

Reserve Fund Study

Reserve Fund Study is a comprehensive report that provides our clients with a better understanding of the reserve fund strategy, and is an effective tool to achieve long-term maintenance goals.

The Condominium Act in Ontario requires that every new condominium corporation establishes a Reserve Fund Study within the year following the registration, and periodic planning every three years thereafter, to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. Its objective is to forecast future major repair or replacement of common elements of the building, to lower the risk of unexpected repairs, and to ensure that proper funds will be available for those repairs when the time comes.

The scope of work includes the following components (may vary between classes):

- ⇒ Comprehensive analysis and visual physical condition survey of common element components such as the roof, exterior walls, windows, structure, common plumbing elements, common HVAC systems, common electrical systems, elevators, interior finishes, and other common site components
- ⇒ A description of the on-site physical assessment, inspection methods, and equipment
- ⇒ Review of the present condition and evaluation of life expectancy of the Reserve Fund Study components
- ⇒ Inspect and investigate the need for major repairs to the common elements of the corporation
- ⇒ Cost estimation for major repairs and/or replacement of Reserve Fund Study items
- ⇒ 30-year plan that outlines future needs to repair or replace major components of the Reserve Fund Study
- ⇒ Cost analysis and cash allocation for future required repairs and replacement of the Reserve Fund Study items
- ⇒ Preparation of Form 15

There are three levels to conduct the study:

Class 1: A Comprehensive Reserve Fund Study done within the first year of registration

Class 2: Reserve Fund Study with a Site Visit to update an existing study, and should be done alternately every three years with Class 3 (Reserve Fund Study without site visit).

Class 3: Reserve Fund Study without a Site Visit for updating an existing study, and should be done alternately every three years with Class 2 (Reserve Fund Study with site visit).



Ben Engineering Inc.

7368 Yonge Street, Suite 307
Thornhill, Ontario, L4J 8H9

Phone: 416-628-9690

Fax: 1-877-225-8282

www.ben-engineering.com

