

Body Corporate 582203, Lyall Bay Junction

Long-Term Maintenance Plan



Body Corporate Information

Body Corporate Name: Lyall Bay Junction
Street Address: 70 Kingsford Smith Street
Lyall Bay
Wellington
Number of Units: 53

Long-Term Maintenance Plan Settings

Plan Status: Draft
Start Date: 1 March 2025
Plan Years: 30
Administrator: Support Plan Heaven
Inflation Adjusted Funding Table Set. Rate used: 3.0 %

Long-Term Maintenance Fund Statement

This body corporate has opted out of maintaining a long-term maintenance fund and has established a Contingency Fund to be used to manage and account for the body corporate's long-term maintenance reserves, as provided for under the provisions of Section 117 (1) and Section 118 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 March 2023 indicating construction was completed around this time and there have been no significant changes since then.

Form of the Development

The development consists of 53 commercial units on an approx 5,000 square metre, irregular shaped parcel of land.

The units are in four blocks with three blocks lined along the boundaries of the site and one in the centre, creating a loop road within the site which has parking bays off it. The vehicular access is off Kingsford Smith Street.

All unit are in the form of high stud warehousing and each has a combination of roller doors and glazed store frontages to allow for mixed uses as offices, warehouses, shops, workshops etc.

Construction

The construction, all built on concrete foundations, is a mixture of steel-reinforced concrete blocks and structural steel that has been either rendered or clad with fibre cement panels.

The roof is clad with Colorsteel Maxx profiled steel sheeting with the inclusion of translucent natural lighting panels.

The roller doors are made of galvanised steel, which is painted, and all other exterior joinery is made of glazed powder-coated aluminium.

Infrastructure

The infrastructure in the development is consistent with this form of commercial development, with the essential services connected directly to each unit after passing under common land. There is a zoned fire protection system, and therefore, the body corporate is required to maintain a Building Warrant of Fitness (BWOFF).

Common Property

There is no internal common property.

External common property includes the driveway, footpaths and planting beds as well as some fencing and signage.

Funding of Maintenance

The body corporate funds maintenance from two different accounts: the operating account and the contingency 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 BWOFF. The contingency fund can be applied to any unbudgeted expenditure, including larger and one-off items typical of the long-term maintenance plan.

GST

The body corporate is registered for GST. Accordingly, all dollar amounts in this plan exclude GST unless otherwise stated.

Element descriptions and condition assessments

Item: 1 Name: Roofs Type: Building Element

Description

The roofs on all units are flat with a low pitches draining to box gutters at the eaves which discharge into external downpipes that are connected to an underground surface water drainage system.

The roofs are clad with profiled steel sheeting formed from Colorsteel Maxx, and translucent panels are set into them to provide natural lighting. The steel roof claddings received 15-year material warranties, which were issued in March 2023 for blocks A, B, and D and in October 2022 for block C.

The box gutters and downpipes are formed in pre-painted steel.

There are numerous vent and exhaust fan penetrations in the roofs and air conditioning units have been mounted on purpose-made brackets with ducted service penetrations.

Condition Assessment

As at August 2024, the roofs were understood to be in very good condition.

Maintenance Planned

The body corporate will carry out routine gutter cleaning and roof inspections. Gutter cleaning, roof inspections are funded from the operating account

The roof cladding warranties provide that rain washing of exposed sections of roof is considered adequate and the body corporate has decided the manual roof washes will not be carried out. However, where external objects on the roofs, such as air conditioning units, shelter the cladding from rain washing, it is at higher risk of degrading therefore should the roof inspections indicate manual roof washes will improve the durability of the roof cladding, the decision not to wash may be revisited.

The body corporate is satisfied that the modern roof cladding system used in this development is not expected to require replacement before the end of the period covered by this plan. However, noting that the local environmental conditions are rated as 'severe' by the cladding manufacturers leaks and other maintenance issues can be expected to occur. Therefore a job and budget have been established to provide funding for maintenance works on the roofs.

Notwithstanding a regime of routine cleaning because the environmental conditions are rated as severe, it is likely that some or all of the the gutters and downpipes will require replacement before the end of this plan. A job and budget have been established to provide funds for this work.

No other maintenance is planned.

Job Number 1 - Replace gutters and downpipes *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace gutters and downpipes	0	0	0	0	0	0	0	0	0	0

Item: 2 Name: Exterior walls and claddings Type: Building Element

Description

The primary method used to create the exterior walls is steel-reinforced concrete block walls which have been rendered and painted. However, there are also some areas where elements such as structural steel, timber frame infill panels etc. have been clad with fibre cement panels which have a painted finish.

The walls also have decorative, vertically mounted square hollow metal tubes at second floor level at various locations around the development. These are painted.

There also feature timber columns externally typically at the corners of the buildings which run from ground level to the underside of the eaves. They are formed from peeled, treated, timber logs and are unpainted.

Condition Assessment

As at August 2024, the exterior walls and claddings were in good condition.

Maintenance Planned

The body corporate will arrange for routine building washes. These are funded from the operating account.

The body corporate will also arrange for the painted elements, including factory-finished (if required), to be repainted around every 10 years. A job and estimate have been established for this work.

No other work is planned.

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

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Exterior repainting	0	0	0	0	0	0	0	0	250000	0

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

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Survey	5000	0	0	0	0	0	0	0	0	0

Item: 3 Name: Doors and windows Type: Building Element

Description

The exterior doors and windows to the units are formed from glazed powder-coated aluminium.

Some units have roller shutter doors formed from galvanised steel that has been painted. Some of the roller shutter doors also have wicket doors which are formed in metal and painted.

Condition Assessment

As of August 2024, the exterior aluminium-framed doors and windows were in good condition. Some of the steel roller shutter doors and frames for the wicket doors had flaking paint and metal corrosion was visible.

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 body corporate is working to have the defective paint rectified by the developer however a job and budget have been established to provide a contingency fund to repaint the doors if terms cannot be agreed.

No other maintenance is required.

Job Number 4 - Re-paint roller shutter doors *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034

Re-paint roller shutter doors	20000	0	0	0	0	0	0	0	0	0
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Item: 4 Name: Plumbing & drainage 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 to the termination points adjacent to each unit.

There is a backflow prevention device on the mains water supply.

Wastewater Discharge

Wastewater, including grey water and sewerage, is discharged from each unit 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 discharged into the same network after being collected via the dish drains and sumps.

Condition Assessment

As at August 2024, the plumbing and drainage systems were understood to be in good condition.

Maintenance Planned

The sumps will be routinely cleaned out. This is funded from the operating budget.

The backflow preventer is inspected, tested and certified by an independent Qualified Person (IQP) as part of the BWOF. This, along with the cost of any repairs and parts, is funded from the operating account.

No other maintenance is planned.

Item: 5 Name: Electrical systems Type: Infrastructure

Description

There is a main electrical distribution pillar box at the entrance to the development adjacent to the main sign. From here, electricity is fed under common land to several smaller electrical distribution pillar boxes serving multiples of units around the site. From these pillar boxes, individual supplies are fed to cupboards in each unit, which hold the meters and the circuit breaker boards.

The body corporate has a supply and meter to power the common electrical assets.

Condition Assessment

As at August 2024, the electrical systems were understood to be in good condition.

Maintenance Planned

The body corporate will maintain common electrical assets as required. This is funded from the operating account.

No maintenance is planned.

Item: 6 Name: Fire protection systems Type: Infrastructure

Description

The development is fitted with a Type 7 fire protection system.

This includes an automatic sprinkler system and an automatic fire alarm system with addressable heat and smoke detectors and manual call points (break glass in case of fire) in each unit, connected to the fire panel with an audible alarm.

The system also includes emergency lighting on escape routes.

The system is divided into six zones, with zones covering the blocks to the north, west, and centre of the site and the largest block on the south and east of the site divided into three zones. Each zone is a separate system, so if the alarm is activated in one unit in a zone, only the units in that zone are evacuated, not the whole development.

The system is monitored by Fire and Emergency New Zealand and there is an alarm mimic panel located in a lean-to building on the north side of Unit 1.

Condition Assessment

As at August 2024, the fire protection systems were in very good condition.

Maintenance Planned

The fire protection systems are inspected, tested and certified by an Independently Qualified Person (IQP) as part of the BWO. 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 and have to be replaced over time and sprinkler systems, similarly require more comprehensive from time to time. A job and budget have therefore been established to provide funding for the replacement of the panel and core system and for overhauling the sprinkler system.

No other maintenance is planned.

Job Number 5 - Fire protection system upgrades *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Item: 7 Name: Communication systems Type: Infrastructure

Description

The communication systems in the development principally consist of broadband connectivity provided via fibre optic cable reticulated underground to each unit.

Condition Assessment

As at August 2024, the communication systems were understood to be in good condition.

Maintenance Planned

No maintenance is planned.

Item: 8 Name: Driveway, parking & footpaths Type: Common Property

Description

The vehicle circulation driveway into and around the site, the car parking bays in front of the units and the footpaths running along the fronts of the units are all formed from concrete. Concrete kerbs have been formed to define the planting beds that are at the ends of the runs of car parking bays.

Surface water drains to sumps in the concrete dish drains formed in concrete that are laid to falls that lead the water sumps.

The area has painted car parking bays and vehicle direction markings.

Condition Assessment

As at August 2024, the concrete forming the driveway, car parking areas, drainage and kerbs was in very good condition. However the paint marking the car parking bays as well as yellow hatching adjacent to them was very faded and worn.

Maintenance Planned

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

The body corporate is working to have the developer rectify the defective paint finish marking the car parking bays etc; however, a job and budget have been established to provide a contingency fund to repaint them if terms cannot be agreed upon. Additionally the car parking bays and directional markings will need to be remarked during the term covered by this plan and funds have been added the job and budget with the immediate contingency fund for repainting them.

No other maintenance is planned.

Job Number 6 - Re-mark the car parking bays etc. *(In this section only those jobs scheduled in the first 10 years are displayed)*

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Re-mark the car parking bays etc.	5000	0	0	0	0	0	0	0	0	5000

Item: 9 Name: Grounds Type: Common Property

Description

There are some small planted areas bound by kerbs at the ends of the rows of car parking. These have been established with hardy shrubs and ground cover plants and 'mulched' with rounded stones.

Condition Assessment

As of August 2024, the grounds were in good condition.

Maintenance Planned

A gardener is contracted to carry out maintenance as required from time to time. This will involve clearing out the weeds, replenishing the mulch and replacing any dead shrubs and plants. This is funded from the operating account.

No other maintenance or upgrading is planned.

Item: 10 Name: Fences Type: Common Property

Description

There is a fence along part of the the boundary on the west side of the site. The fence is formed from treated timber and is unpainted.

Condition Assessment

As at August 2024, the fence is in very good condition.

Maintenance Planned

This plan includes a provision for funding ongoing repairs that are expected to be required during its term.

No other maintenance is planned.

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

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fence repairs	0	0	0	250	0	250	0	250	0	500

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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: Replace gutters and downpipes

This job and budget have been established to provide funds for replacing gutters and downpipes towards the end of this plan. The severe environmental conditions resulting from the development's proximity to the sea are characterised by salt in the air and light salt deposits which are known to accelerate the deterioration of metal gutters and downpipes in particular.

The budget estimate is for replacing the existing gutters and downpipes with Marley Magnum PVC products, using QV rates, with an uplift for the removal and disposal of the old gutters and downpipes. No allowance has been made for access as the works are timed to coincide with repainting where scaffold or access equipment would be available.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace gutters and downpipes	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Replace gutters and downpipes	0	0	0	0	0	0	0	0	45000	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Replace gutters and downpipes	0	0	0	0	0	0	0	0	0	0

Job Number: 2 Job Name: Exterior repainting

The body corporate will repaint the painted external surfaces on a cycle of around every 10 years.

The estimated total area to be painted is approximately 2800 sqm

Painting 2800 sq m @ \$45 per sq m (QVCostbuilder) = \$126,000

Plus scaffolding (mix of fixed and mobile) 2800 sqm @ \$24 per sqm (QVCostbuilder) = \$67,200

Plus scaffolding hire 2800 sq m @ \$2.50 per sq m for, say, 8 weeks = \$56,000

Total = \$126,000 + \$67,200 + \$56,000 = \$249,200, therefore budget \$250,000.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Exterior repainting	0	0	0	0	0	0	0	0	250000	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Exterior repainting	0	0	0	0	0	0	0	0	250000	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Exterior repainting	0	0	0	0	0	0	0	0	250000	0

Job Number: 3 Job Name: Building Survey

The Body corporate plans to undertake a building survey of the property to assess the completion and quality of various building elements as handed over.

Budget allowance = \$5,000

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Building Survey	5000	0	0	0	0	0	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Building Survey	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Building Survey	0	0	0	0	0	0	0	0	0	0

Job Number: 4 Job Name: Re-paint roller shutter doors

This job and budget have been established to provide a contingency fund for repainting the roller shutter doors.

The sum given is a budget provision only as the extent of works required has not been scoped or costed in detail.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Re-paint roller shutter doors	20000	0	0	0	0	0	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Re-paint roller shutter doors	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Re-paint roller shutter doors	0	0	0	0	0	0	0	0	0	0

Job Number: 5 Job Name: Fire protection system upgrades

This job and budget have been established to provide funds for replacing the main fire panel and overhauling the sprinkler system.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	30000

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0

Job Number: 6 Job Name: Re-mark the car parking bays etc.

This job and budget have been established to provide funds for immediately re-marking the car parking bays and directional markings and again later in the plan.

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Re-mark the car parking bays etc.	5000	0	0	0	0	0	0	0	0	5000

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Re-mark the car parking bays etc.	0	0	0	0	0	0	0	0	0	5000

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Re-mark the car parking bays etc.	0	0	0	0	0	0	0	0	0	5000

Job Number: 7 Job Name: Fence repairs

It is inevitable that some fence repairs will be required during the course of this plan. This job and budget have been established so that funds will be available when required with the amount increasing over time to reflect the likelihood that repair works necessary will increase. The amounts budgeted are a provision only

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Fence repairs	0	0	0	250	0	250	0	250	0	500

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Fence repairs	0	0	500	0	500	0	500	0	500	0

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fence repairs	1000	0	1000	0	1000	0	1000	0	1000	0

Job cost table

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Replace gutters and downpipes	0	0	0	0	0	0	0	0	0	0
Exterior repainting	0	0	0	0	0	0	0	0	250,000	0
Building Survey	5,000	0	0	0	0	0	0	0	0	0
Re-paint roller shutter doors	20,000	0	0	0	0	0	0	0	0	0
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0
Re-mark the car parking bays etc.	5,000	0	0	0	0	0	0	0	0	5,000
Fence repairs	0	0	0	250	0	250	0	250	0	500
Total	\$30,000	\$0	\$0	\$250	\$0	\$250	\$0	\$250	\$250,000	\$5,500

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Replace gutters and downpipes	0	0	0	0	0	0	0	0	45,000	0
Exterior repainting	0	0	0	0	0	0	0	0	250,000	0
Building Survey	0	0	0	0	0	0	0	0	0	0
Re-paint roller shutter doors	0	0	0	0	0	0	0	0	0	0
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	30,000
Re-mark the car parking bays etc.	0	0	0	0	0	0	0	0	0	5,000
Fence repairs	0	0	500	0	500	0	500	0	500	0
Total	\$0	\$0	\$500	\$0	\$500	\$0	\$500	\$0	\$295,500	\$35,000

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Replace gutters and downpipes	0	0	0	0	0	0	0	0	0	0
Exterior repainting	0	0	0	0	0	0	0	0	250,000	0
Building Survey	0	0	0	0	0	0	0	0	0	0
Re-paint roller shutter doors	0	0	0	0	0	0	0	0	0	0
Fire protection system upgrades	0	0	0	0	0	0	0	0	0	0
Re-mark the car parking bays etc.	0	0	0	0	0	0	0	0	0	5,000
Fence repairs	1,000	0	1,000	0	1,000	0	1,000	0	1,000	0
Total	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$251,000	\$5,000

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

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening balance	9,700	19,700	59,700	99,700	139,450	179,450	219,200	259,200	298,950	88,950
Less cost of jobs	30,000	0	0	250	0	250	0	250	250,000	5,500
Subtotal	-20,300	19,700	59,700	99,450	139,450	179,200	219,200	258,950	48,950	83,450
Funding from levies	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Closing balance	19,700	59,700	99,700	139,450	179,450	219,200	259,200	298,950	88,950	123,450

Financial year commencing	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Opening balance	123,450	163,450	203,450	242,950	282,950	322,450	362,450	401,950	441,950	186,450
Less cost of jobs	0	0	500	0	500	0	500	0	295,500	35,000
Subtotal	123,450	163,450	202,950	242,950	282,450	322,450	361,950	401,950	146,450	151,450
Funding from levies	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Closing balance	163,450	203,450	242,950	282,950	322,450	362,450	401,950	441,950	186,450	191,450

Financial year commencing	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Opening balance	191,450	230,450	270,450	309,450	349,450	388,450	428,450	467,450	507,450	296,450
Less cost of jobs	1,000	0	1,000	0	1,000	0	1,000	0	251,000	5,000
Subtotal	190,450	230,450	269,450	309,450	348,450	388,450	427,450	467,450	256,450	291,450
Funding from levies	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Closing balance	230,450	270,450	309,450	349,450	388,450	428,450	467,450	507,450	296,450	331,450

Inflation Added Funding Table All currency values in this table include inflation at a rate of 3.0%. (the first 10 years only)

Financial year commencing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening balance	9,700	19,700	60,900	103,336	146,772	191,792	237,873	285,635	334,523	68,501
Less cost of all jobs	30,000	0	0	273	0	290	0	307	316,693	7,176
Subtotal	-20,300	19,700	60,900	103,063	146,772	191,502	237,873	285,328	17,830	61,325
Funding from levies	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Funding recovered	0	0	0	0	0	0	0	0	0	0
Closing balance	19,700	60,900	103,336	146,772	191,792	237,873	285,635	334,523	68,501	113,516

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Age, life and replacement cost table

Item	Type	Name	Age (Years)	Life (Years remaining)	Replacement Cost
1	Building Element	Roofs	1	>30	>\$500,000
2	Building Element	Exterior walls and claddings	1	>30	>\$600,000
3	Building Element	Doors and windows	1	>30	>1,000,000
4	Infrastructure	Plumbing & drainage	1	>30	>100,000
5	Infrastructure	Electrical systems	1	>30	>350,000
6	Infrastructure	Fire protection systems	1	Mixed	>250,000
7	Infrastructure	Communication systems	1	Mixed	>50,000
8	Common Property	Driveway, parking & footpaths	1	>30	>\$350,000
9	Common Property	Grounds	1	N/A	>15,000
10	Common Property	Fences	1	>30	>10,000

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)?

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

End of report for BC 582203, Lyall Bay Junction

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