



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)

1 2 3 4 5 6 7 8 9 10

<i>Last Installation Date</i>	<i>Expected Life Span</i>	<i>Expected Year of Replacement</i>	<i>No. years until replacement</i>	<i>Current Cost</i>	<i>Estimated Escalation</i>	<i>Condition</i>	<i>Contribution per item per year:</i>									
							2018	2019	2020	2021	2022	2023	2024	2025	2026	2027

External & Internal Painting, Maintenance & Repairs

<i>External/internal</i>	General External Surfaces Phase 1 - Commercial Exter	2003	6	2018	1	400,000	7%	poor	400,000								
	General External Surfaces Phase 2- Suites Exterior	2003	6	2018	1	1,200,000	7%	poor	1,200,000								
	General External Surfaces Phase 3 -Annex & Housekee	2003	6	2018	1	150,000	7%	poor	150,000								
	General External Surfaces Phase 1 - Commercial Exter	2018	6	2024	6	240,000	7%	fair	40,000	42,800	45,796	49,002	52,432	56,102	PROCEED		
	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		
	General External Surfaces Phase 3 -Annex & Housekee	2018	6	2024	6	90,000	7%	fair	15,000	16,050	17,174	18,376	19,662	21,038	PROCEED		
	General External Surfaces Phase 1 - Commercial Exter	2024	6	2030	12	240,000	7%	fair						56,102	60,029	64,231	68,727
	General External Surfaces Phase 2- Suites Exterior	2024	6	2030	12	720,000	7%	fair						168,306	180,088	192,694	206,182
	General External Surfaces Phase 3 -Annex & Housekee	2024	6	2030	12	90,000	7%	fair						21,038	22,511	24,087	25,773

Aluminum Doors & Windows	Major servicing &/ or replacing components	2003	15	2018	1	225000	7%	poor	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

Water & waste reticulation	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
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Electrical & Lighting	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
	Lighting	2003	20	2023	5	125000	7%	fair	25,000	26,750	28,623	30,626	32,770	PROCEED				
	Lighting	2023	20	2043	25	125000	7%	fair						8,766	9,380	10,036	10,739	11,490

Flooring:	Walkways & stairs	2003	15	2018	1	120,000	7%	fair	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

Paving	Paths & driveway	2003	10	2018	1	20000	7%	fair	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

Swimming pool & heat pumps	General Repairs	2003	15	2018	1	120000	7%	fair	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

Dams & water pumps	General Repairs	2003	15	2018	1	60000	7%	fair	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