

10 YEAR MAINTENANCE, REPAIR & REPLACEMENT PLAN

With over 30 years' experience in the property related and property valuation industry, our valuers have proven to be successful and notable in the industry.

A body corporate or trustees must prepare a written maintenance, repair and replacement plan for the common property (Sectional Titles Schemes Management Act, 8 of 2011). The Act also states that the plan becomes active once it has been approved by the Body Corporate at the general meeting.

Why choose Valworx (Pty) Ltd?

- Professionalism
- Affordable fees
- High standard of service
- High quality reports
- Confidentiality
- High work ethics
- Excellent after service
- Pro active
- "We do what we do best"

With our extensive experience in the property valuation industry, Valworx (Pty) Ltd is in an excellent position to offer our services to you.

admin@valworx.co.za

www.valworx.co.za

+27 81 869 4081



#valworxptyltd



It is very important to differentiate between maintenance, repairs and replacement and to estimate a realistic cost of a certain item, taken into account all factors including escalation and inflation.

We offer tailor-made reports as each scheme offers different details and features, and it is therefore important to us to meet your needs and not to be stuck with a generic plan which lack important information.

The 10 Year plan includes:

- Property inspection - physical inspection by an experienced surveyor
- Detailed description of scheme and common property
- List of all Major Capitol Items
- Differentiate between maintenance, repairs and replacement items
- Include sub items e.g. window and door frames, garage doors etc.
- Current estimated replacement cost of buildings, trades and improvements
- Estimated lifespan of the Major Capitol Items
- Comprehensive report on estimated cost of urgent current maintenance, repairs and replacement areas
- Taken into account all relevant factors including escalation and inflation
- Reserve fund forecast - this can either be included or excluded from the 10 Year plan

admin@valworx.co.za

www.valworx.co.za

+27 81 869 4081



#valworxptyltd



Various methods are used by our surveyors in order to calculate a realistic estimated cost. Tenders and quotations vary drastically from contractor to contractor and it is therefore important that the plan be updated regularly with new information.

However, the information can be updated when a tender or quotation has been approved by the body corporate, when maintenance had been completed, or when there was any improvements done on common property and that item to be added as a Major Capital Item.

The assistance from the body corporate with information regarding recent maintenance, repair and replacement, tenders and quotations is of cardinal importance.

We can assist with the package of your choice to update the plan and provide professional advice to the body corporates and trustees

Other services:

- Replacement Cost Valuations
- Market valuations
- Property inspections

Our valuers have over 10 years' experience in Sectional Title Schemes and Home Owners Association (HOA) Replacement Cost Valuations.

admin@valworx.co.za

www.valworx.co.za

+27 81 869 4081



#valworxptyltd

