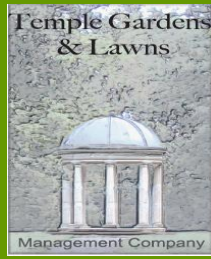
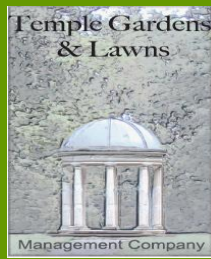


Planned Preventative Maintenance Programme- Sinking Fund



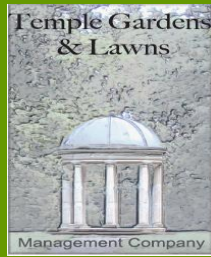
- Objective-To protect, prolong & control
- 10 year plan- review every 12 months
- Non routine maintenance
- Activities and Costs specified per year
- Year 1, estimated cost €300,272- 2012
- Year 1-10 inclusive €1 million

Planned preventative maintenance programme



- Go out to tender for the plan
- Chartered surveyors request a quote.
- Appoint surveyor and if possible give drawings
- Surveyor will inspect all the elements in the common areas and will note their condition.
- Provide a budgetary figure for the maintenance of each element. Eg Stained timber handrails are provided to all balconies. Cost €6,786

Preparation of Programme

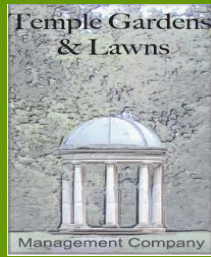


- All handrails will require redecoration in year 1.
- Work recommended in year 1 tends to be remedial work and should be undertaken without delay.
- Cost of hoist may need to be included so that the surveyor can inspect elements of the building eg coping, roofs.
- Remember that it is a visual inspection and no holes made in walls or ducts to see what is inside.

Temple Gardens- Façade

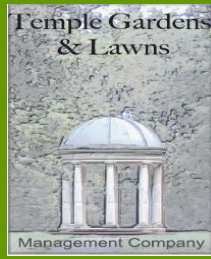


Building Facade



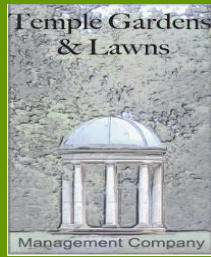
- The various elements are grouped.
- External- roofs, steel cappings, vents, fall and arrest, rain water outlets.
- Elevations- windows & balcony doors, cladding, brickwork, render, rain water goods, concrete copings
- Entrance canopies- noted in report that there were no transparent glass panel in entrance door

Elements of the complex



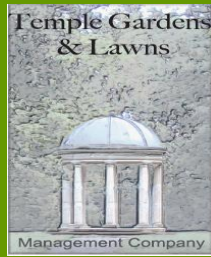
- Internal common areas- ceilings, walls, floors, internal doors & joinery, service risers, staircase, handrails & balustrades
- Basement carpark- walls, roadways, below ground drainage, lift pits, plumbing, pipework, waste water installations, gates
- Boundaries & environs- footpaths, bin bays, boundary walls, grills & vents, gas meter rooms

Detail in Planned preventative maintenance programme



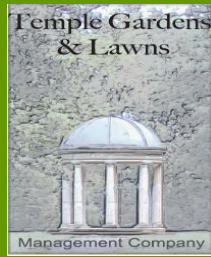
- Ref number
- Location
- Description
- Recommendation
- Cost
- When- year 1-10
- Sum all the expenditure for each year
- Grand total per year

General Comments



- The maintenance expenditure does not include general mechanical and electrical repairs and or replacements. E.g. emergency warning systems, automatic opening vents, street lighting, corridor lighting etc.
- The plan does not include any emergency works needed after wind, storm or flood.
- The maintenance works may need tendering and project management expertise.
- Plan will not cover every eventuality eg Gas condenser boilers.

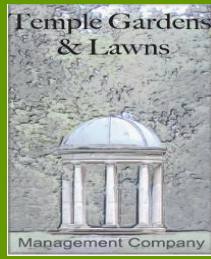
General Comments



- No two complexes will have the same programme or the same costs.
- Review after each year, budget versus actual-amendments made to 10 year plan.
- In our programme we omitted internal decoration expenditure costs as we include this in yearly capital improvement plan.
- Sufficient money available for necessary building expenses when the job needs doing.
- Avoidance of levies.

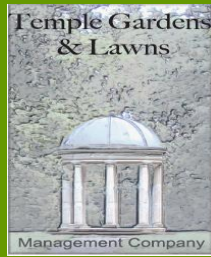
Temple Gardens- 11 blocks 260 units

Budgetary costs – prepared in 2012



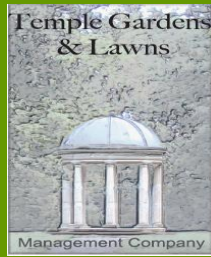
- Year 1 300,272
- Year 2 98,497
- Year 3 46,079
- Year 4 40,175
- Year 5 70,661
- Year 6 47,766
- Year 7 83,732
- Year 8 125,860
- Year 9 67,520
- Year 10 78,278

Sinking Fund



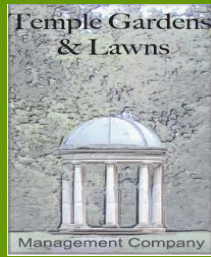
- Multi Unit Development Act- Section 19
- All owner management companies must now under the Act have established a sinking fund.
- Ring fenced- Good Corporate Governance
- Meeting of members to agree that the expenditure is of a non-recurring nature.
- Section 17- Annual report- sinking fund balance, annual contribution and basis of this contribution.

Sinking Fund investment



- Invest wisely- no risk or very low risk.
- Fixed term deposit.
- Various accounts versus just one account.
- Permanent TSB- 0.5% fixed for 12 months.
- Dirt tax & corporation tax

Rathborne Management Company



- 1. Building Investment Fund – all planned preventative maintenance is paid for from this fund.
- 2. Rainy Day Fund – running cost for 6 months invested for long term- disaster fund.
- 3. Discretionary/contingency Fund – the directors have discretion to spend from this fund as they see fit. All directors must agree.