

Body Corporate # 396210 - 50 Gracefiled Road - Gracefield Business Park

File No 5-J0685.00

15 YEAR LONG TERM MAINTENANCE PLAN

Plan prepared 2 August 2020

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
South Block	1,488	520	3,000	-	-	-	520	75,952	-	-	-	520	184,600	-	-	266,600
Central Block	396	300	2,000	15,400	-	-	300	18,787	-	-	-	300	61,500	-	-	98,983
North Block	12,323	325	250	-	-	3,250	325	16,869	-	-	11,603	325	49,725	-	-	94,995
TOTAL	14,207	1,145	5,250	15,400	-	3,250	1,145	111,608	-	-	11,603	1,145	295,825	-	-	460,578

Existing accumulated LTMP fund	64,000	No of years covered	15	Averaged annual provision	30,706
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	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Proposed provision for LTMP Fund	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800	30,800
Maintenance expenditure	14,207	1,145	5,250	15,400	0	3,250	1,145	111,608	0	0	11,603	1,145	295,825	0	0
Accumulated provision	80,593	110,248	135,798	151,198	181,998	209,548	239,203	158,395	189,195	219,995	239,192	268,847	3,822	34,622	65,422

Inflation 0.00% per annum

Included GST 0.00%

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Inflation provision	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Accumulated provision	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

15 YEAR LONG TERM MAINTENANCE PLAN

The property was surveyed by WSP on 27th July 2020. The area(s) surveyed were those identified as and/or believed to be common area(s).

All information included in this document is based upon this visual survey as at this date.

This plan has been created for the benefit of Body Corporate # 396210 - 50 Gracefield Road - Gracefield Business Park for the purpose of providing budget information and a guideline to the future Long Term Maintenance (capital asset replacement) requirements of the property.

Maintenance requirements are derived on provision of asset replacement on a 'like for like' basis. No allowance has been made for any capital improvements such as structural strengthening with respect to earthquake or other as may be required in future. No allowance has been made for potential additional replacement costs associated with heritage assets - unless explicitly noted within the plan. No allowance has been made for building consents.

Asset Lifecycles are taken from New Zealand Asset Management Support (NAMS) guidelines, manufacturer's information (where available) or otherwise by using the experience of the audit team with respect to asset performance.

Budgetary financial information pertaining to cost and unit rates is taken from Rawlinson's New Zealand Construction Handbook Twenty Fifth Edition 2010.

This report (or any part of this report) is not to be relied upon or used out of context by any other person or organisation without further reference to WSP New Zealand Limited.

No responsibility is accepted, nor any liability for losses occasioned by other parties as a result of the circulation, reproduction or use of these reports.

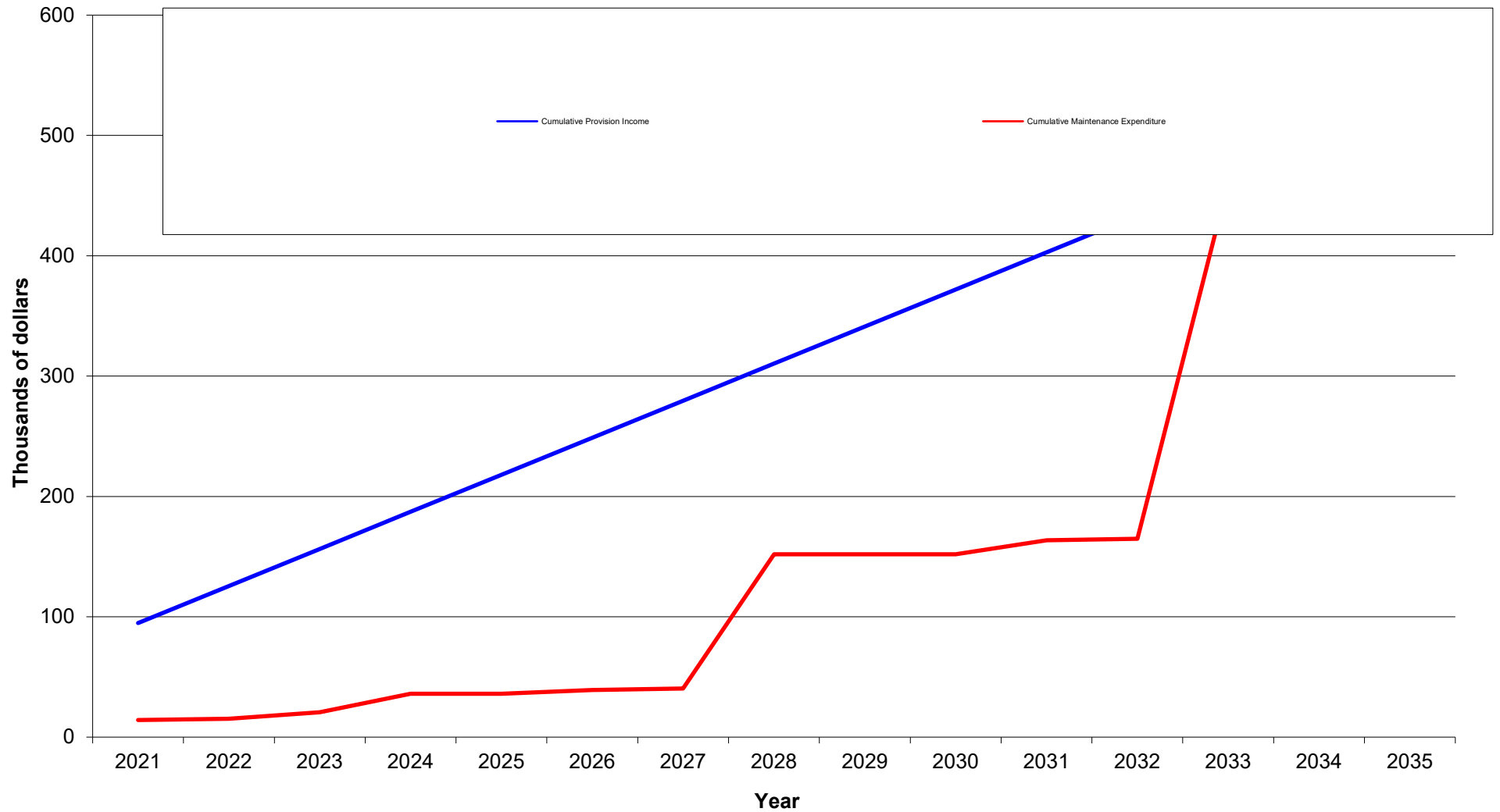
All enquiries regarding the information included in the plan are to be directed to:

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Body Corporate 396210
Long Term Maintenance Fund Annual Cash Flow



Body Corporate 396210
Long Term Maintenance Fund Cumulative Cash Flow



YEAR WORK PLANNED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
EXTERIOR																
Balcony / decking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cladding / windows / doors	-	-	-	-	-	-	-	63,292	-	-	-	-	-	-	-	63,292
Roofing	1,488	-	-	-	-	-	-	-	-	-	-	-	184,600	-	-	186,088
Exterior painting	-	-	-	-	-	-	-	12,360	-	-	-	-	-	-	-	12,360
Lighting	-	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds	-	-	-	-	-	-	-	300	-	-	-	-	-	-	-	300
Paving	-	520	-	-	-	-	520	-	-	-	-	520	-	-	-	1,560
Electrical																
Fencing																-
INTERIOR																
Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carpentry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curtains / Blinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor coverings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating and ventilation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interior painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1,488	520	3,000	-	-	-	520	75,952	-	-	-	520	184,600	-	-	266,600

YEAR WORK PLANNED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
EXTERIOR																
Balcony / decking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cladding / windows / doors	-	-	-	15,400	-	-	-	10,282	-	-	-	-	-	-	-	25,682
Roofing	396	-	-	-	-	-	-	-	-	-	-	-	61,500	-	-	61,896
Exterior painting	-	-	-	-	-	-	-	8,305	-	-	-	-	-	-	-	8,305
Lighting	-	-	2,000	-	-	-	-	-	-	-	-	-	-	-	-	2,000
Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds	-	-	-	-	-	-	-	200	-	-	-	-	-	-	-	200
Paving	-	300	-	-	-	-	300	-	-	-	-	300	-	-	-	900
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTERIOR																
Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carpentry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curtains / Blinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor coverings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating and ventilation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interior painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	396	300	2,000	15,400	-	-	300	18,787	-	-	-	300	61,500	-	-	98,983

YEAR WORK PLANNED	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
EXTERIOR																
Balcony / decking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cladding / windows / doors	-	-	-	-	-	-	-	12,767	-	-	-	-	-	-	-	12,767
Roofing	720	-	-	-	-	3,250	-	-	-	-	-	-	49,725	-	-	53,695
Exterior painting	11,603	-	-	-	-	-	-	3,802	-	-	11,603	-	-	-	-	27,008
Lighting	-	-	250	-	-	-	-	-	-	-	-	-	-	-	-	250
Flooring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grounds	-	-	-	-	-	-	-	300	-	-	-	-	-	-	-	300
Paving	-	325	-	-	-	-	325	-	-	-	-	325	-	-	-	975
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INTERIOR																
Appliances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Carpentry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Curtians / Blinds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Floor coverings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heating and ventilation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interior painting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	12,323	325	250	-	-	3,250	325	16,869	-	-	11,603	325	49,725	-	-	94,995

Building	Location	Int / Ext	Element Group	Element	Description	Action	Trade	Amt	Estimated Instal	Life Expect	1st Replace	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	\$0											100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXTERIOR													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
South Block													\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cladding/Windows/Doors																										
	1 South block	Exterior	cladding / windows / doors	Garage door	commercial	replace	builder	\$22,500	2008	30	2011															
	1 South block	Exterior	cladding / windows / doors	wall	scaffolding	paint	painter	\$14,880	2008	10	2018								\$14,880							
	1 South block	Exterior	cladding / windows / doors	wall	concrete	paint	painter	\$1,200	2008	10	2018								\$1,200							
	1 South block	Exterior	cladding / windows / doors	roof	Trough section	paint	painter	\$47,212	2008	20	2028								\$47,212							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63,292	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing																										
	1 South block	Exterior	roofing	roof	coloursteel	replace	roofer	\$179,400	2008	30	2033														\$179,400	
	1 South block	Exterior	roofing	spouting	coloursteel	replace	roofer	\$5,200	2008	25	2033													\$5,200		
	1 South block	Exterior	roofing	downpipe	PVC-150mm	replace	roofer	\$1,488	2008	20	2021	\$1,488														
												\$1,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,600	\$0	\$0
Exterior Painting																										
	1 South block	Exterior	exterior painting	Sofit	haarditex	paint	painter	\$1,664	2008	10	2018								\$1,664							
	1 South block	Exterior	exterior painting	wall	concrete	paint	painter	\$6,696	2008	10	2018								\$6,696							
	1 South block	Exterior	exterior painting	Garage door	Commercial	paint	painter	\$4,000	2008	10	2018								\$4,000							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting																										
	1 South block	Exterior	exterior	lighting upgrade	light fittings & bulb	replace	electrical	\$3,000	2008	15	2023			\$3,000												
												\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds																										
	1 South block	Site	external	Outside tap	metal	replace	general	\$300	2008	10	2028								\$300							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paving																										
	1 South block	Exterior	paving	carpark	marking line	paint	painter	\$520	2008	5	2012		\$520					\$520					\$520			
												\$0	\$520	\$0	\$0	\$0	\$0	\$520	\$0	\$0	\$0	\$0	\$520	\$0	\$0	\$0
Central Block																										
Cladding/Windows/Doors																										
	2 Central Block	Exterior	cladding / windows / doors	Garage door	commercial	replace	builder	\$18,000	2008	30	2011															
	2 Central Block	Exterior	cladding / windows / doors	wall	scaffolding	paint	painter	\$9,082	2008	10	2018								\$9,082							
	2 Central Block	Exterior	cladding / windows / doors	wall	concrete	paint	painter	\$1,200	2008	10	2018								\$1,200							
	2 Central Block	Exterior	cladding / windows / doors	roof	Trough section	paint	painter	\$15,400	2008	20	2024				\$15,400											
												\$0	\$0	\$0	\$15,400	\$0	\$0	\$0	\$10,282	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing																										
	2 Central Block	Exterior	roofing	roof	coloursteel	replace	roofer	\$58,500	2008	30	2033														\$58,500	
	2 Central Block	Exterior	roofing	downpipe	PVC-150mm	replace	roofer	\$396	2008	20	2021	\$396														
	2 Central Block	Exterior	roofing	spouting	coloursteel	replace	roofer	\$3,000	2008	25	2033													\$3,000		
												\$396	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61,500	\$0	\$0
Exterior Painting																										
	2 Central Block	Exterior	exterior painting	Sofit	haarditex	paint	painter	\$1,472	2008	10	2018								\$1,472							
	2 Central Block	Exterior	exterior painting	wall	concrete	paint	painter	\$3,633	2008	10	2018								\$3,633							
	2 Central Block	Exterior	exterior painting	Garage door	concrete	paint	painter	\$3,200	2008	10	2018								\$3,200							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,305	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighting																										
	2 Central Block	Exterior	exterior	lighting upgrade	light fittings & bulb	replace	electrical	\$2,000	2008	15	2023			\$2,000												
												\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grounds																										
	2 Central Block	Site	external	Outside tap	metal	replace	general	\$200	2008	10	2018								\$200							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Paving																										
	2 Central Block	Exterior	fire protection	carpark	marking line	paint	painter	\$300	2008	5	2012		\$300					\$300					\$300			
												\$0	\$300	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$0
North Block																										
Cladding/Windows/Doors																										
	3 North Block	Exterior	cladding / windows / doors	Garage door	commercial	replace	builder	\$9,000	1981	30	2011															
	3 North Block	Exterior	cladding / windows / doors	wall	Metal Cladding	paint	painter	\$6,415	1998	10	2018								\$6,415							
	3 North Block	Exterior	cladding / windows / doors	Garage door	concrete	paint	painter	\$1,600	2001	10	2018								\$1,600							
	3 North Block	Exterior	cladding / windows / doors	wall	scaffolding	paint	painter	\$4,752	2008	10	2018								\$4,752							
												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roofing																										
	3 North Block	Exterior	Roofing	downpipe	PVC-80mm	replace	roofer	\$720	2000	20	2021	\$720														
	3 North Block	Exterior	Roofing	spouting	metal	replace	roofer	\$3,250	2001	25	2026						\$3,250									
	3 North Block	Exterior	Roofing	roof	metal	replace	roofer	\$49,725	1996	35	2033													\$49,725		
												\$720	\$0	\$0	\$0	\$0	\$3,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,725	\$0
Exterior Painting																										
	3 North Block	Exterior	exterior painting	wall	fibre cement	paint	painter	\$2,376	2008	10	2018								\$2,376							
	3 North Block	Exterior	exterior painting	wall	concrete	paint	painter	\$1,426	2008	10	2018								\$1,426							
	3 North Block	Exterior	exterior painting	roof	corrugated	paint	painter	\$11,603	2008	10	2021	\$11,603										\$11,603				
	4 North Block	Exterior	exterior painting	roof	trough section	paint	painter	\$9,900	1990	20	2021															
												\$11,603	\$0	\$0	\$0	\$0	\$0	\$0	\$3,802	\$0	\$0	\$11,603	\$0	\$0	\$0	\$0
Lighting																										
	3 North Block	Exterior	Light upgrade	light fittings & bulb	bulkhead																					



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.