

PORTSIDE - DESK REVIEW MAINTENANCE SCHEDULE (2021)



YEAR-END:
SEPTEMBER

External Building Areas - Maintenance Schedule											TOTALS
WORK DUE IN FINANCIAL YEAR	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	
ITEM	INDICATION OF REQUIRED WORKS										
Electrical Areas											
General Electrics and Lighting (Replacement/Repairs)	R 34 013.00										
Generators (Service and Maintenance Savings)	R 13 605.00										
Past Contribution	R 0.00										
Estimated Cost	R 47 618.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 47 618.00
Required Contribution per year	R 47 618.00	R -	R -	R -	R -	R -	R -	R -	R -	R -	
Heating and Cooling Systems											
Ventilation Shafts (Maintenance & Upgrade Savings)	R 6 803.00	R 7 347.24	R 7 935.02	R 8 569.82	R 9 255.41	R 9 995.84	R 10 795.51	R 11 659.15	R 12 591.88	R 13 599.23	
Past Contribution	R 0.00										
Estimated Cost	R 6 803.00	R 7 347.24	R 7 935.02	R 8 569.82	R 9 255.41	R 9 995.84	R 10 795.51	R 11 659.15	R 12 591.88	R 13 599.23	R 98 552.08
Required Contribution per year	R 6 803.00	R 7 347.24	R 7 935.02	R 8 569.82	R 9 255.41	R 9 995.84	R 10 795.51	R 11 659.15	R 12 591.88	R 13 599.23	
Carpeting and Furnishing											
Common Area Equipment/Furnishings (Replacement/Maintenance)	R 6 123.00	R 6 612.84	R 7 141.87	R 7 713.22	R 8 330.27	R 8 996.70	R 9 716.43	R 10 493.75	R 11 333.25	R 12 239.91	
Past Contribution	R 0.00										
Estimated Cost	R 6 123.00	R 6 612.84	R 7 141.87	R 7 713.22	R 8 330.27	R 8 996.70	R 9 716.43	R 10 493.75	R 11 333.25	R 12 239.91	R 88 701.22
Required Contribution per year	R 6 123.00	R 6 612.84	R 7 141.87	R 7 713.22	R 8 330.27	R 8 996.70	R 9 716.43	R 10 493.75	R 11 333.25	R 12 239.91	
Roof Areas											
Painting of Metal Roof Areas						R 135 545.52					
Past Contribution	R 0.00										
Estimated Cost	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 135 545.52	R 0.00	R 0.00	R 0.00	R 0.00	R 135 545.52
Required Contribution per year	R 22 590.92	R 22 590.92	R 22 590.92	R 22 590.92	R 22 590.92	R 22 590.92	R -	R -	R -	R -	
Painting and Repairs											
External Walls Painting and Remedial Repairs	R 1 122 240.00										
External Woodwork	R 58 240.00				R 79 234.88						
External Steelwork	R 138 600.00				R 188 563.77						
Internal Common Walls and Soffit Areas	R 72 580.00								R 107 798.18		
Basement Parking Walls and Soffits Areas	R 30 960.00								R 256 538.93		
Past Contribution	R 0.00										
Estimated Cost	R 1 422 620.00	R 0.00	R 0.00	R 0.00	R 267 798.65	R 0.00	R 0.00	R 0.00	R 364 337.10	R 0.00	R 2 054 755.75
Required Contribution per year	R 1 422 620.00	R 66 949.66	R 66 949.66	R 66 949.66	R 66 949.66	R 91 084.28	R 91 084.28	R 91 084.28	R 91 084.28	R -	
Waterproofing											
Stone Flat Roof Service	R 127 500.00				R 173 462.34					R 235 993.60	
Past Contribution	R 0.00										
Estimated Cost	R 127 500.00	R 0.00	R 0.00	R 0.00	R 173 462.34	R 0.00	R 0.00	R 0.00	R 235 993.60	R 0.00	R 536 955.94
Required Contribution per year	R 127 500.00	R 43 365.59	R 43 365.59	R 43 365.59	R 43 365.59	R 58 998.40	R 58 998.40	R 58 998.40	R 58 998.40	R -	
Parking Facilities											
Painting of Demarcation Lines	R 6 480.00				R 8 815.97					R 11 994.03	
Past Contribution	R 0.00										
Estimated Cost	R 6 480.00	R 0.00	R 0.00	R 0.00	R 8 815.97	R 0.00	R 0.00	R 0.00	R 11 994.03	R 0.00	R 27 290.00
Required Contribution per year	R 6 480.00	R 2 203.99	R 2 203.99	R 2 203.99	R 2 203.99	R 2 998.51	R 2 998.51	R 2 998.51	R 2 998.51	R -	
Security Systems and Facilities											
Security Equipment (Replacement/Upgrade Savings)	R 2 925.00	R 3 159.00	R 3 411.72	R 3 684.66	R 3 979.43	R 4 297.78	R 4 641.61	R 5 012.94	R 5 413.97	R 5 847.09	
Past Contribution	R 0.00										
Estimated Cost	R 2 925.00	R 3 159.00	R 3 411.72	R 3 684.66	R 3 979.43	R 4 297.78	R 4 641.61	R 5 012.94	R 5 413.97	R 5 847.09	R 42 373.20
Required Contribution per year	R 2 925.00	R 3 159.00	R 3 411.72	R 3 684.66	R 3 979.43	R 4 297.78	R 4 641.61	R 5 012.94	R 5 413.97	R 5 847.09	
Community and Recreational Facilities											
Fire Equipment and Sianose (Replacement/Upgrade Savings)	R 5 850.00	R 6 318.00	R 6 823.44	R 7 369.32	R 7 958.86	R 8 595.57	R 9 283.21	R 10 025.87	R 10 827.94	R 11 694.18	
Past Contribution	R 0.00										
Estimated Cost	R 5 850.00	R 6 318.00	R 6 823.44	R 7 369.32	R 7 958.86	R 8 595.57	R 9 283.21	R 10 025.87	R 10 827.94	R 11 694.18	R 84 746.39
Required Contribution per year	R 5 850.00	R 6 318.00	R 6 823.44	R 7 369.32	R 7 958.86	R 8 595.57	R 9 283.21	R 10 025.87	R 10 827.94	R 11 694.18	
Total Estimated Cost	R 1 625 919.00	R 23 437.08	R 25 312.05	R 27 337.01	R 479 600.93	R 167 431.40	R 34 436.76	R 37 191.70	R 652 491.77	R 43 380.40	R 3 116 538.10
Total Est. Required Contribution per Year	R 1 648 509.92	R 158 547.24	R 160 422.21	R 162 447.17	R 164 634.13	R 207 557.99	R 187 517.94	R 190 272.88	R 193 248.22	R 43 380.40	
Total Past Contribution	R -										
Est. Contribution Per Unit Per Year (Average)	R 31 702.11	R 3 048.99	R 3 085.04	R 3 123.98	R 3 156.04	R 3 991.50	R 3 606.11	R 3 659.09	R 3 716.31	R 834.24	
Est. Contribution Per Unit Per Month (Average)	R 2 641.84	R 254.08	R 257.09	R 260.33	R 263.84	R 332.62	R 300.51	R 304.92	R 309.69	R 69.52	
Number of Units	52										
Yearly Escalation	8%										
Please Note: The above figures are estimates only based on our experience, measures taken and current rates. An 8% escalation has been allowed for per annum. This pricing includes 15% VAT. Some rates have furthermore been adjusted to try and accommodate P&G's. An allowance for THC to undertake an annual inspection in order to update the maintenance plan and budget should be allowed for.											