

Why do you NEED a 10 Year Maintenance Plan?

- It is a lawful requirement for Body Corporate's to have a written ten-year Maintenance, Repair and Replacement (MRR) plan for the common property.
- The property can be maintained in a systematic, rather than ad hoc way.
- The standard and presentation of the property can be maintained (uplifting valuations).
- Subjective decision making and emergency corrective maintenance are minimised.
- Preventive maintenance costs far less than allowing deterioration to the point of major repairs.
- Body Corporates are no longer allowed to raise Special Levies for purposes of MRR that could have been planned for.



What must the Plan Include?

Provision for the cost of:

- Redecoration (internal and external painting).
 - Waterproofing.
 - Any structural repairs required.
 - Wiring, lighting and electrical systems.
 - Plumbing, drainage and storm-water systems.
 - Heating and cooling systems.
 - Lifts.
 - Carpeting and furnishings.
- Roofing.
 - Communication and service supply systems.
 - Parking facilities, roadways and paved areas.
 - Security systems and facilities.
 - Any other community and recreational facilities.

How Can We Help?

The process involved in rating the current condition of the items and time until MRR, as well as the costs, will need to be unbiased, well-reasoned and fairly accurately costed.

PMR22 Plans provides a clear document that will show you what amount should currently be in the reserve fund and a smoothed annual amount that should ensure that there are no financial surprises in the future. You will have a clear picture of how much will be spent each calendar year.

Contact Us: Tel - 021 001 5522 e-mail - plans@pmr22.com

As per SAHITA best policy, property and home inspectors require payment of the agreed fee before the report is supplied. Due to the time invested in the site-inspection and in producing the report, we require a 75% Deposit prior to commencement.