



EXAMPLE, 19 EXAMPLE ST, SEA POINT

10 YEAR MAINTENANCE PLAN



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REPORT COMPILED FOR:

Date: 31/10/2023

ATTN: Example Body Corporate

19 Example St, Sea Point, Cape Town, 1234

REPORT COMPILED BY:

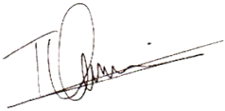
Mercury Property and Project Management

Thomas J. Quinn

BSc Hons Construction Management

078 683 3972

thomasworkmails@gmail.com



EXAMPLE 10 YEAR MAINTENANCE PLAN 2023/24



RESERVE FUND

Item	Freq	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
PREDICTED EXPENSES													
Electrical													
Lights backup battery	10	R 22 000,00										R 47 496,35	R 69 496,35
Lights backup inverter	5	R 8 000,00					R 11 754,62					R 17 271,40	R 37 026,02
Common Property lights	10		R 27 000,00										R 27 000,00
Intercom	6			R 23 328,00						R 37 018,60			R 60 346,60
Access	5		R 2 160,00					R 3 173,75					R 5 333,75
Security	1	R 2 000,00	R 2 160,00	R 2 332,80	R 2 519,42	R 2 720,98	R 2 938,66	R 3 173,75	R 3 427,65	R 3 701,86	R 3 998,01	R 4 317,85	R 33 290,97
Gate Motors	8	R 10 000,00								R 18 509,30			R 28 509,30
Plumbing													
Stack relining/repairs	3			R 11 664,00			R 14 693,28			R 18 509,30			R 44 866,58
Tank Replacement	10								R 25 707,36				R 25 707,36
Painting and waterproofing													
Full building redecoration	10	R 1 400 000,00										R 3 022 495,00	R 4 422 495,00
Wood and steel repaint	5	R 200 000,00					R 293 865,62					R 431 785,00	R 925 650,61
Waterproofing walkways and roofs	8				R 680 244,48								R 680 244,48
Bathroom redecorations	3		R 75 401,46			R 94 984,12			R 119 652,64				R 290 038,22
Structural													
Misc structural repairs	3	R 10 000,00			R 12 597,12			R 15 868,74			R 19 990,05		R 58 455,91
Total		R 1 652 000,00	R 106 721,46	R 37 324,80	R 695 361,02	R 97 705,10	R 323 252,18	R 22 216,24	R 148 787,65	R 77 739,07	R 23 988,06	R 3 523 365,60	R 6 708 461,18

Item	Freq	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
CALCULATED CONTRIBUTIONS BASED ON PREDICTED EXPENSES													
Electrical													
Lights backup battery	10	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 4 749,63	R 10 254,11	R 57 750,46
Lights backup inverter	5	R 2 350,92	R 2 350,92	R 2 350,92	R 2 350,92	R 2 350,92	R 3 454,28	R 3 454,28	R 3 454,28	R 3 454,28	R 3 454,28	R 5 075,47	R 34 101,50
Common Property lights	10	R 2 700,00	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 5 829,10	R 60 990,97
Intercom	6	R 3 888,00	R 3 888,00	R 6 169,77	R 6 169,77	R 6 169,77	R 6 169,77	R 6 169,77	R 6 169,77	R 9 790,65	R 9 790,65	R 9 790,65	R 74 166,54
Access	5	R 432,00	R 634,75	R 634,75	R 634,75	R 634,75	R 634,75	R 932,66	R 932,66	R 932,66	R 932,66	R 932,66	R 8 269,03
Security	1	R 2 000,00	R 2 160,00	R 2 332,80	R 2 519,42	R 2 720,98	R 2 938,66	R 3 173,75	R 3 427,65	R 3 701,86	R 3 998,01	R 4 317,85	R 33 290,97
Gate Motors	8	R 2 313,66	R 2 313,66	R 2 313,66	R 2 313,66	R 2 313,66	R 2 313,66	R 2 313,66	R 2 313,66	R 4 282,43	R 4 282,43	R 4 282,43	R 31 356,59
Plumbing													
Stack relining/repairs	3	R 3 888,00	R 3 888,00	R 4 897,76	R 4 897,76	R 4 897,76	R 6 169,77	R 6 169,77	R 6 169,77	R 7 772,13	R 7 772,13	R 7 772,13	R 64 294,97
Tank Replacement	10	R 2 570,74	R 2 570,74	R 2 570,74	R 2 570,74	R 2 570,74	R 2 570,74	R 2 570,74	R 5 550,03	R 5 550,03	R 5 550,03	R 5 550,03	R 40 195,26
Painting and waterproofing													
Full building redecoration	10	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 302 249,50	R 652 534,00	R 3 675 029,00
Wood and steel repaint	5	R 58 773,12	R 58 773,12	R 58 773,12	R 58 773,12	R 58 773,12	R 86 357,00	R 86 357,00	R 86 357,00	R 86 357,00	R 86 357,00	R 126 886,76	R 852 537,38
Waterproofing walkways and roofs	8	R 85 030,56	R 85 030,56	R 85 030,56	R 157 385,63	R 157 385,63	R 157 385,63	R 157 385,63	R 157 385,63	R 157 385,63	R 157 385,63	R 157 385,63	R 1 514 176,74
Bathroom redecorations	3	R 25 133,82	R 31 661,37	R 31 661,37	R 31 661,37	R 39 884,21	R 39 884,21	R 39 884,21					R 239 770,58
Structural													
Misc structural repairs	3	R 4 199,04	R 4 199,04	R 4 199,04	R 5 289,58	R 5 289,58	R 5 289,58	R 6 663,35	R 6 663,35	R 6 663,35	R 8 393,90	R 8 393,90	R 65 243,71
Yearly Contribution		R 500 279,00	R 510 298,40	R 513 762,73	R 587 394,97	R 595 819,36	R 625 996,28	R 627 903,04	R 591 252,02	R 598 718,24	R 600 744,94	R 999 004,71	R 6 751 173,70
Yearly Increase			2,00%	0,68%	14,33%	1,43%	5,06%	0,30%	-5,84%	1,26%	0,34%	66,29%	
Monthly contribution	12	R 41 689,92	R 42 524,87	R 42 813,56	R 48 949,58	R 49 651,61	R 52 166,36	R 52 325,25	R 49 271,00	R 49 893,19	R 50 062,08	R 83 250,39	R 562 597,81
Average monthly contribution	29	R 1 437,58	R 1 466,37	R 1 476,33	R 1 687,92	R 1 712,12	R 1 798,84	R 1 804,32	R 1 699,00	R 1 720,45	R 1 726,28	R 2 870,70	R 19 399,92

Item		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
EXAMPLE: MAINTAIN CURRENT LEVIES WITH YEARLY INCREASE													
Starting Balance carried over		R 1 711 958,00	R 560 238,00	R 974 308,02	R 1 479 127,15	R 1 348 137,96	R 1 837 943,93	R 2 126 290,79	R 2 740 749,14	R 3 254 739,73	R 3 866 952,82	R 4 561 204,96	
Reserve inc with 4.1% yearly increase	1,04	R 500 280,00	R 520 791,48	R 542 143,93	R 564 371,83	R 587 511,08	R 611 599,03	R 636 674,59	R 662 778,25	R 689 952,16	R 718 240,20	R 747 688,04	R 6 782 030,59
Predicted expences per year		R 1 652 000,00	R 106 721,46	R 37 324,80	R 695 361,02	R 97 705,10	R 323 252,18	R 22 216,24	R 148 787,65	R 77 739,07	R 23 988,06	R 3 523 365,60	R 6 708 461,18
Balance		R 560 238,00	R 974 308,02	R 1 479 127,15	R 1 348 137,96	R 1 837 943,93	R 2 126 290,79	R 2 740 749,14	R 3 254 739,73	R 3 866 952,82	R 4 561 204,96	R 1 785 527,41	

Item		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	Total
EXAMPLE: CONTRIBUTION BASED ON EXPENSES FUND BUILDUP													
Starting Balance carried over		R 1 711 958,00	R 560 237,00	R 963 813,95	R 1 440 251,88	R 1 332 285,82	R 1 830 400,08	R 2 133 144,18	R 2 738 830,99	R 3 181 295,36	R 3 702 274,53	R 4 279 031,41	
Yearly Contribution based on the expected exp		R 500 279,00	R 510 298,40	R 513 762,73	R 587 394,97	R 595 819,36	R 625 996,28	R 627 903,04	R 591 252,02	R 598 718,24	R 600 744,94	R 999 004,71	R 6 751 173,70
Predicted expences per year		R 1 652 000,00	R 106 721,46	R 37 324,80	R 695 361,02	R 97 705,10	R 323 252,18	R 22 216,24	R 148 787,65	R 77 739,07	R 23 988,06	R 3 523 365,60	R 6 708 461,18
Balance		R 560 237,00	R 963 813,95	R 1 440 251,88	R 1 332 285,82	R 1 830 400,08	R 2 133 144,18	R 2 738 830,99	R 3 181 295,36	R 3 702 274,53	R 4 279 031,41	R 1 754 670,52	