



Strata Titles Amendment Act 2018 Fact Sheet

SECTION 100 (2A)

10-Year Building Maintenance Plan

In accordance with Section 100(2A) (a) (iii) a strata scheme with 10 or more lots or insured for more than \$5,000,000.00 must ensure –

- (a) that there is a 10 year plan that sets out;
 - (i) the common property and the personal property of the strata company that is anticipated to require maintenance, repair, renewal or replacement (other than of a routine nature) in the period covered by the plan.
 - (ii) the estimated costs for the maintenance, repairs, renewal or replace; and
 - (iii) other information required to be included by the regulations and
- (b) that the 10 year plan is revised at least once in each 5 years and that, when revised, the plan is extended to cover the 10 years following the revision.

REGULATION 77

- (1) For the purposes of section 100 (2A) (a) (iii) the 10 year plan for a designated Strata Company must include the following information -
 - (a) the name of the strata company and the address of the strata title scheme;
 - (b) the name and address of the person or persons who prepared the plan;
 - (c) if the strata company employs or engages a person to prepare the plan – the qualifications (if any) of each individual who prepares the plan or is involved in preparing the plan on behalf of that person;
 - (d) the period covered by the plan
 - (e) a list of the items of common property, and personal property of the strata company, that the strata company anticipates will require maintenance, repair, renewal or replacement in the period covered by the plan
 - (f) a report about the condition of the covered items and the anticipated maintenance, repair, renewal or replacement requirements of the covered items in the period covered by the plan
 - (g) the method by which the estimated costs for the maintenance, repair, renewal or replacement of the covered items, as set out in the 10 year plan, were determined, including any assumptions underlying that determination;
 - (h) a plan or recommendation for the funding of the estimated costs for the maintenance, repairs, renewal or replacement of the covered items

- (2) The list of covered items dealt with by the plan must include any items of value that forms part of the common property or the personal property of the strata company which, in the opinion of the strata company, would be included in the plan having regard to the maintenance, repair, renewal or replacement that it is anticipated will be required in the period covered by the plan
- (3) Without limiting sub regulation (2), the following items are items of value that may be included in the plan –
- (a) roofs and gutters;
 - (b) walls (including retaining walls);
 - (c) floors;
 - (d) ceilings;
 - (e) windows, eaves, flashings, soffits and window sills;
 - (f) downpipes;
 - (g) Foundations of buildings
 - (h) driveways;
 - (i) footpaths;
 - (j) steps
 - (k) stairs and stair railings;
 - (l) doors and doorways (including fire doors);
 - (m) lighting;
 - (n) storage or plant rooms;
 - (o) fencing and gates;
 - (p) balconies, railings and balustrades;
 - (q) lifts;
 - (r) ventilation;
 - (s) fire services, fire alarms and fire hoses;
 - (t) air conditioning systems;
 - (u) building and ancillary structures;
 - (v) utility conduits and services;
 - (w) garbage disposal;
 - (x) hot water systems;
 - (y) electrical systems;
 - (z) post boxes;
 - (za) security components;
 - (zb) swimming pools, spas and pumps or filters;
 - (zc) water bores and water tanks;
 - (zd) back flow devices and pumping devices;
 - (ze) car stackers;
 - (zf) roof access safety equipment;
 - (zg) solar and other sustainability infrastructure;
 - (zh) disability access facilities.
- (4) The covered items may be itemised separately or grouped together in any way that the strata company considers appropriate.
- (5) A condition report may relate to a single covered item or a group of covered items.

- (6) A condition report must include such of the following information about a covered item or items as the strata company considers appropriate, having regard to the design, age and overall condition of the strata titles scheme —
- (a) the date of installation, construction or acquisition (if known);
 - (b) the present condition or operating state (including whether working or not);
 - (c) the date on which an inspection was last undertaken;
 - (d) details of any maintenance, repair, renewal or replacement that is anticipated to be required in the period of the plan;
 - (e) the date or dates on which it is estimated that maintenance, repair, renewal or replacement is likely to be required in the period of the plan;
 - (f) details of the estimated cost of maintenance, repair, renewal or replacement;
 - (g) the estimated lifespan of the covered item or items once maintained, repaired, renewed or replaced.
- (7) The first 10 year plan for a designated strata company must be submitted for approval at the first annual general meeting of the strata company.

Notes for this regulation:

1. Section 100(2A) requires the 10 year plan to set out the estimated costs for the maintenance, repairs, renewal or replacement of the common property and personal property to which the plan relates.
2. Personal property of the strata company may include items like vehicles, computers, gardening or maintenance equipment and signage.
3. A strata company that chooses to employ or engage a person to prepare the 10 year plan may decide what qualifications (if any) are appropriate to that role.