



KONING VADAS BLOM ASSOCIATES

Professional Advisors to the Built Environment

**BODY CORPORATE PEZULA 10 YEAR MAINTENANCE PLAN**

JUNE 11 2018  
OCTOBER 16 2018 REV1

**2018** (year ending 28 Feb 2019 -2019 tax year)

									Contribution per item per year:										
		Last Installation Date	Expected Life Span	Expected Year of Replacement	No. years until replacement	Current Cost	Estimated Escalation	Condition	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
<b>External &amp; Internal Painting, Maintenance &amp; Repairs</b>																			
<i>External/Internal</i>	General External Surfaces Phase 1 - Commercial Exterior	2003	6	2018	1	400 000	7%	poor	400 000									400 000	
	General External Surfaces Phase 2- Suites Exterior	2003	6	2018	1	1 200 000	7%	poor	1 200 000									1 200 000	
	General External Surfaces Phase 3 -Annex & Housekeeper	2003	6	2018	1	150 000	7%	poor	150 000									150 000	
	General External Surfaces Phase 1 - Commercial Exterior	2018	6	2024	6	240 000	7%	fair	40 000	42 800	45 796	49 002	52 432	56 102	PROCEED			286 132	
	General External Surfaces Phase 2- Suites Exterior	2018	6	2024	6	720 000	7%	fair	120 000	128 400	137 388	147 005	157 296	168 306	PROCEED			858 395	
	General External Surfaces Phase 3 -Annex & Housekeeper	2018	6	2024	6	90 000	7%	fair	15 000	16 050	17 174	18 376	19 662	21 038	PROCEED			107 299	
	General External Surfaces Phase 1 - Commercial Exterior	2024	6	2030	12	240 000	7%	fair						56 102	60 029	64 231	68 727	249 090	
	General External Surfaces Phase 2- Suites Exterior	2024	6	2030	12	720 000	7%	fair						168 306	180 088	192 694	206 182	747 270	
	General External Surfaces Phase 3 -Annex & Housekeeper	2024	6	2030	12	90 000	7%	fair						21 038	22 511	24 087	25 773	93 409	
<b>Aluminum Doors &amp; Windows</b>	Major servicing &/ or replacing components	2003	15	2018	1	225000	7%	poor	225 000									225 000	
		2018	15	2033	15	225000	7%	fair	15 000	16 050	17 174	18 376	19 662	21 038	22 511	24 087	25 773	27 577	207 247
<b>Water &amp; waste reticulation</b>	Water & Waste	2003	25	2028	10	150000	7%	fair	15 000	16 050	17 174	18 376	19 662	21 038	22 511	24 087	25 773	27 577	207 247
<b>Electrical &amp; Lighting</b>	Electrical reticulation	2003	25	2028	10	150000	7%	fair	15 000	16 050	17 174	18 376	19 662	21 038	22 511	24 087	25 773	27 577	207 247
	Lighting	2003	20	2023	5	125000	7%	fair	25 000	26 750	28 623	30 626	32 770	PROCEED				143 768	
	Lighting	2023	20	2043	25	125000	7%	fair						8 766	9 380	10 036	10 739	11 490	50 411
<b>Flooring:</b>	Walkways & stairs	2003	15	2018	1	120 000	7%	fair	120 000									120 000	
	Walkways & stairs	2018	15	2033	15	120 000	7%	fair	8 000	8 560	9 159	9 800	10 486	11 220	12 006	12 846	13 745	14 708	110 532
<b>Paving</b>	Paths & driveway	2003	10	2018	1	20000	7%	fair	20 000									20 000	
		2018	10	2028	15	20000	7%	fair	1 333	1 427	1 527	1 633	1 748	1 870	2 001	2 141	2 291	2 451	18 422
<b>Swimming pool &amp; heat pumps</b>	General Repairs	2003	15	2018	1	120000	7%	fair	120 000									120 000	
		2018	15	2033	15	120000	7%	fair	8 000	8 560	9 159	9 800	10 486	11 220	12 006	12 846	13 745	14 708	110 532
<b>Dams &amp; water pumps</b>	General Repairs	2003	15	2018	1	60000	7%	fair	60 000									60 000	
		2018	15	2033	15	60000	7%	fair	4 000	4 280	4 580	4 900	5 243	5 610	6 003	6 423	6 873	7 354	55 266
<b>Ponds</b>	General Repairs	2003	15	2018	1	140000	7%	poor	140 000									140 000	
		2018	15	2033	15	140000	7%	poor	9 333	9 987	10 686	11 434	12 234	13 090	14 007	14 987	16 036	17 159	128 954
<b>Fences</b>	General Repairs	2003	6	2018	1	25000	7%	poor	25 000									25 000	
		2018	6	2024	6	25000	7%	Fair	4 167	4 458	4 770	5 104	5 462	5 844	PROCEED			29 805	
		2024	6	2030	12	25000	7%	Fair						3 127	3 345	3 580	3 830	13 882	
<b>Fireplaces</b>	General Repairs	2003	20	2023	7	200000	7%	Fair	28 571	30 571	32 711	35 001	37 451	PROCEED				164 307	
		2023	20	2043	25	200000	7%	Fair						14 026	15 007	16 058	17 182	18 385	80 657
<b>Forecourt</b>	Waterproofing & Paving	2003	15	2018	1	300000	7%	Poor	300 000									300 000	
		2018	20	2038	20	300000	7%	Fair	15 000	16 050	17 174	18 376	19 662	21 038	22 511	24 087	25 773	27 577	207 247
<b>Equipment:</b>	TV reticulation	part of annual repairs and maintenance budget																	
	TV reticulation	part of annual repairs and maintenance budget																	

