

Service  
Quality  
Value

**ROSCON**

ROSCON GROUP OF COMPANIES



## Maintenance Plan Budgets

All prescribed Owners Corporations over 100 lots or Owners Corporations who collect more than \$200,000 in annual fees are required to obtain a Maintenance Plan Budget Report in compliance with *Division 3 of the Owners Corporations Act 2006*.

Preparing and implementing a Maintenance Plan allows owners to predict and budget for future maintenance expenses for the property. It allows the Owners Corporation to ensure that they have enough money saved to cover the cost of major works taking the focus from whether the maintenance is required.

Preparing a Maintenance Plan is an art; there is a fine balance between ensuring that all future expenditure is covered, to avoid unexpected special levies, and excessive allowances that impose unnecessary costs on owners. Roscon ensures that the owners' funds are used in the most efficient manner, to keep levies as low as possible while ensuring the proper maintenance of the property. We strive to achieve a balance and ensure that adequate funds are available to cover major expenses, while avoiding the unnecessary build-up of capital reserves that owners could put to better use.

## Why Roscon is the largest supplier of 10 Year Maintenance Plans *in the country*

- We continuously update our maintenance, repair and replacement rates using industry sources and privately-sourced pricing data, to ensure we deliver the most accurate expense forecasts.
- We maintain pricing data for all cities, towns and regions. This allows us to provide forecasts based on maintenance prices in your local region.
- Our reports include suggestions to lengthen the life and/or reduce the maintenance costs of items, which save you money.
- We ensure that our reports don't include small value that should not be included and can be allowed for in a contingency allowance, which we tailor based on the age, condition and features of the property.
- We employ qualified in-house building inspectors who produce our reports, as well as technical research staff to ensure a consistent, high-quality service.
- We have served the Owners Corporation industry since 1987. We have the experience, and will be around to support our report in years to come.



1800 767 266

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# The Roscon difference

At Roscon we continuously update our maintenance, repair and replacement rates using industry sources and privately-sourced pricing data, to ensure we deliver the most accurate expense forecasts. We maintain pricing data for all suburbs, towns and regions. This allows us to provide forecasts based on maintenance prices in your local area. Our reports include suggestions to lengthen the life and/or reduce the maintenance costs of items, which save you money.

We have completed tens of thousands of Maintenance Plans, for all types of buildings. Our experience ranges from duplexes, units, apartments to the largest residential, commercial and industrial schemes in Australia.

## For our clients, we ensure that:

- Our reports are simple to understand, and easy to apply.
- We list the square and or lineal meter rate along with unit price per item for all assets within the development.
- We provide you with a condition report on each asset within the development.
- We take the time to develop a complete understanding of your property up-front, to avoid pitfalls down the track.
- The Owners Corporation will also receive property photos.
- Our technical team and inspectors are available to discuss any questions you may have, and to provide advice at any time.

Our reports are compiled using our proprietary software that has been custom designed to calculate the most efficient possible use of your funds.



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