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## WHY DOES THE BODY CORPORATE REQUIRE A 10-YEAR MRR PLAN?

It is a **lawful requirement** for Body Corporate's to have a written ten-year MRR (Maintenance, Repair and Replacement) plan for the common property.

It **improves overall money management**, as property can be maintained in a systematic, rather than ad hoc way, according to budgeted and foreseeable amounts.

The presentation and **overall standard** of the property **can be maintained** (uplifting / maintaining valuations).

**Subjective decision making eliminated** and emergency corrective maintenance and repairs are minimised.

Body Corporates are no longer allowed to raise "Special Levies" for purposes of MRR that could have been planned for, so **surprise levies are eliminated**.

Preventive maintenance **costs far less** than allowing deterioration to the point of major repairs.

The process involved in rating the current condition of the items needs to be **unbiased, well-reasoned and fairly accurately costed**.

We provide a document that rates the **current condition**, the expected use of life (**EUL**) and provides the amount that should be paid annually to your **reserve fund** over the next ten calendar years.

## WHAT MUST THE 10-YEAR MRR PLAN INCLUDE?

All **major capital items** must receive a rating of the current condition, the expected use of life and provision must be made for the cost of repair, replacement or maintenance of:

- \* Roofing, including trusses and support.
- \* Waterproofing, incl. parapets, flashing, etc.
- \* Redecoration (internal/ external painting).
- \* Communication and service supply systems.
- \* Parking facilities, roadways, paved areas.
- \* Security systems, incl. cameras, electric-fencing and facilities.
- \* Pools, courts, other community and recreational facilities.
- \* Any structural repairs. \* Elevators/ Lifts.
- \* Wiring, lighting and electrical systems.
- \* Plumbing, drainage and storm-water systems.
- \* Heating and cooling systems.
- \* Carpeting, tiling, walkways and furnishings.

### PLAN PRICING (Valid 1 Jan 2019 - 31 Dec 2020)

# of Units	First Insp by PMR22	Annual Reviews
1-12	R6 000,00	R2 500,00
1-24	R6 500,00	R2 750,00
25-40	R8 250,00	R3 700,00
41-60	R9 900,00	R4 500,00
61-99	R12 500,00	R5 500,00
100-140	R14 500,00	R6 525,00
141-200	R18 000,00	R8 000,00