

Body Corporate 542441, Worcester Terraces

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Number: 542441

Body Corporate Name: Worcester Terraces

Street Address: Worcester and Gloucester Streets and Latimer Square
Christchurch Central
Christchurch

Number of Units: 68

Body Corporate Type: Residential

Long-Term Maintenance Plan Settings

Plan Status: Approved

Start Date: 1 December 2022

Plan Years: 10

Administrator: Martyn Cole

Long-Term Maintenance Fund Statement

This body corporate has established and maintains a long-term maintenance fund in accordance with the requirements of Section 117 (1) of the Unit Titles Act 2010.

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 in regard to the quality and performance of any building element, especially as it relates its weathertightness. In particular, the contents of this long-term maintenance plan should not be relied upon as a pre-purchase inspection and/or condition report.

A brief description of the development

History

The Code Compliance Certificate for the development was issued in May 2022 indicating the time construction would have been completed.

Form of the Development

The development consists of sixty-eight residential units in eleven blocks. Most of these units are in the style of terrace houses. Ten of these buildings are lined Latimer Square, Worcester Street, Gloucester Street and overlooking Huanui Lane, with the eleventh building located within the property, overlooking the central car park. These buildings are situated on a roughly rectangular parcel of land of approx 5,100 sq m.

The common land between the eleven blocks is used as a driveway and access to internal access garages on the ground floor of some of the units, and a central car parking area. The balance of the common land is in low-maintenance gardens, a number of bike sheds and bin enclosures.

Construction

While all of the buildings have unique appearances, they generally have the same external walls and claddings which include pre-cast concrete, James Hardie Stria cladding, and cedar shiplap weatherboards.

The exterior joinery is double-glazed powder-coated aluminium. The roofs are clad with factory-finished steel (Dimond Heritage or similar) in a tray profile.

Infrastructure

The infrastructure is consistent with a medium-rise development whereby the essential services are fed from the city-wide systems in the street, under common land and up to the termination points on each unit. There are common fire and ventilation systems in three of the buildings, as well as access-controlled pedestrian doors. The body corporate is therefore required to maintain a Building Warrant of Fitness (BWOFF).

Common Property

External common property is limited to the driveway, fences and grounds.

In three of the buildings, there are internal stairwells and entrance lobbies that provide access to units on the upper levels.

Funding of Maintenance

Typically, the operating account is used for recurring and lower-value maintenance items that occur at least once a year, such as cleaning, building washes, sump and gutter cleaning and maintenance relating to the BWOFF. The long-term maintenance fund is typically used for larger and one-off items.

GST

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

Element descriptions and condition assessments

Item: 1 Name: Roofs Type: Building Element

Description

There are a variety of roof shapes within this development.

The roofs are predominantly low-pitched. Most of them are either flat or skillion with gabled sections while one building irregularly shaped butterfly roofs.

All of the roofs fall to factory-finished metal edge gutters and drain to factory-finished metal downpipes.

The roofs are all clad with factory-finished steel (Dimond Heritage or similar) in a tray profile.

Condition Assessment

As at October 2022, the roofs were understood to be in excellent condition.

Maintenance Planned

The body corporate will carry out routine gutter cleaning and roof inspections. The body corporate has decided to not carry out manual roof washes but if the roof inspections identify corrosion developing that might be prevented by roof washes, this decision may be revisited.

Roof inspections, gutter cleaning and roof washes (if required) are funded from the operating account.

No other maintenance is planned.

There are no jobs for Roofs

Item: 2 Name: External Walls & Claddings Type: Building Element

Description

The eleven blocks within this development feature the same external cladding systems, but in different combinations.

Each building has pre-cast concrete walls. Some are painted while others have an unpainted roughsawn board finish. There is a combination of cedar rusticated weatherboards and James Hardie Stria Fibre cement sheets.

The soffits are formed from painted fibre cement sheeting (Villaboard or similar).

Condition Assessment

As at October 2022, the exterior walls and claddings were in excellent condition.

Maintenance Planned

Building washes will be routinely carried out. These are funded from the operating account.

The body corporate is planning to repaint the exterior walls and claddings on a cycle of around every seven to ten years. A job and budget have been established for this work in this plan.

In accordance with the Homeowner's Guide provided by Fletcher Living, the cedar weatherboards are to be routinely oiled. Allowance has been made in this plan to undertake this work on a cycle every three years.

No other maintenance is planned.

Job Number 1 - Stain Cedar Weatherboards Item: External Walls & Claddings

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Stain Cedar Weatherboards	0	0	0	80800	0	0	80800	0	0	80800

Item: 3 Name: External Doors, Windows & Fire Doors Type: Building Element

Description

The windows, sliding doors to balconies and the main entrance doors to Building 1, Building 6 and Building 10 are formed from powder-coated aluminium (Altus Pacific Architectural Suite or similar).

Some of the entry doors are solid core timber fire doors in a timber frame and have automatic door closers. Other units have aluminium entry doors in an aluminium vertical shrouds over some of the windows also.

Some of the units have horizontal powder-coated louvred awnings over the sliding doors (Holyoake or similar). Some units also have powder-coated aluminium shrouds around some of the windows.

The garages each have a sectional garage door clad in cedar.

Condition Assessment

As at October 2022, the windows and doors were in very good condition. The shrouds and awnings were also understood to be in very good condition.

Maintenance Planned

The exterior doors and windows will be washed as part of any building-wide wash programme. The painted elements, including factory-finished (if required), will be repainted as part of any building-wide repainting programme.

The garage doors are to be routinely maintained in accordance with manufacturer's recommendations. This is funded from the operating account.

No other maintenance is planned.

There are no jobs for External Doors, Windows & Fire Doors

Item: 4 Name: Balconies & Terraces Type: Building Element

Description

Most of the upper levels units in each block have balconies.

There are a variety of balcony deck styles within this development. Many of the decks are formed from concrete coated in a membrane system (Equus Chevaline Dextx or similar) and have a Nurajack deck support system that supports the ceramic tiles. Others are laid with hardwood decking timber (Garapa). All of the balconies generally fall drain into downpipes.

The balustrades are formed from powder-coated aluminium. Some of the balconies also have wing walls that are either formed from pre-cast concrete or are clad with painted James Hardie Stria panels.

The terraces have exposed aggregate decks with planter beds formed from either hardwood timber or concrete. The retaining walls and fences within these terraces are mentioned later in this report.

Condition Assessment

As at October 2022, the balconies and terraces were understood to be in excellent condition.

Maintenance Planned

The balconies will be washed as part of any development-wide building wash programme and the painted elements, including factory-finished (if required) will be repainted as part of any development-wide repainting programme.

No other maintenance is planned.

There are no jobs for Balconies & Terraces

Item: 5 Name: Electrical Systems Type: Infrastructure

Description

The electricity is feed is varied within this development.

For the three, three-storey buildings containing single-storey units, electricity is fed from the pillar boxes in the street under common land and up to the main switch cabinet underneath the stairs on the ground floor and up to the circuit breaker boards in each unit.

For the other buildings, electricity is fed from the pillar boxes in the street under common land and up to the main switch cabinet located on an exterior wall in a factory-finished metal cabinet with lockable doors. From there the electricity is fed to the circuit breaker boards in each unit.

The body corporate has its own supply to power the common area lights, which include bollard lighting along the pathways.

There is provisional wiring in the individual garages and in the car park for the charging of electric vehicles (EVs).

Condition Assessment

As at October 2022, the electrical systems were understood to be in excellent condition.

Maintenance Planned

Minor repairs to outdoor lighting are funded from the operating account.

The body corporate will consider what additional investment is required to complete the provision of EV charging. Once costs are known and decisions have been made, this plan may be updated.

No maintenance is planned.

There are no jobs for Electrical Systems

Item: 6 Name: Plumbing & Drainage Systems Type: Infrastructure

Description

The plumbing and drainage systems in the development include mains water supply, wastewater discharge and stormwater removal.

Mains Water Supply

Mains water is fed from the city supply in the street, under common land and up through the buildings to the termination points adjacent to each unit.

Wastewater Discharge

Wastewater, including grey water and sewerage, is discharged from each unit, down through the buildings, into the common sewer pipes under common land and out into the city sewer system in the street.

Stormwater Removal

Rainwater from the roofs is passed down through the downpipes into the common stormwater pipes under common ground and out into the city stormwater system in the street.

Surface water from the driveway and car parks is captured with dish drains and sumps and discharged into the same stormwater network.

Condition Assessment

As of October 2022, the plumbing and drainage systems were understood to be in excellent condition.

Maintenance Planned

The gutters and sumps will be routinely cleaned out. Gutter and sump cleaning is funded from the operating account.

No other maintenance is planned.

There are no jobs for Plumbing & Drainage Systems

Item: 7 Name: Communications Systems Type: Infrastructure

Description

The development's communication systems include landline telephone, broadband connectivity, and television reception.

Broadband connectivity is provided through fibre optic cable delivering ultra-fast broadband (UFB).

The body corporate manages an MATV (Master Aerial Television) system presumably on the roof of each block.

Condition Assessment

As of October 2022, the communication systems were understood to be in excellent condition.

Maintenance Planned

No maintenance is planned.

There are no jobs for Communications Systems

Item: 8 Name: Mechanical Services Type: Infrastructure

Description

The mechanical services installed include fresh air supply and extraction systems to the units, as well as air conditioning systems, and heat recovery systems. There are no mechanical ventilation systems within the common internal stairwell and lobbies.

Condition assessment

As of October 2022, the fresh air supply and extraction systems were understood to be in excellent condition.

Maintenance planned

The servicing, repairs and cleaning of systems within units are the responsibility of individual unit owners.

Because there are no common systems, no maintenance is planned.

There are no jobs for Mechanical Services

Item: 9 Name: Fire Protection Systems Type: Infrastructure

Description

Three of the buildings have Type 2f fire protection systems which include manual call points (break in case of fire) and heat and smoke detectors throughout the building. These three buildings have mimic panels beside the main lobby entrance doors.

These building also have emergency lighting on escape routes and safe paths, including stairwells.

Condition Assessment

As of October 2022, the fire protection systems were in excellent condition.

Maintenance Planned

The fire protection systems are inspected, tested, serviced and certified by an Independently Qualified Person (IQP) as part of the BWOFF. This is funded from the operating account including any replacement of emergency lighting that fails during testing.

No other maintenance is planned.

There are no jobs for Fire Protection Systems

Item: 10 Name: Security Systems Type: Infrastructure

Description

The security systems in the development are limited to the access-controlled entrance doors to the internal lobbies of the three buildings that have internal stairwells. These buildings also have intercom systems installed.

Condition Assessment

As at October 2022, the security systems were understood to be in excellent condition.

Maintenance Planned

The access-controlled entrances are to be inspected, tested, serviced and certified by an IQP as part of the BWO. This is funded from the operating account.

A contractor routinely services the intercom systems. The costs of this and any minor parts are funded from the operating account.

No other maintenance is planned.

There are no jobs for Security Systems

Item: 11 Name: Internal Stairwells & Lobbies Type: Common Property

Description

In three of the buildings, there are entrance lobbies that lead to common internal staircases that provide access to the units on the upper levels of these buildings.

The decor in the stairwells is simple with bare concrete walls, the ceilings and walls on the landings near the fire doors are formed from painted fibre cement sheeting, the main entrance lobby floors have ceramic tiles with non-slip matting at the entry door. The concrete stair treads have ceramic tiles with rubber and metal nosings.

There is a timber handrail fixed to the concrete stairwell wall.

The fire doors off landings to the units are provided for under Doors and Windows.

Condition Assessment

As of October 2022, the stairs and landings were generally in excellent condition.

Maintenance Planned

The body corporate plans to refurbish the staircases including repainting on a ten to fifteen-year cycle approximately. Jobs and budgets have been established in the plan for the work. The time frame may be changed once the body corporate has a better understanding of how well the decor is standing up.

No other maintenance is planned.

There are no jobs for Internal Stairwells & Lobbies

Item: 12 Name: Bike & Bin Sheds Type: Common Property

Description

There are four bike sheds around this development formed from galvanised steel clad with a metal mesh screening and a galvanised steel and metal screen door secured by a key pad lock. The roof is clad with factory-finished tray metal cladding (Diamond Heritage or similar). The bike sheds have galvanised steel bike frames installed.

There is a central bin shed within the development which is formed from two concrete blockwork end walls that are painted on the outside and two sets of double steel-framed double doors, along with a roof and one of the walls to this building that are clad with galvanised metal mesh.

Condition Assessment

As at October 2022, the bike sheds and bin shed were in excellent condition.

Maintenance Planned

The bike and bin sheds will be included in the overall building wash.

The painting of the blockwork walls will be included in the building repaint.

No other maintenance is planned.

There are no jobs for Bike & Bin Sheds

Item: 13 Name: Driveway, Paths & Car Parks Type: Common Property

Description

There is a driveway off Worcester Street that leads to a central car park that is laid with asphalt bordered by concrete kerbs and channels. The car parks are marked.

Surface rainwater drains through road sumps. The grated sump in the middle of the car park has a concrete surround but is set directly into the asphalt while the other grated sumps are in concrete channels.

There are numerous footpaths throughout this development that are formed from exposed aggregate concrete.

The three blocks with the entrance lobbies have exposed aggregate steps leading up to the entrance door with stainless steel handrails fixed to the painted pre-cast walls. They also have strip drains in front of the lobby entrance doors.

Condition Assessment

As at October 2022 the driveway and car parks were in excellent condition.

Maintenance Planned

The sumps will be routinely cleaned out. Sump cleaning is funded from the operating account.

A job and budget have been established in this plan for remarking the car parks and vehicle directional markings.

No other work is planned.

Job Number 2 - Car Park Linemarking Item: Driveway, Paths & Car Parks

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Car Park Linemarking	0	0	0	0	0	0	0	0	850	0

Item: 14 Name: Fences, Gates, Retaining Walls & Letterboxes Type: Common Property

Description

There are several different types of fences around the boundaries and between the units.

There are painted concrete blockwork fences along the street fronts that have hardwood timber fencing in between. Some units also have powder-coated aluminium gates.

Most of the units along Worcester Street, Latimer Square and Huinui Lane have factory-finished metal letterboxes fixed to the fences while the factory-finished metal letterboxes for the three larger buildings are located beside the main entrance door to the internal lobbies.

One of the buildings on the corner of Gloucester Street and Latimer Square has powder-coated aluminium fencing that sits atop the painted blockwork walls.

Units with entries facing on to the carpark area of the development have factory-finished metal letterboxes attached to the fences.

At the entrance of the driveway on Worcester Street, there are pre-cast concrete walls. One has 'Worcester Terraces' etched on to it.

Intertenant fences (including those fences to the terraces) are also a mixture of painted concrete blockwork walls, hardwood and powder-coated aluminium.

There are numerous retaining walls throughout the development, many of which are in the individual terraces belonging to units. Some of these are formed from painted concrete blockwork while others are formed from hardwood timber.

Condition Assessment

As at October 2022, the fences, gates, retaining walls and letterboxes were generally in excellent condition.

Maintenance Planned

The front painted concrete block fences will be repainted as part of any development-wide repainting programme.

No other maintenance is planned.

Job Number 3 - Painting of Exterior Pre-cast Concrete Walls & Blockwork Fences Item: Fences, Gates, Retaining Walls & Letterboxes

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Painting of Exterior Pre-cast Concrete Walls & Blockwork Fences	0	0	0	0	0	0	0	109000	0	0

Item: 15 Name: Grounds, Gardens & Common Areas Type: Common Property

Description

The grounds around the development include areas low-maintenance gardens planted with hardy shrubs and covered with mulch.

Along the paths and in the central area near the car park, there are timber bench seats. There is also a large section of artificial turf in this area.

Condition Assessment

As at October 2022, the gardens and grounds were in very condition.

Maintenance Planned

The body corporate employs a contractor to mow the lawns and maintain the gardens. Lawn and garden maintenance is funded from the operating account.

No other maintenance is planned.

There are no jobs for Grounds, Gardens & Common Areas

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: Stain Cedar Weatherboards

The body corporate will arrange for the cedar shiplap weatherboard cladding to be re-stained on a cycle of every two to three years.

The budget has been estimated using the following calculations.

Approx 1125 sq metres @ \$40 per sq metre (QVCostbuilder) = \$45,000 plus GST = approx \$51,750 incl GST

Plus fixed and mobile scaffolding. Estimate only. \$29,000 incl GST

Total Provision: \$80,800 incl GST

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Stain Cedar Weatherboards	0	0	0	80800	0	0	80800	0	0	80800

Job Number: 2 Job Name: Car Park Linemarking

The following GST inclusive provision is made to remark the car parks.

The estimate is based on approx 41 car parks at one 2 metre line each or 82 m of lines @ \$3.00 plus GST per metre (QVCostbuilder). Plus other yellow hatching and painting out old marks if required (allow 20 m). Plus base and setup cost.

Provision only. Estimate \$850 incl GST

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Car Park Linemarking	0	0	0	0	0	0	0	0	850	0

Job Number: 3 Job Name: Painting of Exterior Pre-cast Concrete Walls & Blockwork Fences

The body corporate is planning to repaint the external cladding and other associated painted elements on a cycle of around seven to ten years.

The budget has been estimated using the following calculations.

Pre-cast Concrete Walls

Approx 1,250 sq metres @ \$40 per sq metre (QVCostbuilder) = \$50,000 plus GST = approx \$57,500 incl GST

Plus fixed and mobile scaffolding. Estimate only. \$32,350 incl GST

Total Provision: \$90,000 incl GST

Blockwork Fences

Approx 410 sq metres @ \$40 per sq metre (QVCostbuilder) = \$16,400 plus GST = approx \$19,000 incl GST

The amount budgeted is an estimate only and the body corporate will obtain quotations and/or estimates from contractors as soon as possible and update the budgeted amount if required.

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
---------------------------	------	------	------	------	------	------	------	------	------	------

[illegible]

Job cost table

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Stain Cedar Weatherboards	0	0	0	80800	0	0	80800	0	0	80800
Car Park Linemarking	0	0	0	0	0	0	0	0	850	0
Painting of Exterior Pre-cast Concrete Walls & Blockwork Fences	0	0	0	0	0	0	0	109000	0	0
Total	\$0	\$0	\$0	\$80,800	\$0	\$0	\$80,800	\$109,000	\$850	\$80,800

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

Financial year commencing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening balance	4,804	74,804	144,804	214,804	204,004	274,004	344,004	333,204	294,204	363,354
Less cost of jobs	0	0	0	80,800	0	0	80,800	109,000	850	80,800
Subtotal	4,804	74,804	144,804	134,004	204,004	274,004	263,204	224,204	293,354	282,554
Funding from levies	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
Closing balance	74,804	144,804	214,804	204,004	274,004	344,004	333,204	294,204	363,354	352,554

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	0	35	>\$750,000
2	Building Element	External Walls & Claddings	0	50	N/A
3	Building Element	External Doors, Windows & Fire Doors	0	>30	>\$1,800,000
4	Building Element	Balconies & Terraces	0	Mixed	N/A
5	Infrastructure	Electrical Systems	0	35	>\$1,080,000
6	Infrastructure	Plumbing & Drainage Systems	0	50	Unknown
7	Infrastructure	Communications Systems	0	35	>\$540,000
8	Infrastructure	Mechanical Services	0	35	>\$800,000
9	Infrastructure	Fire Protection Systems	0	35	>\$90,000
10	Infrastructure	Security Systems	0	35	>\$60,000
11	Common Property	Internal Stairwells & Lobbies	0	45	N/A
12	Common Property	Bike & Bin Sheds	0	45	>\$100,000
13	Common Property	Driveway, Paths & Car Parks	0	45	>\$500,000
14	Common Property	Fences, Gates, Retaining Walls & Letterboxes	0	Mixed	>\$350,000
15	Common Property	Grounds, Gardens & Common Areas	Mixed	Mixed	N/A

Note: The inclusion of the age, life and cost of replacement values of all building elements, items of infrastructure and all common property is a mandatory requirement of LTMPs under the Unit Titles Act 2010 and accordingly is included. However, it is the view of Plan Heaven that while these values are useful for 30-year LTMPs they add little value to a well prepared 10-year LTMP.

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. There is no provision for inflation.

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

End of report for BC 542441, Worcester Terraces

© 2023 Plan Heaven Ltd | 0800 109 327 | planheaven.co.nz