

# **Long Term Maintenance Plan Review**

**Body Corporate 23531  
6 Liverpool Street  
Hamilton**



Prepared by Colliers, PO Box 19093 Hamilton on 18.10.2016

Reviewed on 29.03.2021

Next review due 3 years from last review date

# Long Term Maintenance Plan

## Introduction

The Long Term Maintenance Plan (LTMP) covers

1. the common property, building elements, and infrastructure of the unit title development
2. any additional items that the body corporate has decided by ordinary resolution to include in the plan.

Items generally included comprise grounds/driveways, building exterior envelope, and services commonly shared. Building interiors and fixtures/fittings that benefit an individual only are not included.

The property has been inspected with regard to the current condition and future maintenance requirements.

The features inspected are:

- Perimeter Fencing
- Driveway/paths
- Substructure
- Wall Cladding
- Roof Cladding
- Stormwater Collection
- Exterior joinery

The sewer system, stormwater pipework underground, and electrical, comms, data systems are not included as they are not easily inspected and also not expected to require planned maintenance or capital expenditure in a 10 year period.

## Description

- The buildings are 6 attached two level residential units constructed in the 1970's.
- Perimeter timber palings at fibrolite. There is no fencing at the front.
- Driveway is asphalt.
- Substructure is concrete slab.
- Wall cladding is concrete block, brick and fibre cement sheeting.
- Roof cladding is pressed metal tile (chip coated).
- Gutters and downpipes are PVC.
- Joinery is aluminium.

The body corporate has opted out of setting up a Long Term Maintenance Fund but operates an Optional Contingency Fund. The owners decide at the AGM the amount of contribution to the Optional Contingency Fund.

### **Recommended Programmed maintenance 29.03.2021**

**This is regular maintenance to prolong the life of building elements. Ensure that all contractors are provide a copy of The Asbestos Management Plan prior to any work commencing.**

- Building soft wash every 3 years
- Roof treatment every 3 years (Condition check of roof done at this time)
- Clean of gutters annually (May/ June)
- Repainting of all previously painted surfaces in 2021. Next repainting due 2031. This gives a paint life of 10 years. This is indicative only and dependent on how well the cladding has been maintained. Recommend reviewing every 3 years.
- Storm water catch pit clearance every 12 months.
- Driveway treatment every 4 years

## **Disclaimer for Long Term Maintenance Plan**

You have been provided with the Long Term Maintenance Plan on the basis of the following:

1. The Long Term Maintenance Plan (the LTMP) is our reasonable estimate of the repairs and maintenance that may be required for the period covered by the LTMP.
2. The LTMP represents our personal assessment of the repairs and maintenance required based upon a visual inspection of the property and no invasive investigations have been completed.
3. The LTMP is not intended to be exhaustive or to imply that every building element was inspected or that every possible future repair and maintenance requirement of the property has been identified.
4. Any opinion expressed regarding the expected life of any building element or timing of repair and maintenance is a general estimate only and variations are to be expected.
5. We make no warranties that the contents of the LTMP are complete and accurate and accept no liability for any errors or omissions in the LTMP.
6. We do not review, audit or check the recommendations provided by other contributors to the LTMP or information provided by you.
7. We have no responsibility for or involvement with the carrying out of any repair or maintenance identified in the LTMP.

## Long Term Maintenance Plan Summary

|             |                                       |
|-------------|---------------------------------------|
| Prepared by | Colliers, PO Box 19093, Hamilton 3244 |
|-------------|---------------------------------------|

| Period Covered | 2021 to 2030 |
|----------------|--------------|
|----------------|--------------|

|                       |       |
|-----------------------|-------|
| Body Corporate Number | 23531 |
|-----------------------|-------|

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|---------|------------------------------|
| Address | 6 Liverpool Street, Hamilton |
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| Fund | A Long Term Maintenance Fund has not been set up but an Optional Contingency Fund is in place with contributions determined by the owners at the Annual General Meeting. |
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[illegible]

**Notes:**

LTMP Summary to be read in conjunction with Long Term Maintenance Plan

LTMP Summary created on 01.04.2012 Reviewed on 25.03.2021 review due 25.03.2024

Cost estimates include GST

Complete repaint quote of \$12,408 in 2020 used and capped at 5% over next 10 years

Currently awaiting requote excluding soffits and facias