

Long Term Maintenance Plan Review

Body Corporate 404398
16 Enderley Avenue
Hamilton



Prepared by Colliers International, PO Box 19093 Hamilton on 01.10.2012

Reviewed on 14.04.2021

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 10 attached single level townhouses constructed in 2008.
- Perimeter fencing is timber post and rail with timber palings.
- Driveway is asphalt.
- Substructure is concrete.
- Wall cladding is brick and linea board.
- Roof cladding is pressed Colorsteel tile.
- Gutters are Colorsteel with PVC downpipes.
- Window joinery is aluminium, with painted entrance doors and Colorsteel garage doors.

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 14.04.2021

This is regular maintenance to prolong the life of building elements

- 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)
- Repaint of all previously painted surfaces in 2021. 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 year.
- 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 404398
 Address 16 Enderley Avenue, Hamilton

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.

Item Covered	Material	Age	Life expectancy	Condition	Comment
Perimeter fencing side and back	Timber post, rail and palings	13 years	20 years	Good	
Perimeter fencing front	Timber post and rail.	13 years	20 years	Good	
Driveway/paths	Asphalt and concrete pavers	13 years	>30years	Good	
Substructure	Concrete	13 years	>50years	Good	
Wall cladding	Brick and linea board	13 years	>50years	Good	
Roof cladding	Colorsteel tile	13 years	>30years	Good	
Paint		13 years	10 years	Good	
Stormwater collection	Steel gutters/PVC downpipes	13 years	>25years	Good	
Exterior joinery	Aluminium	13 years	>50years	Good	Painted front doors and Colorsteel garage doors

Estimated Cost of maintenance	Cycle	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Building soft wash	Every 3 years		\$ 1,452.00			\$ 1,481.00			\$ 1,511.00		
Roof treatment	Every 3 years		\$ 1,219.00			\$ 1,243.00			\$ 1,268.00		
Gutter clean	Every year	\$ 230.00	\$ 232.00	\$ 235.00	\$ 237.00	\$ 239.00	\$ 241.00	\$ 244.00	\$ 246.00	\$ 249.00	\$ 251.00
Catch pit clear	Every year	\$ 98.00	\$ 99.00	\$ 100.00	\$ 101.00	\$ 102.00	\$ 103.00	\$ 104.00	\$ 105.00	\$ 106.00	\$ 107.00
Paint	Every 10 years	\$9,030.00	\$1,104	\$ 1,204.00	\$ 1,305.00	\$ 1,406.00	\$ 1,507.00	\$ 1,608.00	\$ 1,709.00	\$ 1,810.00	\$ 1,911.00
Driveway treatment	Every 4 years	\$ 253.00				\$ 259.00				\$ 265.00	
Total		\$ 9,611.00	\$ 4,106.00	\$ 1,539.00	\$ 1,643.00	\$ 4,730.00	\$ 1,851.00	\$ 1,956.00	\$ 4,839.00	\$ 2,430.00	\$ 2,269.00
Estimated annual contribution		\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40	\$ 3,497.40

Notes:

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

LTMP Summary created on 01.10.2012 Reviewed on 14.04.2021 review due 14.04.2024

Cost estimates include GST