835	-	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement	5,509	-	-	5,845	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom and shower fittings - shower, toilet and hand basins - replacement allowance	2,860	-	-	3,034	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>2,125</b>	<b>0</b>	<b>14,713</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,537</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,030</b>	<b>0</b>	<b>0</b>
<b>3. DRIVEWAY AND WALKWAY</b>																
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	22,052	-	-	-	-	24,820	-	-	-	-	-	-	-	-	-	-
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	25,732	-	-	-	-	-	-	30,725	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	25,732	-	-	-	-	-	-	-	-	32,597	-	-	-	-	-	-
Driveway - bitumen surface repair and reprofile (Total: 1392 m2) - 10%	5,592	5,592	-	-	-	-	-	6,677	-	-	-	-	-	7,973	-	-
Walkway - paving repairs and cleaning (Total: 108 m2) - 10%	936	936	-	-	-	1,053	-	-	-	1,186	-	-	-	1,335	-	-
Walkway - concrete surface repairs and cleaning (Total: 36 m2) - 10%	388	388	-	-	-	437	-	-	-	492	-	-	-	553	-	-
Security gate repairs or future replacement funding	900	-	-	955	-	-	-	-	-	-	-	1,210	-	-	-	-
Stair handrail repair or replace - allowance (Total: 18 lm) - 10%	830	-	-	881	-	-	-	-	-	-	-	1,115	-	-	-	-
Pedestrian gate repairs or future replacement funding	110	110	-	117	-	124	-	131	-	139	-	148	-	157	-	166
<b>Sub Total (Incl. GST)</b>		<b>7,026</b>	<b>0</b>	<b>1,953</b>	<b>0</b>	<b>26,434</b>	<b>0</b>	<b>37,533</b>	<b>0</b>	<b>34,414</b>	<b>0</b>	<b>2,473</b>	<b>0</b>	<b>10,018</b>	<b>0</b>	<b>166</b>
<b>4. SWIMMING POOL</b>																
Fencing and gate - repairs (Total: 59 lm) - 10%	856	-	-	908	-	-	-	-	-	1,084	-	-	-	-	-	1,295
Timber trellis fence repairs or replace - allowance	350	-	-	371	-	-	-	-	-	443	-	-	-	-	-	529
Walkway - paving repairs and cleaning (Total: 320 m2) - 10%	2,722	2,722	-	-	-	3,064	-	-	-	3,448	-	-	-	3,881	-	-
Pool resurfacing - preparation, sanding and repaint	9,915	-	-	10,519	-	-	-	-	-	12,560	-	-	-	-	-	14,997
Pump replacement - allowance	5,726	-	-	6,075	-	-	-	-	-	-	-	-	-	-	-	8,661
Filter replacement - allowance	1,476	-	-	-	-	1,661	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>2,722</b>	<b>0</b>	<b>17,873</b>	<b>0</b>	<b>4,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,535</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,881</b>	<b>0</b>	<b>25,482</b>
<b>5. TENNIS COURT</b>																
Chain link and galvanised pipe fence - repairs (Total: 101 lm) - 10%	1,194	-	-	1,267	-	-	-	-	-	-	-	1,605	-	-	-	-
Court surface - repaint	11,470	11,470	-	-	-	-	-	-	-	-	-	15,415	-	-	-	-
Court surface concrete - repairs (Total: 540 m2) - 10%	2,381	2,381	-	-	-	-	-	-	-	3,016	-	-	-	-	-	-
Tennis net and post - replacement	1,650	-	-	-	-	-	-	1,970	-	-	-	-	-	-	-	-
Concrete block wall - repairs (Total: 68 m2) - 10%	770	-	-	-	-	867	-	-	-	-	-	-	-	1,098	-	-
<b>Sub Total (Incl. GST)</b>		<b>13,851</b>	<b>0</b>	<b>1,267</b>	<b>0</b>	<b>867</b>	<b>0</b>	<b>1,970</b>	<b>0</b>	<b>3,016</b>	<b>0</b>	<b>17,020</b>	<b>0</b>	<b>1,098</b>	<b>0</b>	<b>0</b>
<b>6. FIXTURES AND FITTINGS</b>																
Letterbox replacement	3,465	-	-	-	-	3,900	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
Complex signage structure - maintain or repair	2,500	-	-	-	-	2,814	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,714</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>7. FENCING</b>																
Boundary fence - repairs (Total: 698 lm) - 5%	3,306	-	-	3,507	-	-	-	-	-	-	-	4,443	-	-	-	-
Common fence - repairs (Total: 29 lm) - 10%	263	-	-	279	-	-	-	-	-	-	-	353	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>3,786</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,796</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8. WALLS</b>																
Concrete pile and timber retaining - inspection and repairs (Total: 79 m2) - 10%	1,016	-	-	1,078	-	-	-	-	-	-	-	1,365	-	-	-	-
Retaining timber wall - inspection and repairs (Total: 326 m2) - 10%	2,607	-	-	2,766	-	-	-	-	-	-	-	3,504	-	-	-	-
Stack stone wall - inspection and repairs (Total: 241 m2) - 10%	2,425	-	-	2,573	-	-	-	-	-	-	-	3,259	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>6,417</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,128</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>9. LANDSCAPING</b>																
Garden upgrades - allowance	2,300	-	-	2,440	-	-	-	-	-	2,914	-	-	-	-	-	3,479
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>2,440</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,914</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,479</b>
<b>10. ELECTRICAL</b>																
Light fitting maintenance - common systems only - allowance	375	375	-	-	-	422	-	-	-	475	-	-	-	535	-	-
Electrical maintenance - common systems only - allowance	915	915	-	971	-	1,030	-	1,093	-	1,159	-	1,230	-	1,305	-	1,384
Security gate system upgrades - common systems only - allowance - replaced 2022	22,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>1,290</b>	<b>0</b>	<b>971</b>	<b>0</b>	<b>1,452</b>	<b>0</b>	<b>1,093</b>	<b>0</b>	<b>1,634</b>	<b>0</b>	<b>1,230</b>	<b>0</b>	<b>1,840</b>	<b>0</b>	<b>1,384</b>
<b>11. WATER</b>																
Plumbing maintenance - common systems only - allowance	1,260	1,260	-	1,337	-	1,418	-	1,505	-	1,596	-	1,693	-	1,796	-	1,906
Stormwater maintenance - common systems only - allowance	1,150	1,150	-	1,220	-	1,294	-	1,373	-	1,457	-	1,546	-	1,640	-	1,739
Wastewater maintenance - common systems only - allowance	2,300	2,300	-	2,440	-	2,589	-	2,746	-	2,914	-	3,091	-	3,279	-	3,479
Pump replacement - sewer - replace as required	11,876	-	-	-	-	13,367	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>4,710</b>	<b>0</b>	<b>4,997</b>	<b>0</b>	<b>18,668</b>	<b>0</b>	<b>5,624</b>	<b>0</b>	<b>5,967</b>	<b>0</b>	<b>6,330</b>	<b>0</b>	<b>6,715</b>	<b>0</b>	<b>7,124</b>

Expenditure Item	Current Cost	Year 1 (2024)	Year 2 (2025)	Year 3 (2026)	Year 4 (2027)	Year 5 (2028)	Year 6 (2029)	Year 7 (2030)	Year 8 (2031)	Year 9 (2032)	Year 10 (2033)	Year 11 (2034)	Year 12 (2035)	Year 13 (2036)	Year 14 (2037)	Year 15 (2038)
Grand Total (Incl. GST)		36,199	0	58,004	0	58,860	0	53,175	0	67,768	0	41,019	0	34,103	0	40,367
Contingency Allowance (Incl. GST)		2,896	0	4,640	0	4,709	0	4,254	0	5,421	0	3,282	0	2,728	0	3,229
Grand Total Expenses (Incl. Contingency Allowance and GST)		39,095	0	62,644	0	63,569	0	57,429	0	73,189	0	44,301	0	36,831	0	43,596



## 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 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
<b>1. PROPERTY EXTERIOR - POOL COMPLEX</b>																
Restain elevations - all previously painted surfaces - price adjustment from previous Ltmp	3,700	-	-	-	6,299	-	-	-	-	-	7,521	-	-	-	-	-
Pool complex cladding inspection and repairs - due on paint cycles	775	-	-	-	-	-	1,400	-	-	-	-	-	-	-	-	-
Pergola structure - inspection and repairs	1,575	-	-	-	-	-	-	-	3,018	-	-	-	-	-	-	-
Roof covering - shingle repairs and cleaning (Total: 85 m2) - 10%	1,282	-	-	-	-	-	2,315	-	-	-	-	-	2,765	-	-	-
Timber decking - inspection and repairs (Total: 39 lm) - 10%	524	-	-	-	-	-	946	-	-	-	-	-	1,130	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>6,299</b>	<b>0</b>	<b>4,661</b>	<b>0</b>	<b>3,018</b>	<b>0</b>	<b>7,521</b>	<b>0</b>	<b>3,895</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. PROPERTY INTERIOR - POOL COMPLEX</b>																
Restain the underside of the roof ceiling	2,125	-	-	-	3,618	-	-	-	-	-	4,320	-	-	-	-	-
Internal renovation of pool complex - wall linings and detail trim	5,500	-	-	-	9,363	-	-	-	-	-	-	-	-	-	-	-
Floor - tile replacement	5,509	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bathroom and shower fittings - shower, toilet and hand basins - replacement allowance	2,860	-	-	-	-	-	-	-	5,480	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>12,981</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,480</b>	<b>0</b>	<b>4,320</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. DRIVEWAY AND WALKWAY</b>																
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	22,052	-	-	-	-	-	-	-	-	-	-	-	-	-	50,453	-
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	25,732	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	25,732	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Driveway - bitumen surface repair and reprofile (Total: 1392 m2) - 10%	5,592	-	-	-	9,520	-	-	-	-	-	11,367	-	-	-	-	-
Walkway - paving repairs and cleaning (Total: 108 m2) - 10%	936	-	1,502	-	-	-	1,691	-	-	-	1,903	-	-	-	2,142	-
Walkway - concrete surface repairs and cleaning (Total: 36 m2) - 10%	388	-	623	-	-	-	701	-	-	-	789	-	-	-	888	-
Security gate repairs or future replacement funding	900	-	-	-	1,532	-	-	-	-	-	-	-	1,941	-	-	-
Stair handrail repair or replace - allowance (Total: 18 lm) - 10%	830	-	-	-	1,413	-	-	-	-	-	-	-	1,790	-	-	-
Pedestrian gate repairs or future replacement funding	110	-	177	-	187	-	199	-	211	-	224	-	237	-	252	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>2,302</b>	<b>0</b>	<b>12,652</b>	<b>0</b>	<b>2,591</b>	<b>0</b>	<b>211</b>	<b>0</b>	<b>14,283</b>	<b>0</b>	<b>3,968</b>	<b>0</b>	<b>53,735</b>	<b>0</b>
<b>4. SWIMMING POOL</b>																
Fencing and gate - repairs (Total: 59 lm) - 10%	856	-	-	-	-	-	1,546	-	-	-	-	-	1,846	-	-	-
Timber trellis fence repairs or replace - allowance	350	-	-	-	-	-	632	-	-	-	-	-	755	-	-	-
Walkway - paving repairs and cleaning (Total: 320 m2) - 10%	2,722	-	4,368	-	-	-	4,916	-	-	-	5,533	-	-	-	6,228	-
Pool resurfacing - preparation, sanding and repaint	9,915	-	-	-	-	-	17,908	-	-	-	-	-	21,383	-	-	-
Pump replacement - allowance	5,726	-	-	-	-	-	-	-	-	-	-	-	12,349	-	-	-
Filter replacement - allowance	1,476	-	-	-	-	-	2,666	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>4,368</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,668</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,533</b>	<b>0</b>	<b>36,333</b>	<b>0</b>	<b>6,228</b>	<b>0</b>
<b>5. TENNIS COURT</b>																
Chain link and galvanised pipe fence - repairs (Total: 101 lm) - 10%	1,194	-	-	-	2,033	-	-	-	-	-	-	-	2,575	-	-	-
Court surface - repaint	11,470	-	-	-	-	-	20,716	-	-	-	-	-	-	-	-	-
Court surface concrete - repairs (Total: 540 m2) - 10%	2,381	-	3,821	-	-	-	-	-	-	-	4,840	-	-	-	-	-
Tennis net and post - replacement	1,650	-	-	-	2,809	-	-	-	-	-	-	-	-	-	-	-
Concrete block wall - repairs (Total: 68 m2) - 10%	770	-	-	-	-	-	1,391	-	-	-	-	-	-	-	1,762	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>3,821</b>	<b>0</b>	<b>4,842</b>	<b>0</b>	<b>22,107</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,840</b>	<b>0</b>	<b>2,575</b>	<b>0</b>	<b>1,762</b>	<b>0</b>
<b>6. FIXTURES AND FITTINGS</b>																
Letterbox replacement	3,465	-	-	-	-	-	6,258	-	-	-	-	-	-	-	-	-



Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
Complex signage structure - maintain or repair	2,500	-	-	-	-	-	-	-	-	-	5,082	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,258</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,082</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7. FENCING</b>																
Boundary fence - repairs (Total: 698 lm) - 5%	3,306	-	-	-	5,628	-	-	-	-	-	-	-	7,130	-	-	-
Common fence - repairs (Total: 29 lm) - 10%	263	-	-	-	448	-	-	-	-	-	-	-	567	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>6,076</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,697</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8. WALLS</b>																
Concrete pile and timber retaining - inspection and repairs (Total: 79 m2) - 10%	1,016	-	-	-	1,730	-	-	-	-	-	-	-	2,191	-	-	-
Retaining timber wall - inspection and repairs (Total: 326 m2) - 10%	2,607	-	-	-	4,438	-	-	-	-	-	-	-	5,622	-	-	-
Stack stone wall - inspection and repairs (Total: 241 m2) - 10%	2,425	-	-	-	4,128	-	-	-	-	-	-	-	5,230	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>10,296</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,043</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>9. LANDSCAPING</b>																
Garden upgrades - allowance	2,300	-	-	-	-	-	4,154	-	-	-	-	-	4,960	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,154</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,960</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>10. ELECTRICAL</b>																
Light fitting maintenance - common systems only - allowance	375	-	602	-	-	-	677	-	-	-	762	-	-	-	858	-
Electrical maintenance - common systems only - allowance	915	-	1,468	-	1,558	-	1,653	-	1,753	-	1,860	-	1,973	-	2,093	-
Security gate system upgrades - common systems only - allowance - replaced 2022	22,000	-	-	-	37,454	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>2,070</b>	<b>0</b>	<b>39,012</b>	<b>0</b>	<b>2,330</b>	<b>0</b>	<b>1,753</b>	<b>0</b>	<b>2,622</b>	<b>0</b>	<b>1,973</b>	<b>0</b>	<b>2,951</b>	<b>0</b>
<b>11. WATER</b>																
Plumbing maintenance - common systems only - allowance	1,260	-	2,022	-	2,145	-	2,276	-	2,414	-	2,561	-	2,717	-	2,883	-
Stormwater maintenance - common systems only - allowance	1,150	-	1,845	-	1,958	-	2,077	-	2,204	-	2,338	-	2,480	-	2,631	-
Wastewater maintenance - common systems only - allowance	2,300	-	3,691	-	3,916	-	4,154	-	4,407	-	4,675	-	4,960	-	5,262	-
Pump replacement - sewer - replace as required	11,876	-	-	-	20,218	-	-	-	-	-	-	-	-	-	-	-
<b>Sub Total (Incl. GST)</b>		<b>0</b>	<b>7,558</b>	<b>0</b>	<b>28,237</b>	<b>0</b>	<b>8,507</b>	<b>0</b>	<b>9,025</b>	<b>0</b>	<b>9,574</b>	<b>0</b>	<b>10,157</b>	<b>0</b>	<b>10,776</b>	<b>0</b>

Expenditure Item	Current Cost	Year 16 (2039)	Year 17 (2040)	Year 18 (2041)	Year 19 (2042)	Year 20 (2043)	Year 21 (2044)	Year 22 (2045)	Year 23 (2046)	Year 24 (2047)	Year 25 (2048)	Year 26 (2049)	Year 27 (2050)	Year 28 (2051)	Year 29 (2052)	Year 30 (2053)
Grand Total (Incl. GST)		0	20,119	0	120,395	0	78,276	0	19,487	0	53,775	0	84,601	0	75,452	0
Contingency Allowance (Incl. GST)		0	1,610	0	9,632	0	6,262	0	1,559	0	4,302	0	6,768	0	6,036	0
Grand Total Expenses (Incl. Contingency Allowance and GST)		0	21,729	0	130,027	0	84,538	0	21,046	0	58,077	0	91,369	0	81,488	0



## Building Data List from the Property Inspection for Sunridge Estate

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 of the item after it is replaced, repaired or repainted.

'Comments' - details any useful explanatory notes for the item.

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>1. PROPERTY EXTERIOR - POOL COMPLEX</b>							
Restain elevations - all previously painted surfaces - price adjustment from previous Ltmp	1	Item	3,700.00	3,700.00	1	6	Quotation required
Pool complex cladding inspection and repairs - due on paint cycles	1	Item	775.00	775.00	1	10	Future funding or repair as required
Pergola structure - inspection and repairs	1	Item	1,575.00	1,575.00	3	10	Future funding or repair as required
Roof covering - shingle repairs and cleaning (Total: 85 m2) - 10%	9	m2	142.40	1,282.00	3	6	Future funding or repair as required
Timber decking - inspection and repairs (Total: 39 lm) - 10%	4	lm	131.00	524.00	3	6	Future funding or repair as required
<b>2. PROPERTY INTERIOR - POOL COMPLEX</b>							
Restain the underside of the roof ceiling	85	m2	25.00	2,125.00	1	6	Quotation required
Internal renovation of pool complex - wall linings and detail trim	1	Item	5,500.00	5,500.00	3	16	Future funding or replace as required
Floor - tile replacement	56	m2	98.38	5,509.00	3	30	Quotation required
Bathroom and shower fittings - shower, toilet and hand basins - replacement allowance	4	Item	715.00	2,860.00	3	20	Future funding or replace as required
<b>3. DRIVEWAY AND WALKWAY</b>							
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	460	m2	47.94	22,052.00	5	24	Quotation required
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	460	m2	55.94	25,732.00	7	24	Quotation required
Driveway - replacement of bitumen surface topcoat - staged replacement (Total: 1392 m2) - 33%	460	m2	55.94	25,732.00	9	24	Quotation required
Driveway - bitumen surface repair and reprofile (Total: 1392 m2) - 10%	140	m2	39.94	5,592.00	1	6	Future funding or repair as required
Walkway - paving repairs and cleaning (Total: 108 m2) - 10%	11	m2	85.05	936.00	1	4	Future funding or repair as required
Walkway - concrete surface repairs and cleaning (Total: 36 m2) - 10%	4	m2	97.00	388.00	1	4	Future funding or repair as required
Security gate repairs or future replacement funding	2	ea	450.00	900.00	3	8	Future funding or repair as required
Stair handrail repair or replace - allowance (Total: 18 lm) - 10%	2	lm	415.00	830.00	3	8	Future funding or repair as required
Pedestrian gate repairs or future replacement funding	1	ea	110.00	110.00	1	2	Future funding or repair as required

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
<b>4. SWIMMING POOL</b>							
Fencing and gate - repairs (Total: 59 lm) - 10%	6	lm	142.74	856.00	3	6	Ongoing maintenance program
Timber trellis fence repairs or replace - allowance	1	Item	350.00	350.00	3	6	Ongoing maintenance program
Walkway - paving repairs and cleaning (Total: 320 m2) - 10%	32	m2	85.05	2,722.00	1	4	Future funding or repair as required
Pool resurfacing - preparation, sanding and repaint	1	Item	9,915.00	9,915.00	3	6	Quotation required - pool resurfaced in 2020
Pump replacement - allowance	1	ea	5,725.89	5,726.00	3	12	Quotation required - pump replaced in 2014
Filter replacement - allowance	1	ea	1,476.37	1,476.00	5	16	Quotation required
<b>5. TENNIS COURT</b>							
Chain link and galvanised pipe fence - repairs (Total: 101 lm) - 10%	11	lm	108.58	1,194.00	3	8	Ongoing maintenance program
Court surface - repaint	540	m2	21.24	11,470.00	1	10	Quotation required
Court surface concrete - repairs (Total: 540 m2) - 10%	54	m2	44.09	2,381.00	1	8	Quotation required
Tennis net and post - replacement	1	Item	1,650.00	1,650.00	7	12	Quotation required
Concrete block wall - repairs (Total: 68 m2) - 10%	7	m2	110.00	770.00	5	8	Ongoing maintenance program
<b>6. FIXTURES AND FITTINGS</b>							
Letterbox replacement	21	ea	165.00	3,465.00	5	16	Quotation required
Complex signage structure - maintain or repair	2	Item	1,250.00	2,500.00	5	20	Future funding or repair as required
<b>7. FENCING</b>							
Boundary fence - repairs (Total: 698 lm) - 5%	35	lm	94.47	3,306.00	3	8	Ongoing maintenance program
Common fence - repairs (Total: 29 lm) - 10%	3	lm	87.77	263.00	3	8	Quotation required
<b>8. WALLS</b>							
Concrete pile and timber retaining - inspection and repairs (Total: 79 m2) - 10%	8	m2	127.00	1,016.00	3	8	Quotation required
Retaining timber wall - inspection and repairs (Total: 326 m2) - 10%	33	m2	79.00	2,607.00	3	8	Ongoing maintenance program
Stack stone wall - inspection and repairs (Total: 241 m2) - 10%	25	m2	97.00	2,425.00	3	8	Ongoing maintenance program
<b>9. LANDSCAPING</b>							
Garden upgrades - allowance	1	Item	2,300.00	2,300.00	3	6	Upgrade as required
<b>10. ELECTRICAL</b>							
Light fitting maintenance - common systems only - allowance	1	Item	375.00	375.00	1	4	Ongoing maintenance program
Electrical maintenance - common systems only - allowance	1	Item	915.00	915.00	1	2	Ongoing maintenance program
Security gate system upgrades - common systems only - allowance - replaced 2022	2	Item	11,000.00	22,000.00	19	20	Upgrade or replace as required
<b>11. WATER</b>							
Plumbing maintenance - common systems only - allowance	21	Item	60.00	1,260.00	1	2	Ongoing maintenance program

Items	Qty	Unit	Rate (\$)	Value (\$)	Next Due	Total Life	Comments
Stormwater maintenance - common systems only - allowance	1	Item	1,150.00	1,150.00	1	2	Ongoing maintenance program
Wastewater maintenance - common systems only - allowance	1	Item	2,300.00	2,300.00	1	2	Ongoing maintenance program
Pump replacement - sewer - replace as required	2	ea	5,937.75	11,876.00	5	14	Upgrade or replace as required





## Building Photo Section

### Item Group

#### PROPERTY EXTERIOR - POOL COMPLEX

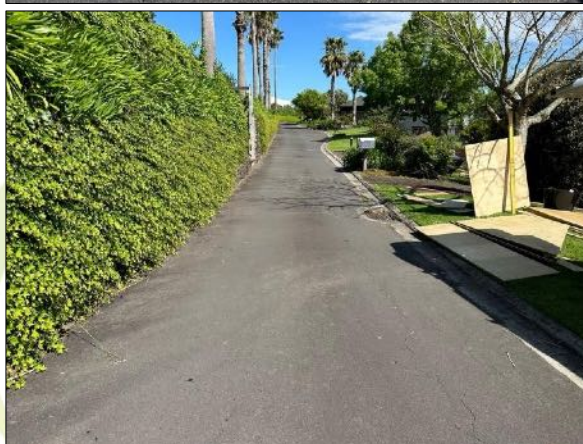


The pool complex is recommended a regular wash at least every 2 years and a re-stain every 6 years. This is reflected in the report.



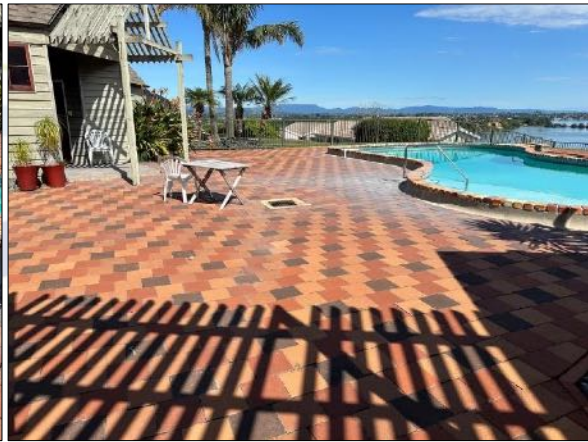
**Item Group****PROPERTY INTERIOR - POOL COMPLEX**

The pool complex interior is recommended a re-stain every 6 years. The flooring and wall linings will also require regular repairs, maintenance and replacement. This is reflected in the report.

**Item Group****DRIVEWAY AND WALKWAY**

The asphalt driveway, paving and concrete walkways require regular maintenance, cleaning, inspections and or repairs. This is reflected in the report.



**Item Group****SWIMMING POOL**

The swimming pool and plant require regular maintenance, cleaning, inspections, replacement and or repairs. This is reflected in the report.

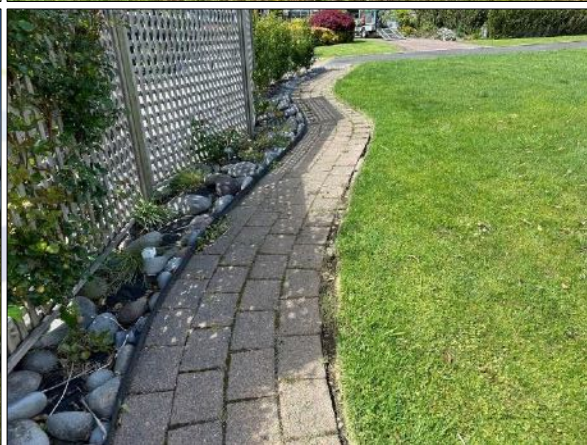
**Item Group****TENNIS COURT**

The tennis court and fencing requires regular maintenance, cleaning, re-paint and or repairs. This is reflected in the report.



**Item Group****FIXTURES AND FITTINGS**

The letterboxes and complex signage are in good condition but as they have a life cycle a replacement or repair cost has been allowed for in the long term.

**Item Group****FENCING**

The boundary and common 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****LANDSCAPING**

The common areas of landscaping require regular upgrades or pruning. 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 Sunridge Estate

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1. **INFLATION** - It is necessary to offset the effects of inflation on construction materials and labour costs and to ensure that adequate funds are available to provide for major works. These major works can 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 is 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. **FINANCIAL YEAR ALREADY STARTED** - Starting levies in this report have already been set. Any adjustments will be made from the following financial year onwards.
5. **COSTS PROVIDED** - Some costings in this report were provided in the work order for projected maintenance works.
6. **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.
7. **SALT AIR ENVIRONMENT** - Exposure to salt air 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.
8. **TREES** - Trees should be maintained below the height of guttering and clear of buildings wherever possible to prevent premature corrosion of the roof, flashings, gutters, and downpipes. Root systems should also be kept away from buildings, driveways and walkways to prevent structural damage. Removal of trees may be required in some cases.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.
15. **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.
16. **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.
17. **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.

- 18. 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.
- 19. SHINGLE ROOFS** - Shingle roofs may have a service life of 30 years or more with proper care and maintenance.
- 20. PROPERTY AGEING** - The current levies are too low to maintain and improve the property over the next 30 years. The maintenance cost on this type of property during the early years is typically low but as the property ages, it is essential to budget for major works and upgrades.
- 21. MEETING** - I want to thank Robbie Shaw for meeting with me, giving me access to the building and informing me of past, current & proposed works.





## Report Notes

### Long-Term Maintenance Plan

This forecast satisfies the current requirements of the *Unit Titles Act 2010*, the *Unit Titles (Strengthening Body Corporation Governance and Other Matters) Amendment Act 2022* and the *Unit Titles Regulations 2011*.

#### **Unit Titles Act 2010 (NZ) Section 116 Long-term maintenance plan**

- (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.

#### **Unit Titles Regulations 2011 (NZ) Section 30 Long-term maintenance plans (as amended)**

- (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
  - (aa) summarise the current state of the common property; 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
  - (fa) state the sources of funding for the plan; 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.

(1A) A body corporate must apply the amount each year to maintain the fund that it has determined under subclause (1)(g), less any amount that has been applied to maintain any item in that year.

(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.

#### **Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 Section 30A Long-term maintenance plans for large unit title developments**

(1) This regulation applies to a long-term maintenance plan for a large unit title development.

(2) Regulation 30(1)(d), (e), and (g) does not apply to a large unit title development's long-term maintenance plan in respect of the period that is more than 10 years from the date of the plan for the last review of the plan (years 11 to 30).

(3) A large unit title development's long-term maintenance plan must provide a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11 to 30.

**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 the 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). 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. Allowances for ongoing maintenance programs allows 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 according to section 30(2) of the *Unit Titles Regulations 2011*. 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](http://www.solutionsinengineering.com)

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