Long-Term Maintenance Plan

Seacrest Resort
200 Papamoa Beach Road,
Papamoa Beach, Papamoa 3118

Report Details	
Report Date:	6 September 2024
Inspectors:	John Sinlao

Think. Do. Comply.

6 September 2024

The Body Corporate Committee
Seacrest Resort
200 Papamoa Beach Road,
Papamoa Beach, Papamoa 3118
NZ

Dear Committee Members,

Thank you for appointing Watershed to conduct your Long-Term Maintenance Plan.

Seacrest Resort is a coastal gated complex located across the road from the beach in Papamoa. It consists of homes, units, and townhouses, with a total of 46 principal units. The community offers safety and security without age restrictions, featuring a communal recreation lounge and a heated swimming pool. The community was established in 2001.

The property was surveyed by Watershed on the 6 September 2024. 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 the visual survey completed on this date.

Based on our survey of the property, we have determined that the Body Corporate will need to increase its contribution to cover its forecast maintenance expenses. We strongly recommend that the levies be set at the level in this report.

This forecast should be updated regularly to account for actual changes in construction and maintenance costs, unanticipated changes in the property's condition over time, changes in legal requirements and any discrepancies between the forecast and actual long-term maintenance fund balances. Regular updates also create peace of mind and assist the Body Corporate to manage the risk of litigation from individual owners (current and future) for breaches of its duty to maintain the common property by providing reasonable, up-to-date estimates of the cost of necessary maintenance work and repairs.

During our visit, we were given a previous 10-year maintenance plan. It was evident that the estate was well-maintained, with no visual signs of unreasonable deterioration or wear despite being 23 years old. We were advised that the tar sealant was recently applied, and the gate motors were replaced within the past 12 months.

Therefore, for the first 5 years of this plan, we will focus more on replacing the Mechanical, Electrical, Plumbing, Fire protection, and Sanitary (MEPFS) equipment, including the pool plant, which is nearing the end of its economic life and so have scheduled replacements in the first 5 years. Then, we will replace the amenities building ceilings, wall linings, and floor coverings in Year 8.

Additionally, we were informed that the body corporate is painting the barge boards, doors, and cladding of each property. The barge boards and doors were recently painted and all the mentioned are included in the plan.

In summary, we followed the previous plan and added more maintenance tasks and replacement requirements for various equipment to ensure the estate functions seamlessly and remains in optimal condition.

The annual levy is based on 2024 dollars (for a period of 15 years). This figure should be reviewed annually/ bi-annually by a qualified practitioner and should be re-forecast for a rolling period of 15 years, along with any adjustments required to allow for inflation over the prior period and/or contingency.

Please note, the annual levy has been smoothed out evenly over the stated time period for the plan. At times, most notably where there is significant expenditure over one year early in the cycle, this may require a special levy to make up the shortfall in that year if there is an insufficient opening balance in the long-term fund.

Key Report Data Levies Summary – First Financial Year – 15 Year Capex Fund

Levy Per Unit Entitlement (Total long term capex fund levy divided by unit entitlements)	$ 4.76
Total Unit Entitlements	10000
Total Long Term Capex Fund Levy	$ 47,533

Key Report Data Levies Summary – First Financial Year – 15 Year Maintenance Fund

Levy Per Unit Entitlement (Total long term maintenance fund levy divided by unit entitlements)	$ 1.96
Total Unit Entitlements	10000
Total Long Term Maintenance Fund Levy (includes Year 0)	$ 19,530

Note unless otherwise specified all figures used will be GST exclusive.

Building Details

Building Name:	Seacrest Resort
Building Address:	200 Papamoa Beach
Body Corporate No.	TBC
Unit Titile Plan No.	TBC
Plan Type:	TBC
Registered Plan Date/Year of Construction:	2001
Number of Utility Interests:	10000
Number of Units:	46
Estimated Starting Long-Term Maintenance Fund Balance:	TBC
Starting Date of Financial Year for Report:	TBC
GST Status:	TBC
Current Long-Term Capex Levy per Utility Interests (Excl GST)	TBC

This forecast satisfies the current requirements of Section 116 of the Unit Titles Act 2010 and Section 30 of the Unit Titles Regulations 2011. The Regulations state: -

(1) A long-term maintenance plan must—
(a) cover—
(i) the common property, building elements, and infrastructure of the unit title development; and
(ii) any additional items that the body corporate has decided by ordinary resolution to include in the plan; and
(b) identify those items that the body corporate may decide by ordinary resolution not to maintain for any period during the lifetime of the plan; and
(c) state the period covered by the plan; and
(d) state the estimated age and life expectancy of each item covered by the plan; and
(e) state the estimated cost of maintenance and replacement of each item covered by the plan; and
(f) state whether there is a long-term maintenance fund; and
(g) if there is a long-term maintenance fund, state the amount determined by the body corporate to be applied to maintain the fund each year; and
(h) state who has prepared the plan.

Figures used and updates - The figures used in the forecast are typical for this type of building and normal usage. The Body Corporate has some discretion in the timing of most maintenance items. The purpose of this plan is to ensure monies are available when required to cover foreseeable expenses.

Leaky Buildings - The requirement for a Long-Term Maintenance Plan applies to all buildings whether they are a leaky building or not. A Long-Term Maintenance Plan assesses the typical maintenance costs and useful lives of building components based on the building being properly and professionally constructed. It is important to note that this report is not a Leaky Building Report. A full leaky building report requires destructive testing, engineering assessment, specification writing and the calling of competitive tenders to ascertain full costs. A Long-Term Maintenance Plan obviously does not involve this process. However, the report will calculate the remaining life of each building component based on its condition at the time of inspection so deterioration caused by a leaky building issue will affect this part of the building data collected.

Safety - The inspection does not cover safety issues. But does include a reasonable Health and Safety costs associated with the task.

Items with Indefinite Lives - There is no allowance for replacement of items that, if properly maintained, should last indefinitely, (unless otherwise requested by the Body Corporate); for example: sanitary fittings and lift carriage interiors. This plan deals only with estimating the timing of physical obsolescence.

Improvements - The Body Corporate may resolve to undertake improvements not related to normal maintenance. No allowance has been made for these items unless instructed.

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Annual Maintenance Plan and IQP Tasks

Financial Year	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**Total**
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Work Planned																
Amenities Roof Biocide Treatment			$ 600			$ 600			$ 600			$ 600			$ 600	**$ 3,000**
Amenities Building Wash	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	**$ 9,750**
Amenities General Cleaning	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	**$ 45,000**
Site General Cleaning	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000	**$ 37,200**
Pool Maintenance	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	**$ 22,500**
Ad-hoc Maintenance	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	**$ 75,000**
Electrical System Maintenance	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	**$ 15,000**
Plumbing System Maintenance	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	**$ 5,250**
Fire Detection, Alarm and Protection System Maintenance	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	**$ 5,250**
Sewer and Storm Water connection Maintenance	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	**$ 75,000**
Total	$ 17,850	$ 21,550	$ 22,150	$ 17,850	$ 17,850	$ 18,450	$ 21,550	$ 21,550	$ 18,450	$ 17,850	$ 17,850	$ 22,150	$ 21,550	$ 17,850	$ 18,450	**$ 292,950**

Financial Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Proposed provision for LTMP Fund	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530	$ 19,530
Maintenance Expenditure	$ 17,850	$ 21,550	$ 22,150	$ 17,850	$ 17,850	$ 18,450	$ 21,550	$ 21,550	$ 18,450	$ 17,850	$ 17,850	$ 22,150	$ 21,550	$ 17,850	$ 18,450
Accumulated provision	$ 1,680	-$ 340	-$ 2,960	-$ 1,280	$ 400	$ 1,480	-$ 540	-$ 2,560	-$ 1,480	$ 200	$ 1,880	-$ 740	-$ 2,760	-$ 1,080	$ -

Note unless otherwise specified all figures used will be GST exclusive

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Maintenance Summary

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Ad-hoc Maintenance	Ad-hoc	Site Wide Amenities	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
			$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Amenities Roof Biocide Treatment	Commercial Maintenance Specialist	Amenities Roof	$ -	$ -	$ 600	$ -	$ -	$ 600	$ -	$ -	$ 600	$ -	$ -	$ 600	$ -	$ -	$ 600
Amenities Building Wash	Commercial Maintenance Specialist	Amenities Exterior	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650
Site General Cleaning	Commercial Maintenance Specialist	Amenities Roading	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000	$ 1,000	$ 4,700	$ 4,700	$ 1,000	$ 1,000
Amenities General Cleaning	Commercial Maintenance Specialist	Amenities Filter Room	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000	$ 3,000
			$ 4,650	$ 8,350	$ 8,950	$ 4,650	$ 4,650	$ 5,250	$ 8,350	$ 8,350	$ 5,250	$ 4,650	$ 4,650	$ 8,950	$ 8,350	$ 4,650	$ 5,250

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Pool Maintenance	Pool Technician	Machine Room, Pool	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500
			$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Electrical System Maintenance	Electrician	Amenities Filter Room	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
			$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Plumbing System Maintenance	Pump Contractor	Site Wide Amenities	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350
			$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Fire Detection, Alarm and Protection System Maintenance	Fire Service Specialist	Amenities	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350
			$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350

Calendar Year Work Planned		Location.	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**
Sewer and Storm Water connection Maintenance	Drainage Contractor	Sewage Area	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
			$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000

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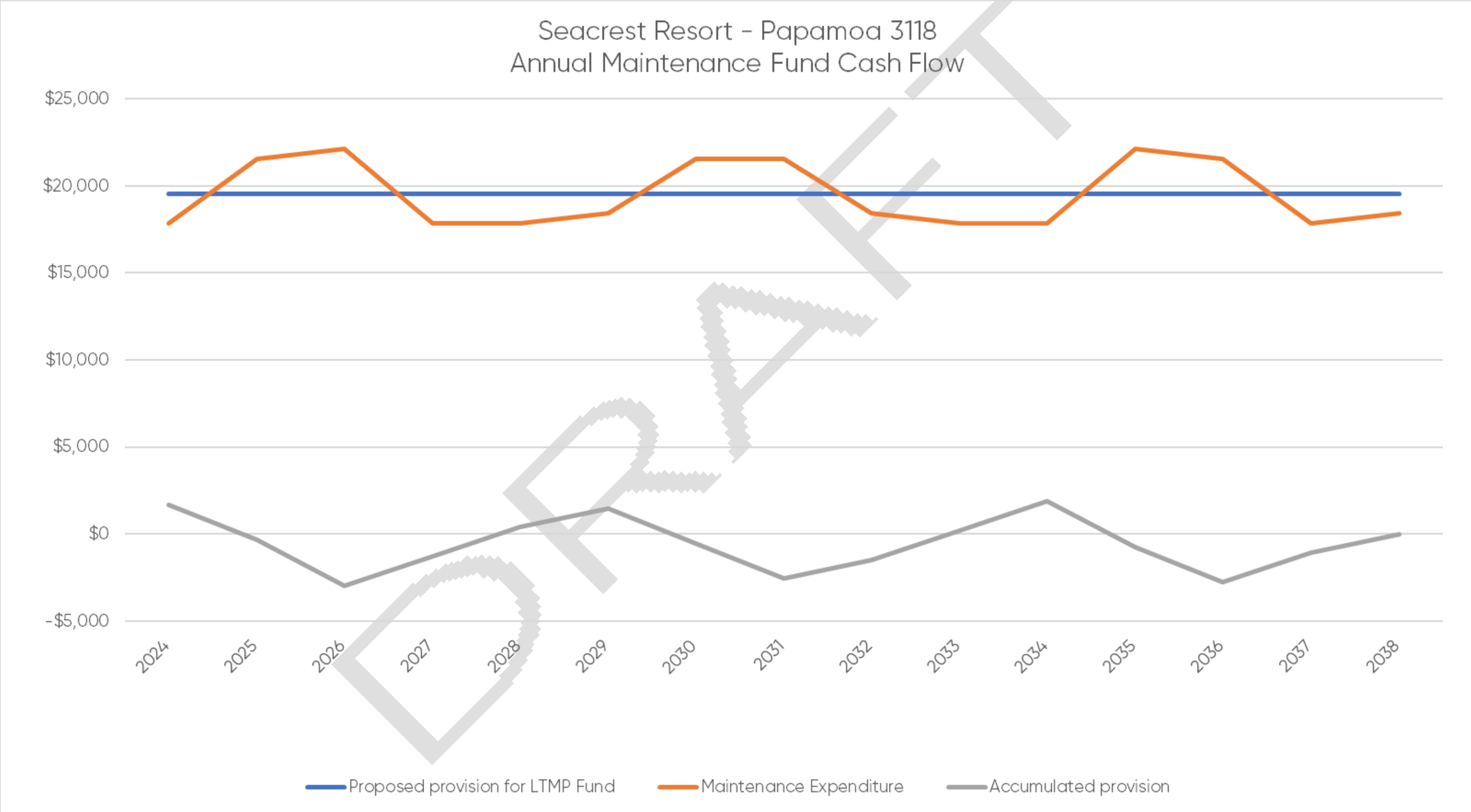
Seacrest Resort - Papamoa 3118
Annual Maintenance Fund Cash Flow
$25,000
$20,000
$15,000
$10,000
$5,000
$0
-$5,000
2024
2025
2026
2027
2028
2029
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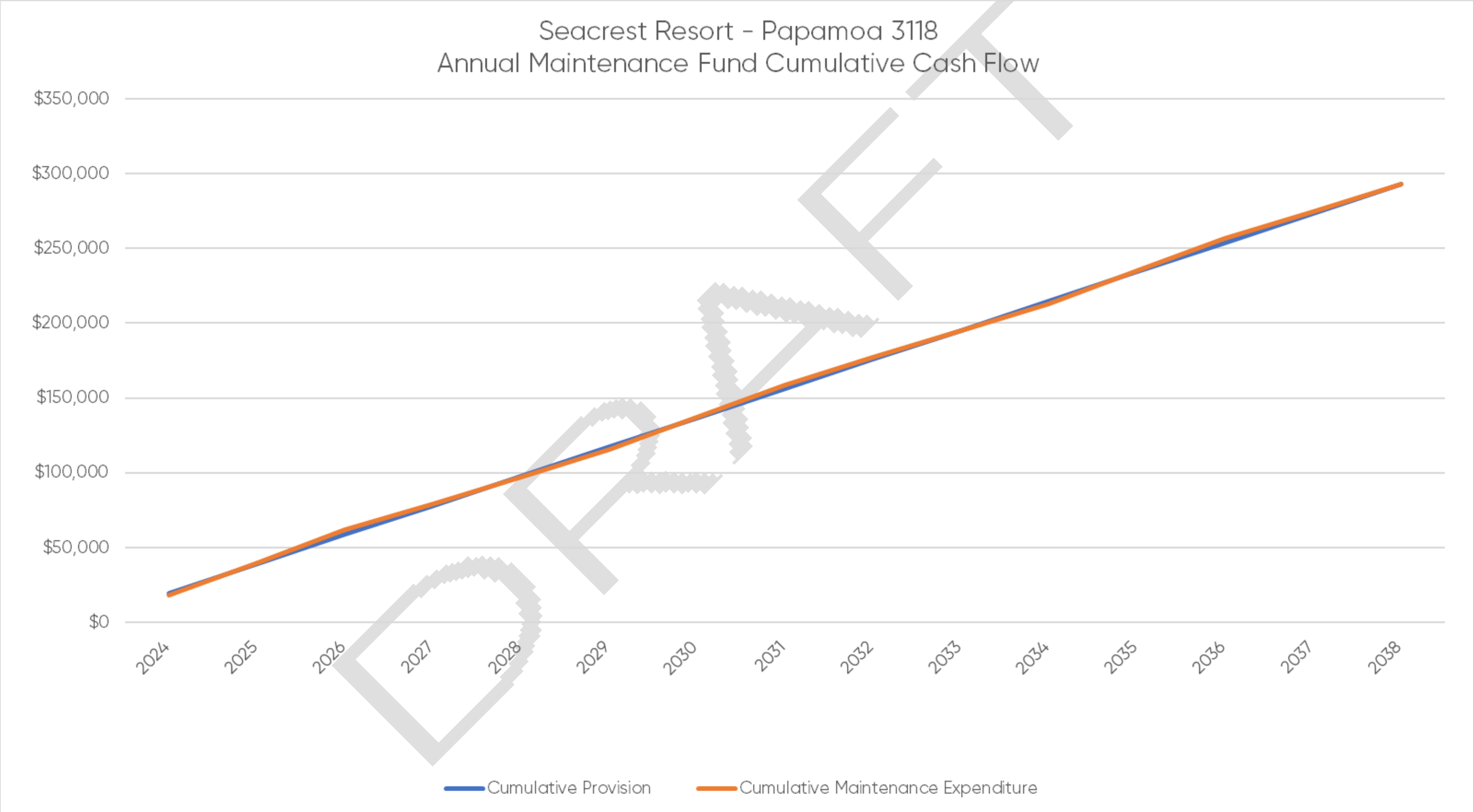
2036
2037
2038
Proposed provision for LTMP Fund
Maintenance Expenditure
Accumulated provision


Seacrest Resort - Papamoa 3118
Annual Maintenance Fund Cumulative Cash Flow
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
Cumulative Provision
Cumulative Maintenance Expenditure
DRAFT

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Work List

Location	Work Planned	Required Contractor	Work Description	Comments	Annual Budget (Opex) / Indicative Cost per project (Capex)	Photo Ref:
Fortnightly (Opex)						
Machine Room, Pool	Pool Maintenance	Recognised Service Company	Including but not limited to: - Inspect pump (include seal and impeller) - Inspect motor and controller - Inspect filter - Inspect chlorinator - Inspect heat exchanger/heater - Inspect for pipe leaks - Inspect pressure - Inspect ph level	Clean, backwash and, filter clean Allowance for chemicals/repair is included in Ad-hoc Maintenance	$ 1,500	035 to 039
Monthly (Opex)						
Amenities Filter Room	Amenities General Cleaning	Recognised Service Company	Including but not limited to: - Clean floor carpet - Clean ceiling - Clean wall - Clean glass window/door - Clean Filter Room - Clean Storage Rooms	Estimated 3hrs cleaning Monthly 3hr minimum at 55nzd per hr and 80nzd callout charge which include cleaning materials	$ 3,000	025 to 028
Sewage Area	Stormwater pipeline check	Recognised Service Company	Check for leaks and Backflow test	Includes the valves		019
Quarterly (Opex)						
Amenities Exterior	Amenities Glass Cleaning	Recognised Service Company	Clean glass with soap and water	Included to building wash		032
Sewage Area	Sewer and Storm Water connection Maintenance	Recognised Service Company	Hyrdo Jet Flush of Sewer main pipe, Storm drain, cesspits, channel drain, culvert Remove leaves, Dirt and, grime build up Auger/hydro-jet flush to avoid grey and black water back flow	Includes siphoning of sewage holding tank Recommended to conduct hydro-jet flush on culverts/storm drains after carpark and roadway cleaning	$ 5,000	014, 015, 041, 042
Semi-Annual (Opex)						
Amenities Roading	Site General Cleaning	Recognised Service Company	Hire city master or similar with pressure washer for scrubbing pool area tiles, road pavement and off-street parking to remove buildup of oil, dirt and grime	Including off-street parking cleaning and pressure wash exterior tiles on the Amenities	$ 4,700	007 to 009, 030 to 032
Annually (Opex)						
Amenities Exterior	Amenities Building Wash	Recognised Service Company	As per BRANZ recommendation; Wash down the exterior of the building yearly. Where unpainted steel cladding is used, wash down areas not rain-washed at 6-monthly intervals. Clean glass every 3–4 months. Check and clear the roof gutters at least annually, and more frequently where water is collected from the roof.	Whole exterior Including Roof, Windows, Exterior wall and Aluminum Cladding Provision for clearing of roof gutter and downpipes are indcluded with "Hydro Jet Flushing"	$ 650	025 to 028
Estate Entrance	Gate hydraulics inspection	Recognised Service Company	Inspect and report on identifiable faults	Allowance for parts is included in Ad-hoc Maintenance		002
Site Wide Amenities	Ad-hoc Maintenance	Recognised Service Company	Contingency for general repairs	Includes pool system	$ 5,000	
Amenities Filter Room	Electrical System Maintenance	Electrical Engineer/Contractor	Including but not limited to: - Ensure MSB is still fixed securely in place with no excess movement. - Check that circuit charts are accurate and up to date. - Check that current ratings and breaking capacities of protective equipment are correct. - Test all terminals and ensure all are tight. - Ensure all covers, shields are in place and that no live terminals are easily accessible. - Check for signs of overheating or cable deterioration. - Check correct trip settings as per shop drawings/electrical design and ensure all seals are as per original install and not broken. - Check that all MCB's and RCD's operate correctly. - Check photovoltaic cells - Inspect battery state of health - Inspect controller - Inspect inverter	Incompliance with NZS 3760:2022 And to maintain the efficiency of the Solar panel system	$ 1,000	024, 029
Site Wide Amenities	Plumbing System Maintenance	Plumber/Recognised Service company	Inspect for leaks, noises, report on identifiable faults and, replace filters	Allowance for parts is included in Ad-hoc Maintenance	$ 350	039
Amenities	Fire Detection, Alarm and Protection System Maintenance	Recognised Service Company	Conduct functionality test and, report on identifiable faults on: Alarm Control Unit Fire Indicator Manual Call Point Including servicing or replacement of Fire Extinguisher	BWOF Requirement Allowance for parts is included in Ad-hoc Maintenance	$ 350	034
3-Yearly (Opex)						
Amenities Roof	Amenities Roof Biocide Treatment	Recognised Service Company	Pressure wash then apply biocide treatment to roofing including Solar panels. Use Bio-Shield or similar product that will not damage the Solar panels	Treatment shall be done after Building Wash	$ 600	024, 040
As required (Opex)						
Amenities Light post	Amenities Exterior Lighting and Light post bulb Replacement	Recognised Service Company	Replace lighting as and when they fail Including the four light post	Allowance for parts is included in Ad-hoc Maintenance	$ 4,800	016 to 018
Amenities	Amenities Interior Lighting Replacement	Recognised Service Company	Replace lighting as and when they fail	Allowance for parts is included in Ad-hoc Maintenance	$ 1,300	025 to 028

Seacrest Resort
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Work List

Location	Work Planned	Required Contractor	Work Description	Comments	Annual Budget (Opex) / Indicative Cost per project (Capex)	Photo Ref:
10-Yearly (Capex)						
Amenities Exterior	Amenities Exterior Wall Painting	Recognised Service Company	Repaint with three coats semi-gloss acrylic painting system	Contractor to also include removal of concrete stains, rust points, protect, plaster and paint	$ 7,300	025 to 028
Site Wide	Barge Boards and Doors Painting	Recognised Service Company	Repaint with three coats semi-gloss acrylic painting system	Contractor to also include removal of concrete stains, rust points, protect, plaster and paint	$ 45,750	025 to 028
Site Wide	Villas Painting	Recognised Service Company	Repaint with three coats semi-gloss acrylic painting system	Contractor to also include removal of concrete stains, rust points, protect, plaster and paint	$ 248,250	025 to 028
Amenities	Amenities Interior Wall Painting	Recognised Service Company	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	touch-ups required inbetween cycles	$ 4,100	025 to 028
Amenities	Amenities Interior Ceiling Painting	Recognised Service Company	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	touch-ups required inbetween cycles	$ 3,600	025 to 028
Roading	Tar Seal	Recognised Service Company	Tar Seal (Chip Seal or similar) to driveway including necessary preperation	Amount varies significantly depending on crude oil price	$ 22,500	007 to 009
Roading	Re-Asphalt	Recognised Service Company	Apply Stone Mastic Asphalt or similar to driveway including necessary preperation	Amount varies significantly depending on crude oil price	$ 116,750	007 to 009
As required (Capex)						
Amenities Roof	Amenities Building Re-roof	Recognised Service Company	Decremastic tile re-roof	Pressed metal tile roofing (Decramastic roofing) has a minimum 35 years estimated life upwards of 50 years. But full replacing an existing decramastic roof can be an expensive and time consuming exercise with the removal and disposal of the existing decramastic tiles as well as the potential asbestos testing.	$ 24,000	024, 040
Amenities Exterior	Amenities Doors and Windows Replacement	Recognised Service Company	Powder coated aluminum door and window complete with air seals swing out, Commercial Quality, Single Glazed 40 series, 6mm clear float annealed glass		$ 25,000	032
Amenities	Amenities Interior Floor Finish Replacement	Recognised Service Company	Replace Floor covering	Common areas only	$ 20,250	025 to 028
Amenities	Amenities Interior Wall lining Replacement	Recognised Service Company	Replace Triboard HD wall lining, with expansion gap, screwfixed to steel or timber framing	Common areas and part of stairwell that are timber (Ground Floor is concrete)	$ 14,000	025 to 028
Amenities	Amenities Interior Ceiling lining Replacement	Recognised Service Company	Replace Triboard HD ceiling lining, with expansion gap, screwfixed to steel or timber framing	Common areas only	$ 12,250	025 to 028
Pool Area	Shade Sail Replacement	Recognised Service Company	Replace shade sail	Estimate excludes the poles	$ 2,800	031
Estate Entrance	Gate Access RFID	Recognised Service Company	Replace Estate gate RFID access		$ 950	003 to 005
Estate Entrance	Gate Hydraulics and Controller Replacement	Recognised Service Company	Replace BFT LUX R 2B 2Sn Swing Gate Opener 120V or similar	including dismantle and disposal of old hydraulics	$ 6,800	002
Estate Entrance	Gate Replacement	Recognised Service Company	Replace Aluminium gate roughly 7m wide x 1.8m to 2m high, Powder coated to the colour choice	including dismantle and disposal of old gate	$ 8,400	001
Amenities Filter Room	Solar Panel System Replacement	Electrical Engineer/Contractor	Replace Solar Panels, Charge Controller, Inverter and Lead Acid (or similar) Battery		$ 14,000	024
Filter room	Pool Pump Replacement	Recognised Service Company	Replace Waterco Astral CTX400 Pool Pump or similar		$ 2,200	036
Filter room	Booster Pump Replacement	Recognised Service Company	Replace Waterco Aquastream Solar 50 Pool Pump or similar		$ 1,500	037
Filter room	Pool Heater Replacement	Recognised Service Company	Replace heater with Astralpool MX300 or similar with input rate of 288M/J		$ 8,400	035
Filter room	Pool Filter Replacement	Recognised Service Company	Replace AstralPool / Hurlcon RX400 Pool & Spa Media Filter or similar		$ 5,100	038
Sewage Area	Sewer Pump System Replacement	Recognised Service Company	Sewer pump replacement including motor, controller, level indicator and, alert system.		$ 12,500	020, 021, 041
When required indicative (Others)						
Site Wide	Fence Replacement	Recognised Service Company	Replace existing fence	Estimate only includes the entrance and near the playground	$ 27,500	001, 006, 010 to 012
Amenities	Amenities Exterior Floor Tile Replacement	Recognised Service Company	Replace exterior tiles		$ 26,500	030 to 032
Filter room	Pool Plumbing Replacement	Recognised Service Company	Replace whole piping system to reduce headloss and improve system efficiency		$ 4,500	039

Body Corporate S87945	**Seacrest Resort**	**Plan Prepared**	**06 September 2024**
30 Year Capex Plan (Yr 1 -15)	**200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118**	**Plan Updated**	

Financial Year	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**Total $ Yr1-15**
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
Exterior																
Amenities Building Re-roof													$ 24,000			**$ 24,000**
Amenities Exterior Wall Painting	$ 7,300										$ 7,300					**$ 14,600**
Barge Boards and Doors Painting	$ 45,750															**$ 45,750**
Villas Painting						$ 248,250										**$ 248,250**
Amenities Doors and Windows Replacement								$ 25,000								**$ 25,000**
Fence Replacement				$ 27,500										$ 27,500		**$ 55,000**
Shade Sail Replacement			$ 2,800										$ 2,800			**$ 5,600**
Amenities Exterior Floor Tile Replacement			$ 26,500													**$ 26,500**
Tar Seal																**$ -**
Re-Asphalt										$ 116,750						**$ 116,750**
Gate Access RFID		$ 950														**$ 950**
Gate Hydraulics and Controller Replacement		$ 6,800												$ 6,800		**$ 13,600**
Gate Replacement												$ 8,400				**$ 8,400**
Interior																
Amenities Interior Floor Finish Replacement								$ 20,250								**$ 20,250**
Amenities Interior Wall lining Replacement								$ 14,000								**$ 14,000**
Amenities Interior Wall Painting								$ 4,100								**$ 4,100**
Amenities Interior Ceiling lining Replacement								$ 12,250								**$ 12,250**
Amenities Interior Ceiling Painting								$ 3,600								**$ 3,600**
Solar Panel System Replacement					$ 14,000											**$ 14,000**
Pool Pump Replacement				$ 2,200										$ 2,200		**$ 4,400**
Booster Pump Replacement				$ 1,500										$ 1,500		**$ 3,000**
Pool Heater Replacement				$ 8,400												**$ 8,400**
Pool Plumbing Replacement				$ 4,500												**$ 4,500**
Pool Filter Replacement				$ 5,100												**$ 5,100**
Sewer Pump System Replacement		$ 12,500														**$ 12,500**
Total	$ 53,050	$ 20,250	$ 29,300	$ 49,200	$ 14,000	$ 248,250	$ -	$ 79,200	$ -	$ 116,750	$ 7,300	$ 8,400	$ 26,800	$ 38,000	$ -	**$ 690,500**

Financial Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Proposed provision for LTMP Fund (15Yr Rolling)	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033
Maintenance Expenditure	$ 53,050	$ 20,250	$ 29,300	$ 49,200	$ 14,000	$ 248,250	$ -	$ 79,200	$ -	$ 116,750	$ 7,300	$ 8,400	$ 26,800	$ 38,000	$ -
Accumulated provision	-$ 7,017	$ 18,767	$ 35,500	$ 32,333	$ 64,367	-$ 137,850	-$ 91,817	-$ 124,983	-$ 78,950	-$ 149,667	-$ 110,933	-$ 73,300	-$ 54,067	-$ 46,033	$ 0

Contingency Provision:	0.00%														
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Recommended contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance expenditure	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Accumulated provision	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Inflation:	0.00%														
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
TOTAL (inc. Contingency & Inflation)	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033	$ 46,033

Note unless otherwise specified all figures used will be GST exclusive

Body Corporate S87945	Seacrest Resort	Plan Prepared	06 September 2024
30 Year Capex Plan (Yr 16 -30)	200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118	Plan Updated	

Financial Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	Total $ Yr16-30
	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	
Exterior																
Amenities Exterior Wall Painting						$ 7,300										**$ 7,300**
Barge Boards and Doors Painting	$ 45,750															**$ 45,750**
Villas Painting	$ 248,250										$ 248,250					**$ 496,500**
Fence Replacement									$ 27,500							**$ 27,500**
Shade Sail Replacement								$ 2,800								**$ 2,800**
Amenities Exterior Floor Tile Replacement													$ 26,500			**$ 26,500**
Tar Seal					$ 22,500											**$ 22,500**
Re-Asphalt															$ 116,750	**$ 116,750**
Gate Access RFID												$ 950				**$ 950**
Gate Hydraulics and Controller Replacement												$ 6,800				**$ 6,800**
Interior																
Amenities Interior Wall Painting			$ 4,100													**$ 4,100**
Amenities Interior Ceiling Painting			$ 3,600													**$ 3,600**
Solar Panel System Replacement					$ 14,000											**$ 14,000**
Pool Pump Replacement									$ 2,200							**$ 2,200**
Booster Pump Replacement									$ 1,500							**$ 1,500**
Pool Heater Replacement				$ 8,400												**$ 8,400**
Pool Plumbing Replacement									$ 4,500							**$ 4,500**
Pool Filter Replacement									$ 5,100							**$ 5,100**
Sewer Pump System Replacement												$ 12,500				**$ 12,500**
Total	$ 294,000	$ -	$ 7,700	$ 8,400	$ 36,500	$ 7,300	$ -	$ 2,800	$ 40,800	$ -	$ 248,250	$ 20,250	$ 26,500	$ -	$ 116,750	**$ 809,250**

Financial Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Proposed provision for LTMP Fund (15Yr Rolling)	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950
Maintenance Expenditure	$ 294,000	$ -	$ 7,700	$ 8,400	$ 36,500	$ 7,300	$ -	$ 2,800	$ 40,800	$ -	$ 248,250	$ 20,250	$ 26,500	$ -	$ 116,750
Accumulated provision	-$ 240,050	-$ 186,100	-$ 139,850	-$ 94,300	-$ 76,850	-$ 30,200	$ 23,750	$ 74,900	$ 88,050	$ 142,000	-$ 52,300	-$ 18,600	$ 8,850	$ 62,800	$ -

Contingency Provision: 0.00%

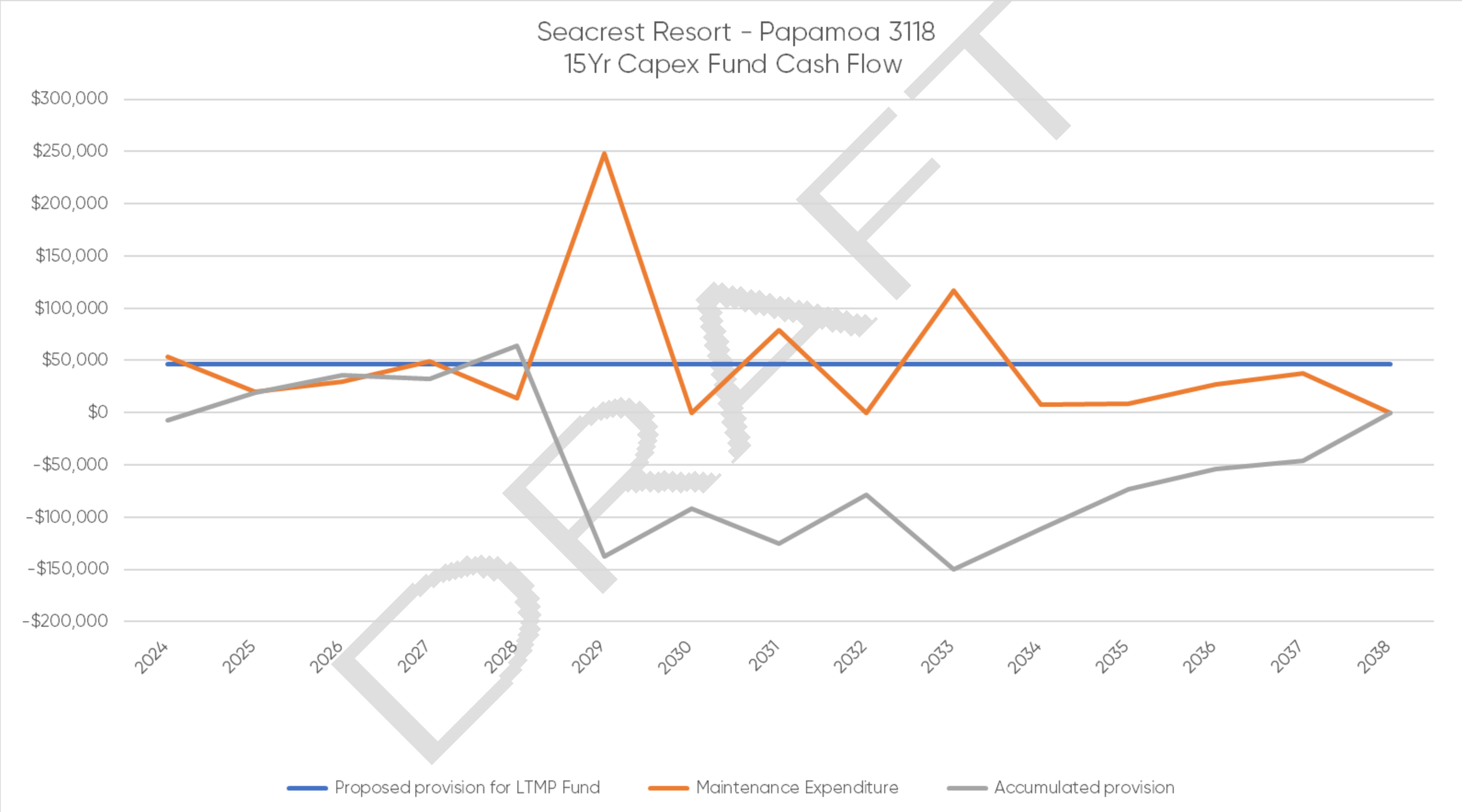
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Recommended contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance expenditure	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Accumulated provision	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Inflation: 0.00%

Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
TOTAL (inc. Contingency & Inflation)	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950	$ 53,950

Note unless otherwise specified all figures used will be GST exclusive


Seacrest Resort - Papamoa 3118
15Yr Capex Fund Cash Flow
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
-$50,000
-$100,000
-$150,000
-$200,000
2024
2025
2026
2027
2028
2029
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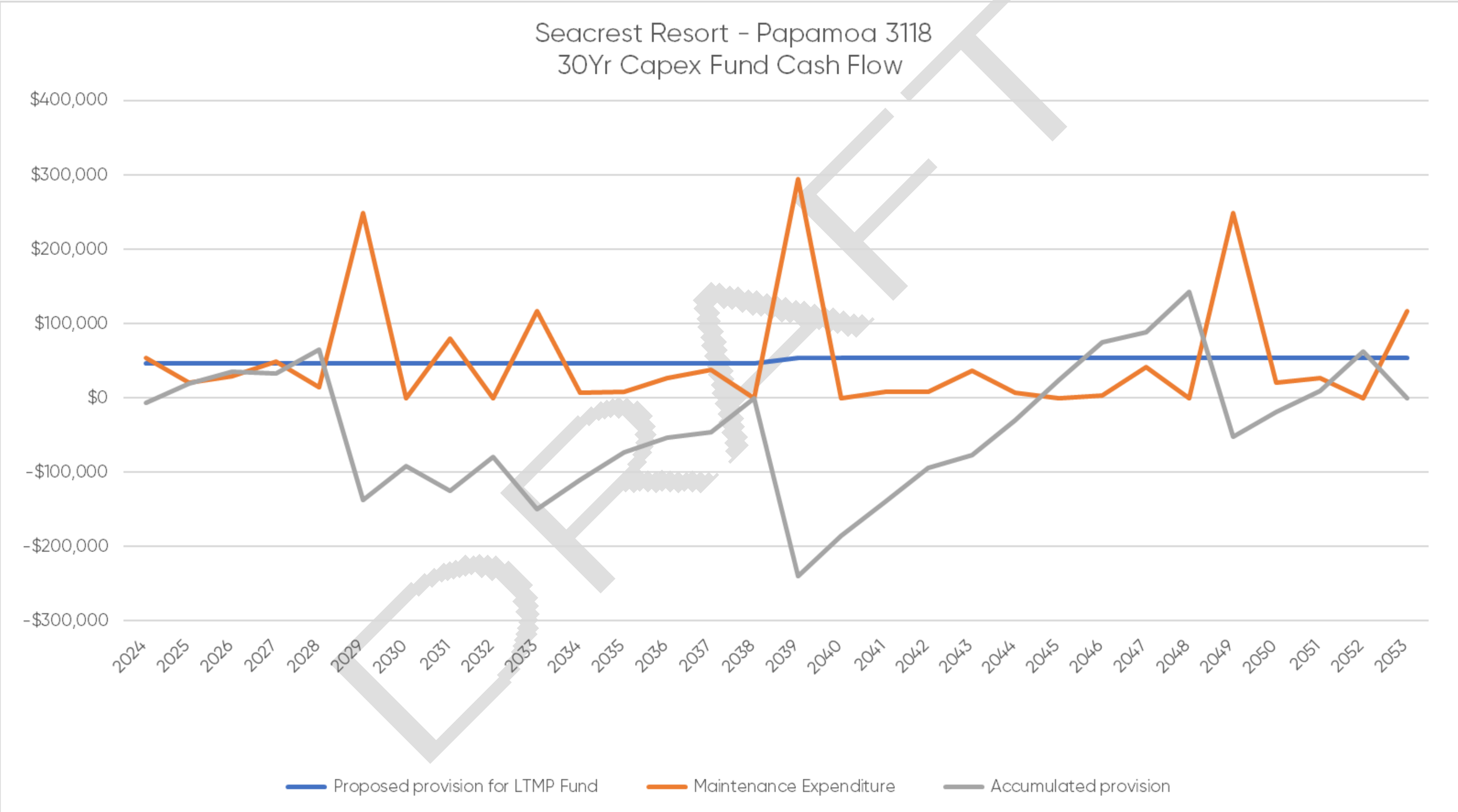
2036
2037
2038
Proposed provision for LTMP Fund
Maintenance Expenditure
Accumulated provision
DRAFT


Seacrest Resort - Papamoa 3118
30Yr Capex Fund Cash Flow
$400,000
$300,000
$200,000
$100,000
$0
-$100,000
-$200,000
-$300,000
2024
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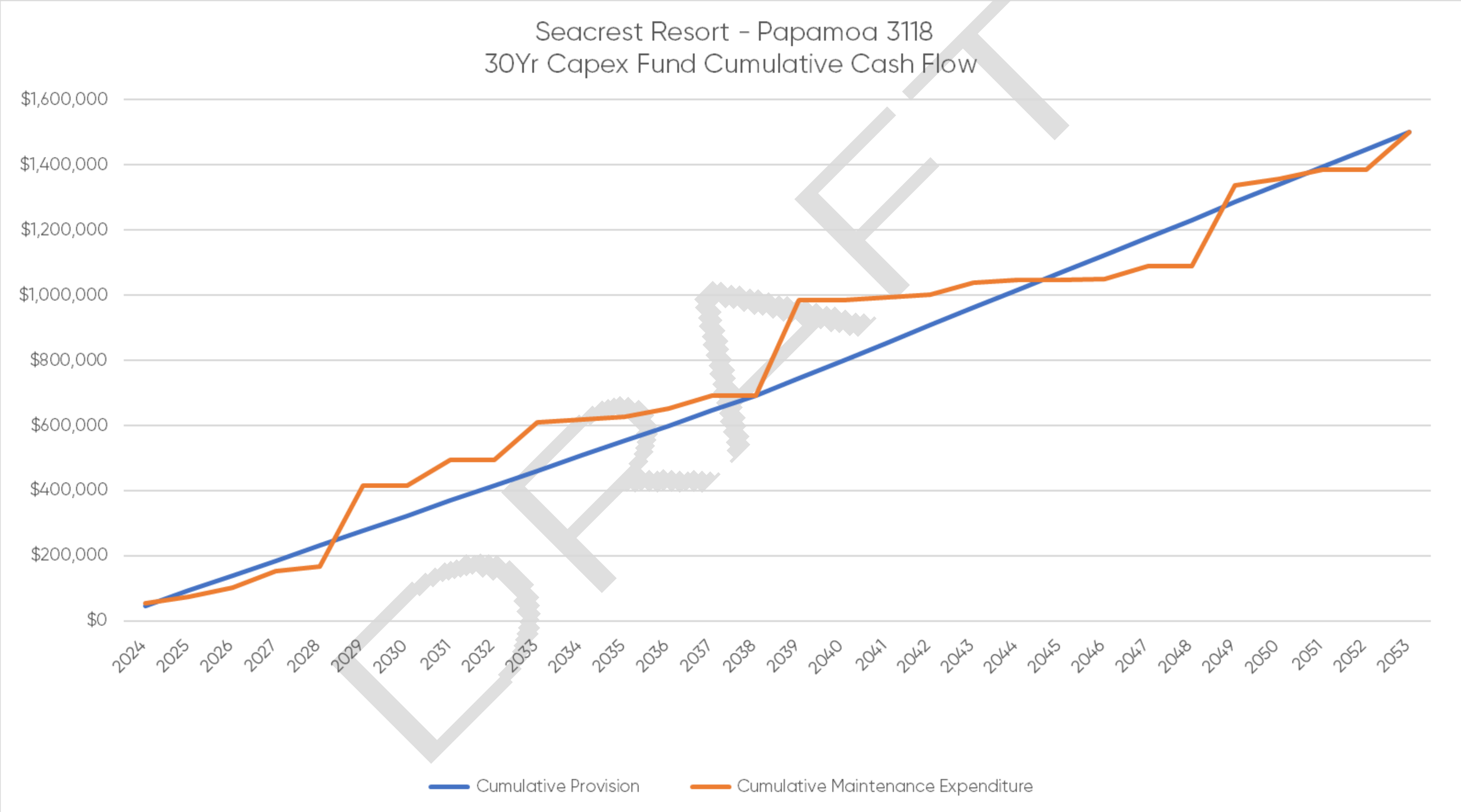
Proposed provision for LTMP Fund
Maintenance Expenditure
Accumulated provision
DRAFT


Seacrest Resort - Papamoa 3118
30Yr Capex Fund Cumulative Cash Flow
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$0
2024
2025
2026
2027
2028
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Cumulative Provision
Cumulative Maintenance Expenditure

Watershed
Property, Projects & Aquatics + People

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Works Record Sheet

Year	Location	Work Planned	Work Description	Estimate
2024	Exterior	Amenities Exterior Wall Painting	Repaint with three coats semi-gloss acrylic painting system	$ 7,300
2024	Exterior	Barge Boards and Doors Painting	Repaint with three coats semi-gloss acrylic painting system	$ 45,750
2025	Exterior	Gate Access RFID	Replace Estate gate RFID access	$ 950
2025	Exterior	Gate Hydraulics and Controller Replacement	Replace BFT LUX R 2B 2Sn Swing Gate Opener 120V or similar	$ 6,800
2026	Exterior	Shade Sail Replacement	Replace shade sail	$ 2,800
2026	Exterior	Amenities Exterior Floor Tile Replacement	Replace exterior tiles	$ 26,500
2027	Exterior	Fence Replacement	Replace existing fence	$ 27,500
2029	Exterior	Villas Painting	Repaint with three coats semi-gloss acrylic painting system	$ 248,250
2031	Exterior	Amenities Doors and Windows Replacement	Powder coated aluminum door and window complete with air seals swing out, Commercial Quality, Single Glazed 40 series,	$ 25,000
2033	Exterior	Re-Asphalt	Apply Stone Mastic Asphalt or similar to driveway including necessary preperation	$ 116,750
2034	Exterior	Amenities Exterior Wall Painting	Repaint with three coats semi-gloss acrylic painting system	$ 7,300
2035	Exterior	Gate Replacement	Replace Aluminium gate roughly 7m wide x 1.8m to 2m high, Powder coated to the colour choice	$ 8,400
2036	Exterior	Amenities Building Re-roof	Decremastic tile re-roof	$ 24,000
2036	Exterior	Shade Sail Replacement	Replace shade sail	$ 2,800
2037	Exterior	Fence Replacement	Replace existing fence	$ 27,500
2037	Exterior	Gate Hydraulics and Controller Replacement	Replace BFT LUX R 2B 2Sn Swing Gate Opener 120V or similar	$ 6,800
2039	Exterior	Barge Boards and Doors Painting	Repaint with three coats semi-gloss acrylic painting system	$ 45,750
2039	Exterior	Villas Painting	Repaint with three coats semi-gloss acrylic painting system	$ 248,250
2043	Exterior	Tar Seal	Tar Seal (Chip Seal or similar) to driveway including necessary preperation	$ 22,500
2044	Exterior	Amenities Exterior Wall Painting	Repaint with three coats semi-gloss acrylic painting system	$ 7,300
2046	Exterior	Shade Sail Replacement	Replace shade sail	$ 2,800
2047	Exterior	Fence Replacement	Replace existing fence	$ 27,500
2049	Exterior	Villas Painting	Repaint with three coats semi-gloss acrylic painting system	$ 248,250
2050	Exterior	Gate Access RFID	Replace Estate gate RFID access	$ 950
2050	Exterior	Gate Hydraulics and Controller Replacement	Replace BFT LUX R 2B 2Sn Swing Gate Opener 120V or similar	$ 6,800
2051	Exterior	Amenities Exterior Floor Tile Replacement	Replace exterior tiles	$ 26,500
2053	Exterior	Re-Asphalt	Apply Stone Mastic Asphalt or similar to driveway including necessary preperation	$ 116,750

Year	Location	Work Planned	Work Description	Estimate
2025	Interior	Sewer Pump System Replacement	Sewer pump replacement including motor, controller, level indicator and, alert system.	$ 12,500
2027	Interior	Pool Pump Replacement	Replace Waterco Astral CTX400 Pool Pump or similar	$ 2,200
2027	Interior	Booster Pump Replacement	Replace Waterco Aquastream Solar 50 Pool Pump or similar	$ 1,500
2027	Interior	Pool Heater Replacement	Replace heater with Astralpool MX300 or similar with input rate of 288M/J	$ 8,400
2027	Interior	Pool Plumbing Replacement	Replace whole piping system to reduce headloss and improve system efficiency	$ 4,500
2027	Interior	Pool Filter Replacement	Replace AstralPool / Hurlcon RX400 Pool & Spa Media Filter or similar	$ 5,100
2031	Interior	Amenities Interior Floor Finish Replacement	Replace Floor covering	$ 20,250
2031	Interior	Amenities Interior Wall lining Replacement	Replace Triboard HD wall lining, with expansion gap, screwfixed to steel or timber framing	$ 14,000
2031	Interior	Amenities Interior Wall Painting	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	$ 4,100
2031	Interior	Amenities Interior Ceiling lining Replacement	Replace Triboard HD ceiling lining, with expansion gap, screwfixed to steel or timber framing	$ 12,250
2031	Interior	Amenities Interior Ceiling Painting	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	$ 3,600
2037	Interior	Pool Pump Replacement	Replace Waterco Astral CTX400 Pool Pump or similar	$ 2,200
2037	Interior	Booster Pump Replacement	Replace Waterco Aquastream Solar 50 Pool Pump or similar	$ 1,500
2041	Interior	Amenities Interior Wall Painting	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	$ 4,100
2041	Interior	Amenities Interior Ceiling Painting	Seal and Two Coats Semi-gloss acrylic paint. Including stairs	$ 3,600
2042	Interior	Pool Heater Replacement	Replace heater with Astralpool MX300 or similar with input rate of 288M/J	$ 8,400
2043	Interior	Solar Panel System Replacement	Replace Solar Panels, Charge Controller, Inverter and Lead Acid (or similar) Battery	$ 14,000
2047	Interior	Pool Pump Replacement	Replace Waterco Astral CTX400 Pool Pump or similar	$ 2,200
2047	Interior	Booster Pump Replacement	Replace Waterco Aquastream Solar 50 Pool Pump or similar	$ 1,500
2047	Interior	Pool Plumbing Replacement	Replace whole piping system to reduce headloss and improve system efficiency	$ 4,500
2047	Interior	Pool Filter Replacement	Replace AstralPool / Hurlcon RX400 Pool & Spa Media Filter or similar	$ 5,100
2050	Interior	Sewer Pump System Replacement	Sewer pump replacement including motor, controller, level indicator and, alert system.	$ 12,500

Watershed
Property, Projects & Aquatics + People

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Reference Photos to Work Sheet

Photo	Ref No.
	001
	004
	007

Photo	Ref No.
	002
	005
	008

Photo	Ref No.
	003
	006
	009

Watershed
Property, Projects & Aquatics + People

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Reference Photos to Work Sheet

Photo	Ref No.
	010
	013
	016

Photo	Ref No.
	011
	014
	017

Photo	Ref No.
	012
	015
	018

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Reference Photos to Work Sheet

Photo	Ref No.
	019
	022
	025

Photo	Ref No.
	020
	023
	026

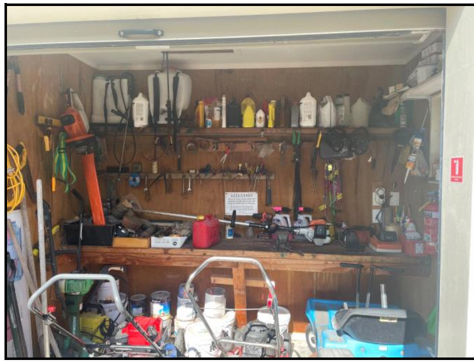
Photo	Ref No.
	021
	024
	027

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Reference Photos to Work Sheet

Photo	Ref No.
	028
	031
	034

Photo	Ref No.
	029
	032
	035

Photo	Ref No.
	030
	033
	036

Watershed
Property, Projects & Aquatics
+ People

Seacrest Resort
200 Papamoa Beach Road, Papamoa Beach, Papamoa 3118

Reference Photos to Work Sheet

Photo	Ref No.
	037
	040

Photo	Ref No.
	038
	041

Photo	Ref No.
	039
	042