Body Corporate 359630, Cambridge Apartments

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Name: Cambridge Apartments
Street Address: 41 - 43 Cambridge Terrace
Christchurch Central
Christchurch
Number of Units: 29

Long-Term Maintenance Plan Settings

Plan Status: Draft
Start Date: 1 April 2024
Plan Years: 30
Administrator: Support Plan Heaven
Inflation Adjusted Funding Table Set. Rate used: 4.0 %

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 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.

A brief description of the development

History

Titles were issued in February 2006, indicating this was about the time construction was completed. The development suffered some damage during the 2011 and subsequent earthquakes; strengthening work and repairs occurred in 2018 - 2019.

There have been no significant changes to the development since its construction.

Form of the Development

Cambridge Apartments is a residential development with 29 units in four separate blocks. The east and west blocks are three-storey (without attics), and the north and south blocks are four-storey with roof storage attics above; all are over the sizeable single-level basement car parking area.

The blocks are similarly constructed and clad. The north and south blocks each have a footprint of approximately 230 square metres, the west and east blocks each have a footprint of approximately 100 sqm, and they are located on a rectangular parcel of land of approximately 1,500 square metres.

Construction

The primary form of construction for the buildings is reinforced concrete masonry blocks, with precast concrete floors with in-situ toppings. A timber frame is used for the infill and sub-roof.

The roofs are clad with Colorsteel.

Infrastructure

The infrastructure is consistent with a multi-level residential development, whereby all units are connected directly to the essential services. A backflow preventer on the main water supply, a standard fire protection system, and CO2 monitoring equipment in the basement must all be maintained, and the body corporate is required to maintain a Building Warrant of Fitness (BWOF).

Common Property

The common property includes the foyer, stairways, steps and landings, a central courtyard with garden beds and boundary fencing, and the basement and access ramp.

Earthquake related repairs

The development suffered some earthquake damage during the 2011 and subsequent earthquakes, mainly to the north and south buildings and there was cosmetic damage throughout the development.

The scope of works indicate that in 2018 structural strengthening work occurred at the north and south buildings' stairwells and epoxy crack injection repairs were carried out throughout the development, structural steek K brack structural frames have been installed to the north and south lofts. Structural steel X brace shear structural frames were installed in apartments 24 & 29 of the north block and apartments 20 & 28 of the south block. All structural works were designed, consented and installed to reach 67% of New Building Standard (NBS).

The membrane above the basement carpark was replaced with the product Sika Sarnafil, installed and detailed to today's code. Warranties and producer statements for this work were received at the completion of the Earthquake Repairs and Strengthening project.

The buildings were repainted in the Resene X200 system.

The roof was refastened, and some flashings were replaced but not repainted. Some aluminium windows were replaced (in the north and south stairwells, relating to the strengthening work that occurred), and many were reset and sealed.

Condition Assessment

The condition of the property's elements was assessed during a site visit in May 2024.

Funding of Maintenance

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

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 BWOF. 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: Roof Type: Building Element

Description

The buildings have steeply pitched gable roofs clad with pre-painted Colorsteel in a corrugated profile. The roofs fall to external gutters and downpipes formed from pre-painted steel.

At the stairwells of the north and south blocks, there are flat roof sections with internal gutters that drain to rainheads and spreaders fed from internal gutters most likely formed from butynol rubber over ply. The flat roofs of the north and south block stairwells were replaced during the earthquake repair and structural strengthening phase. The same applies to the flat roofs above the windows and doors that protrude from the main corrugate roof.

All associated flashings to these areas have been replaced. Warranties and producer statements for the flat roof works were received as part of the Earthquake Repairs and strengthening project.

There are various skylights and penetrations through the roofs, and equipment mounted on the roofs includes TV aerials.

Condition Assessment

The roof and paint system appear in good condition for their age.

Planned Maintenance

The body corporate will carry out routine gutter cleaning and roof inspections and does not expect roof washing to be required due to the washing effect that will occur from rainfall due to the pitch of the roofs, but the roof inspections can confirm this. The roof inspections will also alert the Body Corporate to any problems that could escalate so they can be quickly attended to. This work is funded from the operating budget; therefore, no jobs have been scheduled for this work in this plan.

The body corporate does not expect the roof to require replacing within the period of this plan, and hence, no provision has been made for this cost. However, leaks and other maintenance issues can and do occur. Therefore, a provisional allowance for ongoing periodic roof repairs has been budgeted to fund maintenance works as required. If the repairs indicate that a significant replacement project is required in the future, this plan may be updated then.

The metal roof has not been painted since new, and the colour finish will weather and can be expected to fade over time. The body corporate has planned to repaint the roof during the plan to maintain the aesthetic appearance of the development as required. A job and budget have been established for this work in the plan.

The Body Corporate Will Undertake all Roof Maintenance

Because the development's Unit Title Plan identifies the roofs as being within the boundary of the top-floor units and despite the current most common interpretation of the provisions of the Unit Titles Act 2010 and subsequent case law, there could be differences of opinion among owners regarding who should pay for the roof's maintenance. However, the body corporate agrees that the body corporate is required to manage and fund all roof maintenance, including any replacement or repainting needed in the decades to come.

Installation of New Assets and Penetrations to be Approved by the Body Corporate

The most common cause of damage to the roofs is likely contractors walking on them without sufficient care, and poor-quality work when installing assets on the roof for owners. Therefore owners are discouraged from commissioning any works on the roofs. However, if an owner considers they have no other option they must obtain approval from body corporate before any new installation is made. Requests will be considered case-by-case. This policy ensures the quality of the installation, that suitable care is taken to prevent roof damage, and that the contractor follows appropriate health and safety procedures.

Job Number 1 - Roof maintenance *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof maintenance	0	0	0	0	4000	0	0	0	0	4000

Job Number 2 - Roof Repaint *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof Repaint	0	0	0	0	0	0	0	0	0	90000

Item: 2 Name: Exterior Walls Type: Building Element

Description

The exterior walls are formed from reinforced concrete masonry blocks with a painted finish.

The earthquake repairs of 2018 - 2019 included full GPR (x-ray) scanning of all blockwork for blockfill voids, filling of any blockwork voids that were located that had not been correctly or adequately filled during the original construction, removing and replacing loose mortar between blocks, epoxy filling cracks in blocks a complete full repaint of each block.

The buildings were repainted in 2019 with a Resene X200 system, for which the applicator (Spencer Group) provided a 5 year warranty on workmanship and material. Annual building washes are likely to be a condition of the warranty.

Condition Assessment

The masonry blocks, mortar between them, and the paint finish appear to be in good to poor condition. In September 2023, an inspection of the paint discovered it was deteriorating, with bubbling and cracking across the walls of the building. The cause of the paint failure is unknown, although it was suspected that water vapour may be contributing.

Planned Maintenance

Building washes will be routinely carried out. The contractor will be asked to report any defects noticed, such as cracks and degraded mortar, and the body corporate will arrange for repairs of any minor defects as required. Building washes and minor repairs are funded from the operating account.

Because the cause of the paint failure is not understood, the body corporate plans to have a building surveyor inspect the building to assess the cause of the failure and report back before the building is repainted. A job and budget have been established for this work in the plan.

The body corporate has advanced the building's repaint to 2025 to address the deterioration of the paint and has included a provisional amount for additional preparation costs. From then on the exterior walls and claddings are planned to be repainted on a cycle of around every 10-12 years. A job and budget have been established for this work in this plan.

Job Number 3 - Building Surveyor assessment of the paint *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building Surveyor assessment of the paint	10000	0	0	0	0	0	0	0	0	0

Job Number 4 - Building Repaint *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building Repaint	0	210000	0	0	0	0	0	0	0	0

Item: 3 Name: Balconies Type: Building Element

Description

All of the upper-level units have balconies. The floors are extensions of the concrete floor slab, and the balustrades are made of fabricated steel with a galvanised finish topped with stainless steel handrails.

The balcony floors are fitted with ceramic tiles directly fixed over a membrane. Some balconies drain over the edge, while others fall back toward the units and drain through strip drains parallel to the balcony doors.

Ground floor units have patios.

Condition Assessment

The balconies and tiles are all in good condition for the property's age, but the handrails are starting to show some weathering and rust stains around the fixings.

The Body Corporate's Role in Maintenance

The body corporate will manage and initially fund the maintenance of all balconies but may recover the costs from the owners concerned.

Maintenance Planned

The balconies will be cleaned during building washes, and all the strip drain grates removed and cleaned at regular intervals. Building washes are funded from the operating budget.

Item: 4 Name: Exterior Doors and Windows Type: Building Element

Description

The main entrance door in the foyer, the balcony sliding doors, and the windows are made of glass in powder-coated aluminium frames. The front doors of units and common doors are fire-rated and formed from timber in an aluminium frame.

Vehicle access to the basement parking area is through a powered, metal grille roller door.

Access control doors are part of the smoke and fire control system to protect the escape routes in an emergency.

Condition Assessment

All doors and windows are in good condition, with some UV fading noted; otherwise, they appear in good condition. However, the grilled roller garage door accessing the underground garage are notorious for causing problems and have a relatively short life.

Planned Maintenance

The exterior doors and windows will be washed as part of any building-wide wash programme and included in the building repaint. Building washes are funded from the operating budget.

As part of this BWOF, the fire doors, including the access-controlled doors, will be inspected, tested, and certified by an Independent Qualified Practitioner (IQP). This work and any minor repairs are funded from the operating budget.

Minor ongoing repairs can generally be anticipated for the external doors and windows, and this work is funded from the operating budget. If the repairs indicate that a significant replacement project is required in the future, this plan may be updated at that time.

A job and budget have been established for replacing the grille roller door periodically during the period of the plan.

Job Number 5 - Replace the Garage Roller Door *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Replace the Garage Roller Door	0	0	0	0	0	0	7300	0	0	0

Item: 5 Name: Basement garage Type: Building Element

Description

The basement is accessed from a concrete ramp leading down from the street. Vehicle access into the basement is managed using a stop/go traffic light. The ramp has an overhead structure of galvanised steel, which acts as an over-height barrier along with the motorised grille roller door.

The basement is well-lit, with marked car parks and small fenced areas for residents' storage. Pedestrians access the basement via concrete steps leading to the courtyard.

The basement's ceiling, floor, and exterior walls are unpainted concrete, with the remaining internal walls painted. The basement also acts as the primary entry point for most services before they are reticulated up and down the building in risers.

Also, cupboards and gated storage areas have been created along exterior walls attached to each unit.

Condition Assessment

The basement garage is generally in good condition. However, efflorescence on the concrete block walls at several points suggests water transmission through the blocks.

Planned Maintenance

The building surveyor will also investigate the cause of the efflorescence on the concrete block walls during the paint assessment and remedial options.

As the painted basement walls are not exposed to the elements so the body corporate does not expect them to require repainting as often as the exterior. The internal basement walls will be included in the building repaints periodically as required.

The car parking markings will require repainting during the term of this plan, and a job and budget have been established for this work.

Job Number 6 - Carparking line repainting *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Carparking line repainting	0	0	0	0	3500	0	0	0	0	0

Item: 6 Name: Electrical Systems Type: Infrastructure

Description

The electrical systems in the development are consistent with those of a modern midrise residential building. Mains electricity is fed from the street to the electrical cabinets in the ground-floor switch room, where the meters are held, and from there on to the switchboards in each unit.

The Body Corporate has its meter and supply to provide common power to the lighting in the foyers, stairwells, and landings, heating in the entry foyer, the car parking area, basement ventilation, security system, and powered vehicle access gate.

Condition Assessment

All electrical systems are in good condition.

Maintenance Planned

There are no plans for significant maintenance or upgrading of the electrical systems in the development.

Item: 7 Name: Fire Protection Systems Type: Infrastructure

Description

As listed on the Compliance Schedule, the development has a type 2 / type 6 fire protection system. The system includes sprinklers throughout the building and the basement with an external sprinkler inlet point, manual call points (break glass in case of fire) and smoke detectors. All detectors and call points are connected to a monitored fire panel (connected to the Fire and Emergency Service).

Condition Assessment

The fire protection systems were understood to be in good condition.

Maintenance Planned.

The fire protection systems are inspected, tested and certified by an Independently Qualified Person (IQP) as part of the BWOF. This work and the cost of minor repairs, parts such as sounders and detectors, lighting and battery replacements are funded from the operating account.

Fire panels and core systems become obsolete over time. A job and budget have been established to provide funding for replacing the fire panel and core system.

Job Number 7 - Fire Panel upgrade *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Fire Panel upgrade	0	0	0	0	0	0	0	35000	0	0

Item: 8 Name: Plumbing and 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 and Wastewater Systems

The development's main water supply and wastewater discharge systems are consistent with a mid-rise development in that both of these services are piped from where they connect to the city systems up through risers in the building to the termination points on each unit.

The body corporate must maintain a backflow preventer on the main water supply and the fire sprinkler systems.

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 in the common courtyard is discharged into the underground pipe system through sumps.

Condition Assessment

The plumbing and drainage systems were understood to be in good condition.

Maintenance Planned

The body corporate will arrange to clean gutters, drains, and sumps regularly. This work is funded from the operating account.

The backflow preventer will be inspected, tested and certified by an Independent Qualified Person (IQP) as part of this BWOF. This work and any minor repairs are funded from the operating budget.

Job Number 10 - Repair collapsed stormwater pipe *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Repair collapsed stormwater pipe	9000	0	0	0	0	0	0	0	0	0

Item: 9 Name: Communication Systems Type: Infrastructure

Description

The communication systems in the development are the telephone, broadband, television and intercom systems.

Telephones and broadband are consistent with a mid-rise development, whereby the cables are reticulated to a termination point at each unit. UFB (fibre) has been installed, and no copper wire feeds into the development.

The body corporate maintains a common television reception.

Condition Assessment

All communication appears to be in good condition and is operational.

Maintenance Planned

No maintenance is planned for the development's communication systems other than regular checks funded from the operational budget.

Item: 10 Name: Security Systems Type: Infrastructure

Description

The development's security system consists of two fob-type access pads, one for the main entry foyer and the other for the basement area.

The central panel for the intercom system is at the outside entry area to the main foyer and is available for visitors to use.

Several security cameras have also been installed throughout the development.

Condition Assessment

The security systems are in good condition.

Planned Maintenance

The body corporate has made provision for upgrading the intercom and access control systems in the future to avoid obsolescence. A job and budget have been established for this work in the plan.

The body corporate has made provision for future replacement and upgrades of the existing CCTV camera surveillance system to avoid obsolescence. A job and budget have been established for this work in the plan.

Job Number 8 - Intercom and access control system replacement *(In this section only those jobs scheduled in the first 10 years e displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Intercom and access control system replacement	0	9000	0	0	0	0	0	0	0	0

Job Number 9 - CCTV surveillance system replacement *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	12000

Item: 11 Name: Mechanical Ventilation Type: Infrastructure

Description

A mechanical extract system has been installed in the basement to support and supplement natural ventilation. This is controlled by CO sensors that turn the fans on when CO levels are too high or when the basement's movement sensors are triggered by vehicle or pedestrian movement.

Condition Assessment

The system is understood to be in good operational condition.

Maintenance Planned

The system is maintained as part of the development's BWOF. The CO sensors need to be recalibrated every year and will require replacement from time to time. A CO sensor typically lasts about four years and costs about $1000 plus GST each. No budgets for replacing or recalibrating these CO sensors have been included because this is funded from the BWOF expenses in the operating budget.

The life of fan motors can vary depending on many factors, including total run time. So while the basement fans don't have a high run time - perhaps two or three hours a day at peak they will eventually fail and need to be replaced immediately. A job and budget have been established for this work in the plan.

Job Number 12 - Garage extraction fan replacement. *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	12000	0

Item: 12 Name: Foyer, Stairway and Landings Type: Common Property

Description

The north and south blocks have foyers with tiled floors and painted interiors. Stairways with landings at each level provide access to the upper-level units. The main entry foyer (located in the south block) also houses the residents' letterboxes and the switch room.

The internal stairs are rendered concrete, and the external steps are unpainted. All have low-slip nosings on the steps and stainless steel handrails. The internal landing floors are painted concrete, and the outside landing floors are unpainted concrete. All internal walls for the stairs and landings are painted.

All areas are well lit with sensor lights.

Condition Assessment

These areas are generally in good condition because of the low-maintenance finishes. However, the underside of the external stairways shows signs of efflorescence around the steel structure and staining from fastenings.

Planned Maintenance

Regular cleaning and removing staining and moss under the stairs will be part of the wash programme funded from the operating budget.

A job and budget have been established to repaint the foyers, stairs and landings. The body corporate will leave the timing of this work flexible and will make a decision and obtain firm prices closer to the time a repaint is required.

Job Number 11 - Paint the Foyer, Stairs and Landing Areas *(In this section only those jobs scheduled in the first 10 years are splayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30000	0	0	0	0

Item: 13 Name: Courtyard and Gardens Type: Common Property

Description

The central courtyard has tiles underfoot and raised garden beds formed from painted masonry concrete blocks with various small plants, trees, and timber seating for residents.

At the development's front (street side) are raised garden beds with various small plants, also formed from painted masonry concrete blocks.

Condition Assessment

All the areas are tidy and in good to fair condition.

Maintenance Planned

The gardens will require routine maintenance, which is funded from the operating account.

The masonry concrete blocks and timber seats will require repainting, which, if necessary, will be done simultaneously with the building painting.

Item: 14 Name: Basement Type: Common Property

Description

The single-level car park basement has walls made from a mix of unpainted concrete panels and blocks. The ceiling is made from precast concrete panels and concrete poured in situ.

Many services, such as mechanical ventilation, fire system sprinklers, mains water, wastewater and stormwater pipes, electricity cables, and security cameras, are generally slung to the underside of the ceiling using cable trays and pipe hanger brackets.

Condition Assessment

At the time of the inspection, the basement was in mixed condition. However, in mid-2024, significant flooding occurred due to high groundwater levels and pressure. The water came through wall-to-floor joints and the corbel seals in five stormwater discharge pipes that pass through the walls below ground.

Maintenance Planned

The maintenance of the various services and infrastructure items are covered in their respective sections of this plan.

Work is planned to seal the basement, particularly reseal the wall-to-floor joints and the corbel seals by high-pressure injection of flexible resins. Some sections of the walls will also be ground and skimmed with sealant. This work has been scheduled.

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

No other maintenance is planned.

Job Number 13 - Seal the basement *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Seal the basement	0	61000	0	0	0	0	0	0	0	0

Item: 15 Name: Public Carparking Area Type: Common Property

Description

There is a small asphalted area at the building's front (street side) with marked parking spaces for visitors.

Condition assessment

The asphalt appears in good condition,

Maintenance planned

The car parking will be remarked simultaneously with the basement car park markings.

Item: 16 Name: Fences and Boundary Walls Type: Common Property

Description

Border fencing is predominantly painted masonry concrete blocks. Some infill panels are heavy steel sections in a galvanised finish. The eastern boundary wall foundation is raised, and the entire boundary wall was replaced during the earthquake repair and strengthening works.

Condition Assessment

All fencing and boundary walls are in good to fair condition. Some fixings show signs of corrosion, and there is graffiti present in some spots.

Maintenance Planned

The body corporate will arrange for the fencing and boundary walls to be washed simultaneously as the building washes and painted during building repaints as required.

Minor graffiti will be removed as required and funded from the operating account.

The body corporate expects the fences to last for the life of buildings.

Item: 17 Name: Signage Type: Common Property

Description

The development's signage includes "Cambridge Apartments," the signage at the visitors' car parking area, and all numbering throughout the development.

Condition Assessment

All signage appears to be in good condition.

Maintenance Planned

Any maintenance or repair costs will be funded from the operating account.

Works History Records

Record No: 1 **Repair Collapsed Drain** **Year Completed: 2024** **Approx Cost: 9000**

Works were required to repair a collapsed stormwater pipe on common land near the front entrance.

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: Roof maintenance

The body corporate has established this job and budget to provide funds for potential periodic roof maintenance such as repairing leaks, refixing flashings or other unforeseen maintenance following inspections. The amounts are a provision only as the nature and cost of such works cannot be accurately predicted.

Provisional allowance for ongoing periodic roof repairs every five years = $3000 plus GST = $3,500 approx.

If repairs indicate the roof's overall condition is deteriorating and that a significant replacement project is required in the future, this plan may be updated at that time.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof maintenance	0	0	0	0	4000	0	0	0	0	4000

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof maintenance	0	0	0	0	4000	0	0	0	0	4000

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof maintenance	0	0	0	0	4000	0	0	0	0	4000

Job Number: 2 Job Name: Roof Repaint

A GST-inclusive provision of $90,000 is made to repaint the buildings' roofs, including washing, painting to an approved system, and access equipment/edge protection. This is considered a 20-year cycle of regular work.

Scaffolding will need to be erected because of the pitch to provide edge protection. This is likely to cost more than the actual cost of painting. The timing will be determined based on the results of the roof inspections nearer the time. The cost estimate allows for attending to minor repairs.

The body corporate will obtain firm quotes before the work proceeds.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof Repaint	0	0	0	0	0	0	0	0	0	90000

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof Repaint	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof Repaint	0	0	0	0	0	0	0	0	0	90000

Job Number: 3 Job Name: Building Surveyor assessment of the paint

This job and budget are to fund the engagement of a building surveyor or other suitably qualified professional to assess the condition and cause of failure of the building's paint system and prepare a report. If the investigation indicate that a significant repair project is required in the future, this plan may be updated at that time.

Budget allowance for Building Surveyor = $10,000 inc GST.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building Surveyor assessment of the paint	10000	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Building Surveyor assessment of the paint	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Building Surveyor assessment of the paint	0	0	0	0	0	0	0	0	0	0

Job Number: 4 Job Name: Building Repaint

This job and budget provide funds for repainting the painted surfaces every 10-12 years. However, the initial repaint has been advanced to address the deterioration of the paint system. Fences and raised garden beds will be included as required.

Budget allowance for repainting the building = $180,000 incl GST

Provisional allowance for additional preparation in the first repaint = $30,000 incl GST

The budget includes labour, materials, access equipment, and miscellaneous costs.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Building Repaint	0	210000	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Building Repaint	0	0	0	180000	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Building Repaint	0	0	0	0	0	180000	0	0	0	0

Job Number: 5 Job Name: Replace the Garage Roller Door

This job and budget have been established to provide the funds for replacing the garage grille roller door, including the drive units.

The budget allowance to replace the door and drive unit with a commercial unit is $6,300 plus GST $7,300 approx

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033

Replace the Garage Roller Door	0	0	0	0	0	0	7300	0	0	0

Financial year commencing	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
Replace the Garage Roller Door	0	0	0	0	0	0	7300	0	0	0

Financial year commencing	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Replace the Garage Roller Door	0	0	0	0	0	0	7300	0	0	0

Job Number: 6 Job Name: Carparking line repainting

To repaint the car parking marks in the basement as required through the term of this plan,

a provisional cost has been used for this work of $3500.00

Financial year commencing	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Carparking line repainting	0	0	0	0	3500	0	0	0	0	0

Financial year commencing	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
Carparking line repainting	0	0	0	0	3500	0	0	0	0	0

Financial year commencing	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Carparking line repainting	0	0	0	0	3500	0	0	0	0	0

Job Number: 7 Job Name: Fire Panel upgrade

The body corporate has made a provision to replace the fire panels after approximately 25 years of service to avoid obsolescence.

Budget allowance for replacing fire panels and core systems = $35,000 incl GST

Financial year commencing	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**
Fire Panel upgrade	0	0	0	0	0	0	0	35000	0	0

Financial year commencing	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**
Fire Panel upgrade	0	0	0	0	0	0	0	0	0	0

Financial year commencing	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Fire Panel upgrade	0	0	0	0	0	0	0	0	0	0

Job Number: 8 Job Name: Intercom and access control system replacement

An additional security camera will be installed on a pole in front of the building. The budget of $9,000, including GST, is based on a quote.

A further provision of $25,000 is made later in the term covered by this plan for further upgrades.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Intercom and access control system replacement	0	9000	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Intercom and access control system replacement	0	0	0	0	0	0	0	0	0	25000

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Intercom and access control system replacement	0	0	0	0	0	0	0	0	0	0

Job Number: 9 Job Name: CCTV surveillance system replacement

This job and budget have been set up to fund future replacements and upgrades of the CCTV cameras to avoid obsolescence.

Budget allowance for future replacement and upgrading of CCTV camera and system = $12,000

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	12000

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	12000

Job Number: 10 Job Name: Repair collapsed stormwater pipe

Repairs undertaken to repair a collapsed stormwater pipe. Budget based on the actual cost.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Repair collapsed stormwater pipe	9000	0	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Repair collapsed stormwater pipe	0	0	0	0	0	0	0	0	0	0
Financial year commencing	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**
Repair collapsed stormwater pipe	0	0	0	0	0	0	0	0	0	0

Job Number: 11 Job Name: Paint the Foyer, Stairs and Landing Areas

To repaint the painted internal common areas at each level and perform any other freshening work required the following GST inclusive provision is made.

The body corporate will leave the timing of this work flexible and will make a decision and obtain firm prices closer to the time the work is required.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30000	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30000	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30000	0	0	0	0

Job Number: 12 Job Name: Garage extraction fan replacement.

This job and budget provide funds for replacing the garage mechanical ventilation fan should it fail within the plan period as it reaches the end of its economic life.

Replacement of the basement garage extraction fan approximately every 20 years of service = $10,000 plus GST = $12,000 approx

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	12000	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	12000	0

Job Number: 13 Job Name: Seal the basement

Work is planned to seal the basement, particularly the wall-to-floor joints and the corbel seals by high-pressure injection of flexible resins. Some sections of the walls will also be ground and skimmed with sealant.

The budgeted amount includes a quoted amount of $51,000 including GST for the work plus a provision of $10,000 incl GST for legal fees relating to the CCC's role in undertaking repairs to the public stormwater system adjacent to the development.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Seal the basement	0	61000	0	0	0	0	0	0	0	0

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Seal the basement	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Seal the basement	0	0	0	0	0	0	0	0	0	0

Job cost table

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Roof maintenance	0	0	0	0	4,000	0	0	0	0	4,000
Roof Repaint	0	0	0	0	0	0	0	0	0	90,000
Building Surveyor assessment of the paint	10,000	0	0	0	0	0	0	0	0	0
Building Repaint	0	210,000	0	0	0	0	0	0	0	0
Replace the Garage Roller Door	0	0	0	0	0	0	7,300	0	0	0
Carparking line repainting	0	0	0	0	3,500	0	0	0	0	0
Fire Panel upgrade	0	0	0	0	0	0	0	35,000	0	0
Intercom and access control system replacement	0	9,000	0	0	0	0	0	0	0	0
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	12,000
Repair collapsed stormwater pipe	9,000	0	0	0	0	0	0	0	0	0
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30,000	0	0	0	0
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	12,000	0
Seal the basement	0	61,000	0	0	0	0	0	0	0	0
Total	**$19,000**	**$280,000**	**$0**	**$0**	**$7,500**	**$30,000**	**$7,300**	**$35,000**	**$12,000**	**$106,000**

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Roof maintenance	0	0	0	0	4,000	0	0	0	0	4,000
Roof Repaint	0	0	0	0	0	0	0	0	0	0
Building Surveyor assessment of the paint	0	0	0	0	0	0	0	0	0	0
Building Repaint	0	0	0	180,000	0	0	0	0	0	0
Replace the Garage Roller Door	0	0	0	0	0	0	7,300	0	0	0
Carparking line repainting	0	0	0	0	3,500	0	0	0	0	0
Fire Panel upgrade	0	0	0	0	0	0	0	0	0	0
Intercom and access control system replacement	0	0	0	0	0	0	0	0	0	25,000
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	0
Repair collapsed stormwater pipe	0	0	0	0	0	0	0	0	0	0
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30,000	0	0	0	0
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	0	0
Seal the basement	0	0	0	0	0	0	0	0	0	0
Total	**$0**	**$0**	**$0**	**$180,000**	**$7,500**	**$30,000**	**$7,300**	**$0**	**$0**	**$29,000**

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roof maintenance	0	0	0	0	4,000	0	0	0	0	4,000
Roof Repaint	0	0	0	0	0	0	0	0	0	90,000
Building Surveyor assessment of the paint	0	0	0	0	0	0	0	0	0	0
Building Repaint	0	0	0	0	0	180,000	0	0	0	0
Replace the Garage Roller Door	0	0	0	0	0	0	7,300	0	0	0
Carparking line repainting	0	0	0	0	3,500	0	0	0	0	0
Fire Panel upgrade	0	0	0	0	0	0	0	0	0	0
Intercom and access control system replacement	0	0	0	0	0	0	0	0	0	0
CCTV surveillance system replacement	0	0	0	0	0	0	0	0	0	12,000
Repair collapsed stormwater pipe	0	0	0	0	0	0	0	0	0	0
Paint the Foyer, Stairs and Landing Areas	0	0	0	0	0	30,000	0	0	0	0
Garage extraction fan replacement.	0	0	0	0	0	0	0	0	12,000	0
Seal the basement	0	0	0	0	0	0	0	0	0	0
Total	**$0**	**$0**	**$0**	**$0**	**$7,500**	**$210,000**	**$7,300**	**$0**	**$12,000**	**$106,000**

Funding required to pay for the cost of this LTMP $

* Denotes funds reimbursed for work carried out for others, including owners.

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	284,700	361,700	111,700	141,700	171,700	194,200	194,200	216,900	211,900	229,900
Less cost of jobs	19,000	280,000	0	0	7,500	30,000	7,300	35,000	12,000	106,000
Subtotal	265,700	81,700	111,700	141,700	164,200	164,200	186,900	181,900	199,900	123,900
Funding from levies	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
*Funding recovered	66,000	0	0	0	0	0	0	0	0	0
Closing balance	361,700	111,700	141,700	171,700	194,200	194,200	216,900	211,900	229,900	153,900

Financial year commencing	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Opening balance	153,900	188,900	223,900	258,900	113,900	141,400	146,400	174,100	209,100	244,100
Less cost of jobs	0	0	0	180,000	7,500	30,000	7,300	0	0	29,000
Subtotal	153,900	188,900	223,900	78,900	106,400	111,400	139,100	174,100	209,100	215,100
Funding from levies	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Closing balance	188,900	223,900	258,900	113,900	141,400	146,400	174,100	209,100	244,100	250,100

Financial year commencing	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Opening balance	250,100	285,100	320,100	355,100	390,100	417,600	242,600	270,300	305,300	328,300
Less cost of jobs	0	0	0	0	7,500	210,000	7,300	0	12,000	106,000
Subtotal	250,100	285,100	320,100	355,100	382,600	207,600	235,300	270,300	293,300	222,300
Funding from levies	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Closing balance	285,100	320,100	355,100	390,100	417,600	242,600	270,300	305,300	328,300	257,300

Inflation Added Funding Table All currency values in this table include inflation at a rate of 4.0%. (the first 10 years only)

Financial year commencing	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening balance	284,700	361,700	101,700	134,148	167,894	194,216	194,216	222,938	216,359	240,993
Less cost of all jobs	19,000	291,200	0	0	8,774	36,500	9,237	46,058	16,423	150,871
Subtotal	265,700	70,500	101,700	134,148	159,120	157,716	184,979	176,881	199,936	90,122
Funding from levies	30,000	31,200	32,448	33,746	35,096	36,500	37,960	39,478	41,057	42,699
Funding recovered	66,000	0	0	0	0	0	0	0	0	0
Closing balance	361,700	101,700	134,148	167,894	194,216	194,216	222,938	216,359	240,993	132,821

Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roof	18	>30	>$350,000
2	Building Element	Exterior Walls	18	>30	n/a
3	Building Element	Balconies	18	>30	n/a
4	Building Element	Exterior Doors and Windows	18	>30	>$550,000
5	Building Element	Basement garage	18	>30	n/a
6	Infrastructure	Electrical Systems	18	>30	>$200,000
7	Infrastructure	Fire Protection Systems	18	Mixed	>$150,000
8	Infrastructure	Plumbing and Drainage Systems	18	>40	Unknown
9	Infrastructure	Communication Systems	18	Mixed	>$100,000
10	Infrastructure	Security Systems	18	15	>$100,000
11	Infrastructure	Mechanical Ventilation	18	10	>$100,000
12	Common Property	Foyer, Stairway and Landings	18	>30	N/A
13	Common Property	Courtyard and Gardens	18	N/A	N/A
14	Common Property	Basement	19	15	
15	Common Property	Public Carparking Area	18	>30	>$50,000
16	Common Property	Fences and Boundary Walls	18	>30	>$100,000
17	Common Property	Signage	18	>30	>$15,000

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)?

This Owner believes that maintaining a carefully considered LTMP will contribute towards savings in maintenance costs over the long term while maintaining the value of the asset and attracting superior tenants. It should also give comfort to stakeholders such as shareholders, trustees, mortgagees and insurers that the property's maintenance is well planned.

About this LTMP

This LTMP has been prepared for the Owner with the assistance of Plan Heaven Limited (Plan Heaven) and using the plan building template provided online by Plan Heaven. This document has been downloaded and printed from the Plan Heaven app where the Owner planning data is stored.

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

Photographs and documents

Photographs, including those that relate to comments in the LTMP, are stored on the website and available for viewing as a gallery. The Owner may also store documents on the Plan Heaven website that relate to this LTMP, such as reports and recommendations from experts and old versions of LTMPs.

Users in Plan Heaven

Any user approved by the Owner can become a user in Plan Heaven and will then be able to access the data, reports, photographs and documents stored online using any internet-capable device. Any users approved by the Owner can also be approved 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 Owner 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 Owner may grant authority to any person to approve the draft plan.

Renewals

The Owner will determine from time to time how frequently this LTMP should be updated and renewed. However, because of the low cost and ease of updating in Plan Heaven, the Owner is likely to update this LTMP frequently.

Currency

All currency values in this LTMP are at today's values. There is no provision for inflation.

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End of report for BC 359630, Cambridge Apartments

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