

## Body Corporate 494638, Waterview Estate

# Long-Term Maintenance Plan



### Body Corporate Information

Body Corporate Number: 494638  
Body Corporate Name: Waterview Estate  
Street Address: 4 Greystone Place  
Omokoroa  
Number of Units: 95  
Body Corporate Type: Village

### Long-Term Maintenance Plan Settings

Plan Status: Approved  
Start Date: 1 October 2023  
Plan Years: 30  
Administrator: John Bradley  
Inflation Adjusted Funding Table: Set  
Inflation rate used: 5.0 %

### Long-Term Maintenance Fund Statement

This body corporate has opted out of the maintaining a long-term maintenance fund as provided for under the provisions of Section 117 (1) of the Unit Titles Act 2010.

Decision made: AGM 2017

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### Disclaimer

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

## Executive Summary

### Property Overview

The property is a gated community of 95 units. 29 of these are stand-alone, while the other 66 are adjoined duplex units. The dwellings have been built with a timber frame over concrete foundations. The primary cladding is a brick veneer but with small sections of fibre cement weatherboard (Linea) in a bevelback profile, notably in the gable ends. The medium-pitched roofs are a mix of hip and gable and are clad with factory-finished steel in a tile profile. Edge gutters and downpipes are pre-painted steel (Colorsteel).

The grounds include extensive roads, footpaths, fences and retaining walls.

### History

Construction of the dwellings was carried out between 2016 and 2018. Building the services, roadways and fences would have commenced prior to 2016 and carried out in stages during the construction period. There have been no significant changes since.

### General Condition

As of May 2022, the development was generally in very good condition, having only been recently completed. The materials used appear to be generally of good quality with relatively low maintenance requirements.

### Funding of Maintenance

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

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

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

### Summary of the work planned for funding from the long-term maintenance reserve.

- Exterior walls. Repainting of the dwelling gable ends, soffits, front doors, and garage door surrounds.
- Electrical. Replacing street lamp bulbs
- Driveways. Repainting of the carpark markings and repairs to the asphalt and concrete curbs as required. Installing speed bumps.
- Fences and retaining walls. Provision has been made to fund minor repairs to the boundary fences and all retaining walls as required.
- Gates. Replacing the drive units.
- Steelwork. Repainting the steelwork such as the gates, street signs and lamp posts.
- Other work. And any other work on elements listed in this plan as the body corporate decides.

### Provisional Sums

Provisional sums have been included for ongoing minor repairs to a number of elements, and it should be noted that while it can be predicted that work will be required, it cannot be predicted when they will occur and what the cost will be each time. Therefore, a provisional sum is used, and these funds are intended to be bought forward or accumulated so they can be used by the committee when and as required. Then if and when it becomes apparent that major work is going to be required, this plan can be updated.

### GST

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

## Items and Elements Considered in this Plan

Item no	Name	Condition	Age (years)	Life (years)	\$ Cost of Replacement
1	Roofs	Very Good	5-7	28	>\$3,000,000
The roofs on all units are medium-pitched with hips and gables draining to edge gutters. They are clad with factory-finished steel in a tile profile. Gutters and downpipes are formed from pre-painted steel (Colorsteel). The body corporate expects that the roof claddings will not require any significant maintenance during the term covered by this plan, but provision is made for any minor repairs that may be required.					
2	Exterior Wall Claddings	Good	5-7	>30	>\$15,000,000
The primary exterior wall cladding on all units is a brick veneer. Also, painted fibre cement weatherboards (Linea) in a bevelback profile have been used as an infill in the gable ends. Soffits are formed from painted fibre cement sheets, fascias are pre-painted steel, and barge boards are painted timber. The painted timber elements will be repainted on a cycle of around every 10 years, and a job and budget have been established in this plan for that work. Building washes are the responsibility of each owner.					
3	Exterior Doors & Windows	Good	5-7	>30	>\$3,000,000
The exterior front doors are painted timber in a factory-finished aluminium frame, but the other exterior doors and all windows are from double-glazed aluminium. The sectional garage doors are factory-finished steel in a painted timber frame. Apart from the repainting of the front doors and garage door surrounds, which will be repainted as part of any dwelling repaint, no work is planned.					
4	Electrical Systems	Good	7	>30	>\$2,300,000
Two transformers feed electricity to the pillar boxes spread around the development, and from there, it is fed to the meter board in the garage of each unit where the meters and main switch are held. There is a common supply and meter for the street lights and to power the main gates. Repairs will be required on the street lights and gates, but no other work is planned on the electrical systems.					
5	Plumbing and Drainage Systems	Good	7	>30	\$4,200,000
Mains water supply, wastewater discharge and stormwater removal all utilise the district-wide systems in the street. Apart from the routine cleaning out of the road sumps, which is funded from the operating budget, no work is planned,					
6	Communications Systems	Good	7	>30	>\$40,000
All units are connected to UFB (fibre) for landline telephone and broadband connectivity. Television reception is the responsibility of each owner. No work is planned on the communication systems in the development.					
7	Roads & Footpaths	Very Good	7	28	>\$600,000
There are around 850 metres of roads in the development, averaging around 6m wide for a total of around 5,000 sq metres. At a cost of approx \$50/sq m plus GST to lay, the total replacement cost of the asphalt is in the vicinity of \$300,000, not counting the costs of base course etc. Then, there are extensive concrete kerbs and footpaths. The body corporate plans to use whatever means to preserve and maintain this asset, including taking prompt action to repair areas that break up and managing traffic, including reducing the speed of heavy vehicles. On that basis, these surfaces are expected to not require full replacement during the term covered by this plan.					
8	Fences and Retaining Walls	Very Good	7	28	>\$3,500,000
The total length of boundaries of the development are around 930 metres. The boundaries are fully fenced with timber and pre-painted steel fences around 1.8m high, and much of the boundary fencing is on top of retaining walls, typically less than 2.0 metres high. Then, internally within the development, there are about 270 metres of retaining walls at least 2.0 metres high. The body corporate is satisfied that the maintenance of all retaining walls and boundary fences is the responsibility of the body corporate. While no work is likely to be required in the immediate future, a provision has been made for ongoing minor repairs as required and this plan will be updated at any time when the requirement for significant work is becoming apparent. There are metal gates at both entrances and work has been scheduled for the maintenance of these. The stone fence adjacent to the back entrance is not expected to require maintenance.					
9	Gardens	Very Good	N/A	N/A	N/A
While there are few gardens on common property, the body corporate maintains all gardens behind retaining walls, including those on units. In addition, the body corporate maintains the gardens on road frontage, including those on units, with the exception of those where the owner prefers to maintain their own. Maintenance of gardens is funded from the operating budget.					

### Job cost table

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500
Remark the Road Markings	0	2500	0	0	0	0	0	0	0	2500
Provision for Road Repairs	0	0	0	5000	0	0	0	5000	0	0
Replace Gate Drive Units	0	0	0	0	0	0	0	0	0	0
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Install Speed Bumps	3000	0	0	0	0	0	0	3000	0	0
<b>Total</b>	<b>\$5,000</b>	<b>\$4,500</b>	<b>\$42,000</b>	<b>\$47,000</b>	<b>\$50,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$10,000</b>	<b>\$2,000</b>	<b>\$4,500</b>

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500
Remark the Road Markings	0	0	0	0	0	0	0	2500	0	0
Provision for Road Repairs	0	5000	0	0	0	5000	0	0	0	5000
Replace Gate Drive Units	0	0	6000	0	6000	0	0	0	0	0
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Install Speed Bumps	0	0	0	0	0	3000	0	0	0	0
<b>Total</b>	<b>\$2,000</b>	<b>\$7,000</b>	<b>\$48,000</b>	<b>\$42,000</b>	<b>\$56,000</b>	<b>\$10,000</b>	<b>\$2,000</b>	<b>\$4,500</b>	<b>\$2,000</b>	<b>\$7,000</b>

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500
Remark the Road Markings	0	0	0	0	0	2500	0	0	0	0
Provision for Road Repairs	0	0	0	5000	0	0	0	5000	0	0
Replace Gate Drive Units	0	0	0	0	0	0	0	0	0	0
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
Install Speed Bumps	0	0	0	3000	0	0	0	0	0	0
<b>Total</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$42,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$4,500</b>	<b>\$2,000</b>	<b>\$7,000</b>	<b>\$2,000</b>	<b>\$2,000</b>



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

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	10,000	25,000	50,500	38,500	21,500	1,500	29,500	57,500	77,500	105,500
Less cost of jobs	5,000	4,500	42,000	47,000	50,000	2,000	2,000	10,000	2,000	4,500
Subtotal	5,000	20,500	8,500	-8,500	-28,500	-500	27,500	47,500	75,500	101,000
Funding from levies	20,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Closing balance	25,000	50,500	38,500	21,500	1,500	29,500	57,500	77,500	105,500	131,000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Opening balance	131,000	159,000	182,000	164,000	152,000	126,000	146,000	174,000	199,500	227,500
Less cost of jobs	2,000	7,000	48,000	42,000	56,000	10,000	2,000	4,500	2,000	7,000
Subtotal	129,000	152,000	134,000	122,000	96,000	116,000	144,000	169,500	197,500	220,500
Funding from levies	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Closing balance	159,000	182,000	164,000	152,000	126,000	146,000	174,000	199,500	227,500	250,500

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Opening balance	250,500	278,500	306,500	294,500	274,500	254,500	280,000	308,000	331,000	359,000
Less cost of jobs	2,000	2,000	42,000	50,000	50,000	4,500	2,000	7,000	2,000	2,000
Subtotal	248,500	276,500	264,500	244,500	224,500	250,000	278,000	301,000	329,000	357,000
Funding from levies	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Closing balance	278,500	306,500	294,500	274,500	254,500	280,000	308,000	331,000	359,000	387,000

**Inflation Added Funding Table All currency values in this table include inflation at a rate of 5.0%. (the first 10 years only)**

<b>Financial year ending</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
Opening balance	10,000	25,000	51,775	38,545	18,865	-5,445	30,291	67,814	95,956	137,325
Less cost of all jobs	5,000	4,725	46,305	54,408	60,775	2,553	2,680	14,071	2,955	6,981
Subtotal	5,000	20,275	5,470	-15,863	-41,910	-7,997	27,611	53,743	93,001	130,344
Funding from levies	20,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	25,000	51,775	38,545	18,865	-5,445	30,291	67,814	95,956	137,325	176,883

## Jobs list

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

### **Job Number: 1    Job Name: Repaint the Dwellings**

The painted elements on the dwellings include the weatherboards (Linea), soffits, garage door frames and front doors. The standalone units have a slightly larger area of weatherboards.

The cost calculation is based on approx. 12 hours work plus materials for the duplex units, and approx 15 hours for the standalone units. All plus GST.

For budgeting, allow \$1,200 incl GST for the 66 duplex units and \$1,500 incl GST for the 29 standalone units.

Total budget \$120,000 spread over three years commencing 10 years from new and thereafter every 10 years.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Repaint the Dwellings	0	0	40000	40000	40000	0	0	0	0	0

### **Job Number: 2    Job Name: Minor Repairs to Roofs and Exterior Walls**

There will be inevitable ongoing minor repairs to roofs and exterior walls. This work could typically be on such items as roof flashings, gutters and downpipes or pointing in the bricks.

The body corporate accepts that it is best that the body corporate manages and initially pays the contractors for this work but may recover the costs from the owners concerned. Or it may consider absorbing the costs on the basis of "swings and roundabouts" and the notion that everyone bought into the development together for shared benefits and costs.

The amount budgeted is a provision only.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Minor Repairs to Roofs and Exterior Walls	500	500	500	500	500	500	500	500	500	500

### **Job Number: 3    Job Name: Maintain Street Lights**

Based on the performance, the street light bulbs appear to have a life of around seven to 10 years and a provision is made for replacing them. Investigations have been made into replacing them with LED but this was not recommended because of



the cost.

The amount budgeted is a provision only.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Maintain Street Lights	500	500	500	500	500	500	500	500	500	500

#### Job Number: 4 Job Name: Remark the Road Markings

The road markings will need to be routinely remarked. These include car and campervan parks, yellow no-parking lines and any other directional or road safety markings that may be added.

The amount budgeted is an estimate only and may be updated once quotes or known costs are available.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Remark the Road Markings	0	2500	0	0	0	0	0	0	0	2500

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Remark the Road Markings	0	0	0	0	0	0	0	2500	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Remark the Road Markings	0	0	0	0	0	2500	0	0	0	0

#### Job Number: 5 Job Name: Provision for Road Repairs

A provision is made for repairs to the asphalt.

Allow for 50 sq m of repairs at \$100 per sq m (\$50 to prepare and \$50 to re-lay) every few years. Commencing after 10 years from new.

This budget may also be used for repairing any cracks that appear in the concrete kerbs or other work on roads, kerbs, sumps or footpaths.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for Road Repairs	0	0	0	5000	0	0	0	5000	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Provision for Road Repairs	0	5000	0	0	0	5000	0	0	0	5000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Provision for Road Repairs	0	0	0	5000	0	0	0	5000	0	0

**Job Number: 6    Job Name: Replace Gate Drive Units**

Motorised gate drive units typically have a life expectancy not much beyond 20 years, and the Body Corporate is providing for the replacement of both at the time they fail. They are not expected to both require replacement at the same time. The "run till fail" strategy is low-risk because there are other options for getting in and out of the development if one gate fails in the closed position.

Allow \$6,000 incl GST per gate unit.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace Gate Drive Units	0	0	0	0	0	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Replace Gate Drive Units	0	0	6000	0	6000	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Replace Gate Drive Units	0	0	0	0	0	0	0	0	0	0

**Job Number: 7    Job Name: Repaint Steelwork**

The steelwork around the development such as the gates, signs and streetlights, will need to be repainted around every 10 - 12 years.

Allow one tradesperson @ \$75 per hour for two weeks, plus materials and some lifting equipment. Total provision \$8,000 incl GST.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Repaint Steelwork	0	0	0	0	8000	0	0	0	0	0

**Job Number: 8    Job Name: Provision for Fence Repairs**

There are around 850 m of boundary fencing around the property, and an annual provision is made for the inevitable repairs that will be required. This job and budget will be updated when and if it becomes apparent that significant work will be required.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Provision for Fence Repairs	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

**Job Number: 9    Job Name: Install Speed Bumps**

The body corporate is planning to install and maintain speed bumps to slow traffic for health and safety reasons and to improve the durability of the asphalt.

The amount budgeted should allow for three speed bumps to be installed. They will likely need to be replaced around every eight years. The body corporate will seek professional advice regarding the best locations.

The body corporate will also consider painting the 15 kph speed limit on the seal to further calm traffic.

Financial year ending	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Install Speed Bumps	3000	0	0	0	0	0	0	3000	0	0

Financial year ending	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Install Speed Bumps	0	0	0	0	0	3000	0	0	0	0

Financial year ending	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Install Speed Bumps	0	0	0	3000	0	0	0	0	0	0

## Photo gallery



Above image number: 1    Name: Boundary retaining wall with garden behind



Above image number: 2    Name: Campervan park showing steel fence above high retaining wall



Above image number: 3      Name: One side of the front entrances showing a gate and motor drive unit



Above image number: 4      Name: High retaining wall and electrical transformer





Above image number: 5    Name: Street view showing long straight road where traffic needs to be calmed



Above image number: 6    Name: Small street lamp and electrical pillar box

## About this Long-Term Maintenance Plan

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

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

### About this LTMP

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

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

### Users in Plan Heaven

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

### Accuracy of the data

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

### Status of this LTMP

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

### Renewals

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

### Currency

All currency values in this LTMP are at today's values except for the explicitly inflation-adjusted funding table if activated.

### Plan Heaven terms and conditions

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

End of report for BC 494638, Waterview Estate

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