



NEED AN EXPERT ONE STOP
**MAINTENANCE SOLUTION FOR
YOUR SECTIONAL TITLE ESTATE?**



CALL LOXISOLVE NOW!

**WE EXPERTLY HANDLE YOUR MAINTENANCE REQUIREMENTS
& YOU SEE A NOTICEABLE DIFFERENCE IN YOUR SECTIONAL TITLE ESTATE**

- **One fixed price per month** covers all items specified in your maintenance programme
- We ensure that your Sectional Title Estates stays **operational, tidy and in tip top condition**
- **Regular maintenance checks** are carried out to ensure constant upkeep
- Weekly visits, walk-through inspections and monthly site audits by a Senior Loxisolve Auditor ensure service delivery
- Repairs are carried out according to our checks and faults reported
- **Our documentation** supports everything we do and every action is audited for the management records
- Electronic Job card communication and monthly feedback

PREVENTATIVE MAINTENANCE PROGRAMMES

Estimated Monthly Contract Costs Per Unit (Excl VAT)

NUMBER OF UNITS	BASIC PM	BASIC PM & GARDEN	STANDARD PM	STANDARD PM & GARDEN	ELITE PM	ELITE PM & GARDEN	TURNKEY SOLUTIONS
15 to 75 units	R250.00	R320.00	R360	R420	R545	R590	Subject to Audit
76 to 150 units	R175.00	R205.00	R185	R255	R250	R300	
151 to 250 units	R155.00	R185.00	R175	R230	R185	R245	
Contract Terms	3 to 12 Months		12 to 36 Months		12 to 36 Months		< 36 Months
Frequency	Weekly		Weekly		Weekly		
Responsibility	Body Corporate		Body Corporate		Body Corporate		

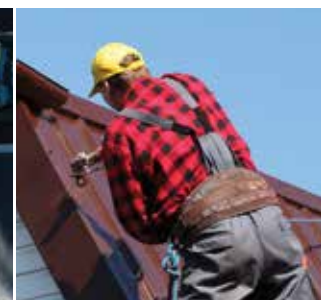
Please Note: Cancellation notice periods are applicable

PREVENTATIVE MAINTENANCE

PROGRAMMES TO ENSURE YOUR SECTIONAL TITLE ESTATE STAYS OPERATIONAL AND TIDY

SERVICES TO SUIT YOUR MAINTENANCE REQUIREMENTS CAN INCLUDE:

- Electrical repairs and requirements
- Electric fence inspection, maintenance & repairs
- Plumbing requirements
- Maintenance of walls & boundary walls
- Cleaning of storm water drain
- Roof tiles inspection and maintenance
- Servicing and inspection of fire equipment
- Parking bay signage & road marking
- All Construction and General Repairs
- Exit and Entrance Repairs
- Resulting Damage Repairs
- Pool Care
- Garden services including cutting and trimming of grass, weed control, Tree Pruning and cleaning of flower beds
- **Preventative Maintenance offers quick turnaround times and covers emergencies, electrical, plumbing and civil repairs**



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Detailed contract are issued upon service acceptance, with basic terms and conditions

PREVENTATIVE MAINTENANCE JOB DESCRIPTION PAGE 1

AIRCON	Basic	Standard	Elite	Turnkey	Parts	Labour
Aircon Minor Services				•	Included	Included
Aircon Major Services				•	Included	Included
Heat Pump Services				•	Included	Included
Aircon PC Board Replacement 9000BTU				•	Included	Included
Aircon PC Board Replacement 12000BTU				•	Included	Included
Aircon PC Board Replacement 18000BTU				•	Included	Included

AUDIT	Basic	Standard	Elite	Turnkey	Parts	Labour
Ten Year Maintenance Plan 0 to 50 units			•	•	Included	Included
Ten Year Maintenance Plan 51 to 120 units		•	•	•	Included	Included
Ten Year Maintenance Plan 121 to 250 units			•	•	Included	Included
Ten Year Maintenance Plan 251 to 350 units			•	•	Included	Included
Ten Year Maintenance Plan 351 + units			•	•	Included	Included
Check and Report/Quote Electrical COC			•	•	Included	Included
Check and Report/Quote Glass COC			•	•	Included	Included
Check and Report/Quote Plumbing COC			•	•	Included	Included
Structural Engineering Audit 0 - 100 units			•	•	Included	Included
Structural Engineering Audit 100 - 200 units			•	•	Included	Included
Structural Engineering Audit 200 - 500 units			•	•	Included	Included
Structural Engineering Audit 500 + units			•	•	Included	Included
Check and Report/Quote Electrical Fence COC			•	•	Included	Included

ELECTRICAL	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Service Garage Door and Motor				•	Included	Included
Check and Service Gate Motor	•	•	•	•	Included	Included
Check and Repair Gate Motor		•	•	•	Included	Included
Check and Repair Intermittent Connections	•	•	•	•	Included	Included
Replace Day Night Switch	•	•	•	•	Included	Included
Check and Replace Inside/Outside Light Bulbs	•	•	•	•	Included	Included
Check and Replace Street Light Bulbs		•	•	•	Included	Included
Transformer Service & Oil Test				•	Included	Included
Transformer HV LV Switchgear (K3AF) Service				•	Included	Included
Check and Replace Gate Motor D5				•	Included	Included
Check and Replace Gate Motor D10				•	Included	Included
Check and Replace Isolators (Oven, Geyser and Aircon)		•	•	•	Included	Included
Check and Replace Lighting/Surge Arrestors			•	•	Included	Included
Check and Replace Electronic Timers			•	•	Included	Included
Check and Replace Inside/Outside Light Fittings		•	•	•	Included	Included
Check and Replace Oven, Stove and Fridge Lights				•	Included	Included
Check and Replace Stove Elements				•	Included	Included
Transformer Oil Purification				•	Included	Included
Check and Repair Electrical Fencing		•	•	•	Included	Included
Check and Repair Geyser Thermostat		•	•	•	Included	Included
Check and Replace Garage Motor				•	Included	Included
Check and Replace Circuit Breaker		•	•	•	Included	Included
Check and Replace Circuit Earth leakages		•	•	•	Included	Included
Check and Replace Wall Plugs			•	•	Included	Included
Check and Replace Manual Timers			•	•	Included	Included
Check and Replace LED Light		•	•	•	Included	Included

PLUMBING	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Repair Above Ground Water Pipe Leaks	•	•	•	•	Included	Included
Check and Repair Above Ground Drain Pipe Leaks	•	•	•	•	Included	Included
Check and Repair Water Pipe Leak and Wall (Inside)				•	Included	Included
Check and Replace Basin S-Trap				•	Included	Included
Check and Replace Bath Tubs S-Trap				•	Included	Included
Check and Replace Bathroom Sealant				•	Included	Included
Check and Replace Kitchen Sealant				•	Included	Included
Check and Repair Drain Blockages	•	•	•	•	Included	Included
Check and Repair Stormwater Drain Cleaning	•	•	•	•	Included	Included
Check and Repair Irrigation Leak			•	•	Included	Included
Check and Repair Leaking/Loose Gutter Down Pipe		•	•	•	Included	Included
Check and Repair Leaking/Loose Gutter		•	•	•	Included	Included
Check and Replace Damaged Tap Seals	•	•	•	•	Included	Included
Check and Replace Tap Fittings		•	•	•	Included	Included
Check and Replace Toilet Seat				•	Included	Included
Check and Clean Gutters			•	•	Included	Included
Check and Replace Geyser (Insurance Claim)				•	Included	Included
Check and Replace Toilet Cisterns				•	Included	Included
Check and Replace Drain Vent Valve			•	•	Included	Included
Check and Replace Geyser Anode				•	Included	Included

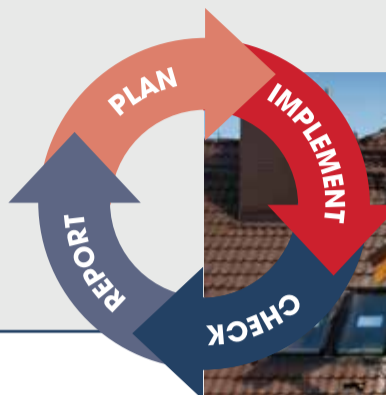
PREVENTATIVE MAINTENANCE JOB DESCRIPTION CONT

GLASS AND FRAME	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Repair Sliding Door Wheels		•	•	•	Included	Included
CLEANING						
Cleaning of communal roads/walkways and stair cases	•	•	•	•	Included	Included
Move waste from resident to central collection point				•	Included	Included
Cleaning and Unblocking Patio Concrete Slab				•	Included	Included
Cleaning and Unblocking Roof Valley				•	Included	Included
Cleaning Solar Panels				•	Included	Included
GARDENING	Basic	Standard	Elite	Turnkey	Parts	Labour
Weed Control Common Area (chemical application)				•	Included	Included
Weed Control Resident Yard (chemical application)				•	Included	Included
Tree Pruning				•	Included	Included
Cut and Trim Grass Common Area's (Max 4 Services)	•	•	•	•	Included	Included
Cut and Trim Grass Resident Yard (Max 4 Services)				•	Included	Included
Tidying up Flower Beds (excluding Rock)				•	Included	Included
PEST CONTROL	Basic	Standard	Elite	Turnkey	Parts	Labour
Cockroaches Control for Common Area (chemical application)				•	Included	Included
Grass Termites Control for Common Area (chemical application)				•	Included	Included
Rats in Roofs Control for Common Area (chemical application)				•	Included	Included
Rats outside Control for Common Area (chemical application)				•	Included	Included
Ants - Granular Control for Common Area (chemical application)				•	Included	Included
Wood Termites Control for Common Area (chemical application)				•	Included	Included
POOL	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Replace Filter Sand				•	Included	Included
Check and Repair Leaking Pump Pipes				•	Included	Included
Check and Replace Leaking Pool Cleaner Pipes				•	Included	Included
Check and Service Pool Cleaner				•	Included	Included
Pool Brushing				•	Included	Included
Pool Care (Including Chemicals)				•	Included	Included
Check and Replace Pool Cleaner				•	Included	Included
FIRE PREVENTION	Basic	Standard	Elite	Turnkey	Parts	Labour
Fire Extinguisher Service			•	•	Included	Included
New 4,5kg Fire Extinguisher Wall Mounted installation				•	Included	Included
Fire Hose Reel Service			•	•	Included	Included
Fire Hydrant Service			•	•	Included	Included
Fire Equipment Signage Replace			•	•	Included	Included
Check and Replace Fire Extinguisher Cover				•	Included	Included
PAINTING	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Repair Ceiling Board			•	•	Included	Included
Check and Repair Wall Paint Touch-up		•	•	•	Included	Included
Check and Repair Barge Boards Paint Touch-up			•	•	Included	Included
Check and Repair Facia Boards Paint Touch-up			•	•	Included	Included
Check and Repair Outside Door Paint/Treatment			•	•	Included	Included
SECURITY	Basic	Standard	Elite	Turnkey	Parts	Labour
Boom Gate Service			•	•	Included	Included
Spike Barrier Service			•	•	Included	Included
Entrance Gate Service (Excluding Motor)			•	•	Included	Included
STRUCTURE	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Replace Barge Boards	•	•	•	•	Included	Included
Check and Replace Facia Boards	•	•	•	•	Included	Included
Check and Repair Service Doors			•	•	Included	Included
Check and Replace Roof Tile		•	•	•	Included	Included
Check and Replace Garden Walls Expansion Joints			•	•	Included	Included
Check and Repair Roof Water Proofing		•	•	•	Included	Included
Check and Repair/Replace Outside Paving	•			•	Included	Included
Check and Repair/Replace Outside Paving		•		•	Included	Included
Check and Repair/Replace Outside Paving			•	•	Included	Included
Check and Replace Inside Tiles	•			•	Included	Included
Check and Replace Inside Tiles		•		•	Included	Included
Check and Replace Inside Tiles			•	•	Included	Included
Check and Replace Outside Tiles	•			•	Included	Included
Check and Replace Outside Tiles		•		•	Included	Included
Check and Replace Outside Tiles			•	•	Included	Included
Check and Repair Tar Road			•	•	Included	Included
Check and Repair Washing Lines			•	•	Included	Included

TURNKEY SOLUTIONS:

PLANNED MAINTENANCE SOLUTIONS AT A FIXED MAINTENANCE COST

OUR REAL VALUE LIES IN THE DESIGN, MANAGEMENT, CO-ORDINATION AND IMPLEMENTATION OF OUR UNIQUE TURNKEY MAINTENANCE SOLUTIONS.



Loxisolve sets the benchmark for estate maintenance plans required by law for your Sectional Title Estate. The cost per job is pre-determined and include in our Turnkey solutions which are reviewed annually and indicated in a monthly schedule.

- **One fixed price per month covers all items avoiding special levies**
- Planning large projects such as painting and roofing in advance avoids special levies
- Regular monthly maintenance checks ensure constant upkeep of the estate
- Day-to-day standard maintenance like electrical, plumbing and gardens are included
- Accountability is a major advantage of partnering with Loxisolve
- Everything we do is documented and audited for management records.



TURNKEY MAINTENANCE SOLUTIONS JOB DESCRIPTION

PROJECT	Basic	Standard	Elite	Turnkey	Parts	Labour
Check and Replace Roadside Curb				•	Included	Included
Inside Door Preparation & Paint/Treatment				•	Included	Included
Inside Walls Preparation, Primer and Paint				•	Included	Included
Outside Wooden Garage Door Preparation and Treatment				•	Included	Included
Check and Paint Entrance Gate				•	Included	Included
Ceiling Paint Preparation and Paint				•	Included	Included
Outside Building Walls Preparation, Primer and Paint				•	Included	Included
Outside Boundary Walls Preparation, Primer and Paint				•	Included	Included
Check and Repair/Paint Handrails and Steel Balustrades				•	Included	Included
Check and Repair/Paint Window Frames				•	Included	Included
Roof Waterproofing				•	Included	Included
Roof Preparation and Paint				•	Included	Included
Roof Trusses treatment with creosote/carbolineum				•	Included	Included
Outside Building walls waterproofing				•	Included	Included
Garden Walls Preparation and Painting				•	Included	Included
Check and Repair/Paint Parking Bays Structure				•	Included	Included
Check and Replace Pool Pump				•	Included	Included
Check and Paint Service Doors				•	Included	Included
Outside Door Preparation and Paint/Treatment				•	Included	Included
Road Marking Painting				•	Included	Included
Garden Walls Preparation and Treatment (picket fence)				•	Included	Included
Road Signage				•	Included	Included
Swimming Pool Fibre Glass Gel Coating/Epoxy Coating				•	Included	Included
Check and Replace Electrical Fence				•	Included	Included