



**SHARED VISION,
COMMON VIEW**

What is Commonview ?





Commonview is a simple, intuitive, and sustainable platform for creating and maintaining Long Term Maintenance Plans and reserve funds.

It provides increased accuracy, control and forecasting, meaning greater confidence through shared visibility, transparency and responsibility.

Who is Axis12 ?



Axis12, the creators of Commonview, is a New Zealand run technology company made up of architects, accountants, developers and designers.

We have offices in New Zealand, Singapore, UK, and Europe.



Why was Commonview created ?



There are approximately 16,000 Strata / Body Corporate schemes in New Zealand, with over 180,000 units.

Presently, 7% of households in New Zealand live in unit title structures.

source: 2022 Australasian Strata Insights Report



For the second time on record, there have been more building consents issued in NZ for high density residences rather than stand alone houses.

source: Westpac May 2021

The Unit Titles Amendment Act 2022 places even greater responsibility on Body Corporate Committees to plan for the long term maintenance of their buildings...and makes them potentially liable for any failings.

What problem does
Commonview solve?



Most Body Corporates manage their plan with Excel spreadsheets or delegate the work to an external company.

Neither of these options give Body Corporates the tools they need to manage the information as the Unit Title Act requires.



Commonview provides a platform for Body Corporates to efficiently and comprehensively manage a building's long term health.

It provides visibility and transparency to all stakeholders - increasing levels of confidence and satisfaction.

It allows Body Corporates to collaborate with other building professionals and the larger community to ensure their plans are **accurate**, **affordable** and **sustainable**.



Commonview will become the industry standard for managing unit title LMTPs and funding throughout New Zealand and Australia.

It will grow to become a community and ecosystem for all things 'maintenance'.

Who are Commonview's users ?





“

I like being able to see where my levies are being spent, and having a **clear view of the future**, so that I've got time to prepare.

Knowing what other properties are paying means that I have peace of mind that I am not paying too much or too little.

When it comes to selling my apartment, I can show prospective buyers that the building is being **professionally and comprehensively managed**, with no unexpected surprises in the future.

”

Apartment owner



“

At last, a tool that allows me to set up and maintain our LTMP **simply and effortlessly**.

Having just **one centralised plan** that is accessible from anywhere as opposed to multiple copies of excel spreadsheets makes things so much easier to manage.

And being able to **share access** with our **building surveyor and accountant** means we have a plan we can be confident in without spending loads of money.

”

Body Corporate Chair



“

Commonview **puts me in charge** of my client's accounts, and my own workflow.

The ability to work more effectively allows me to spend more time on providing core services, **attracting new clients** and **growing my business**.

”



Property professional



“

Being able to see a **detailed history** of how the building has been maintained helps me to justify spending a lot of money on a new apartment.

The clear documentation of any defects and evidence of them being addressed, as well as any related costs, helps with my decision to buy.

”

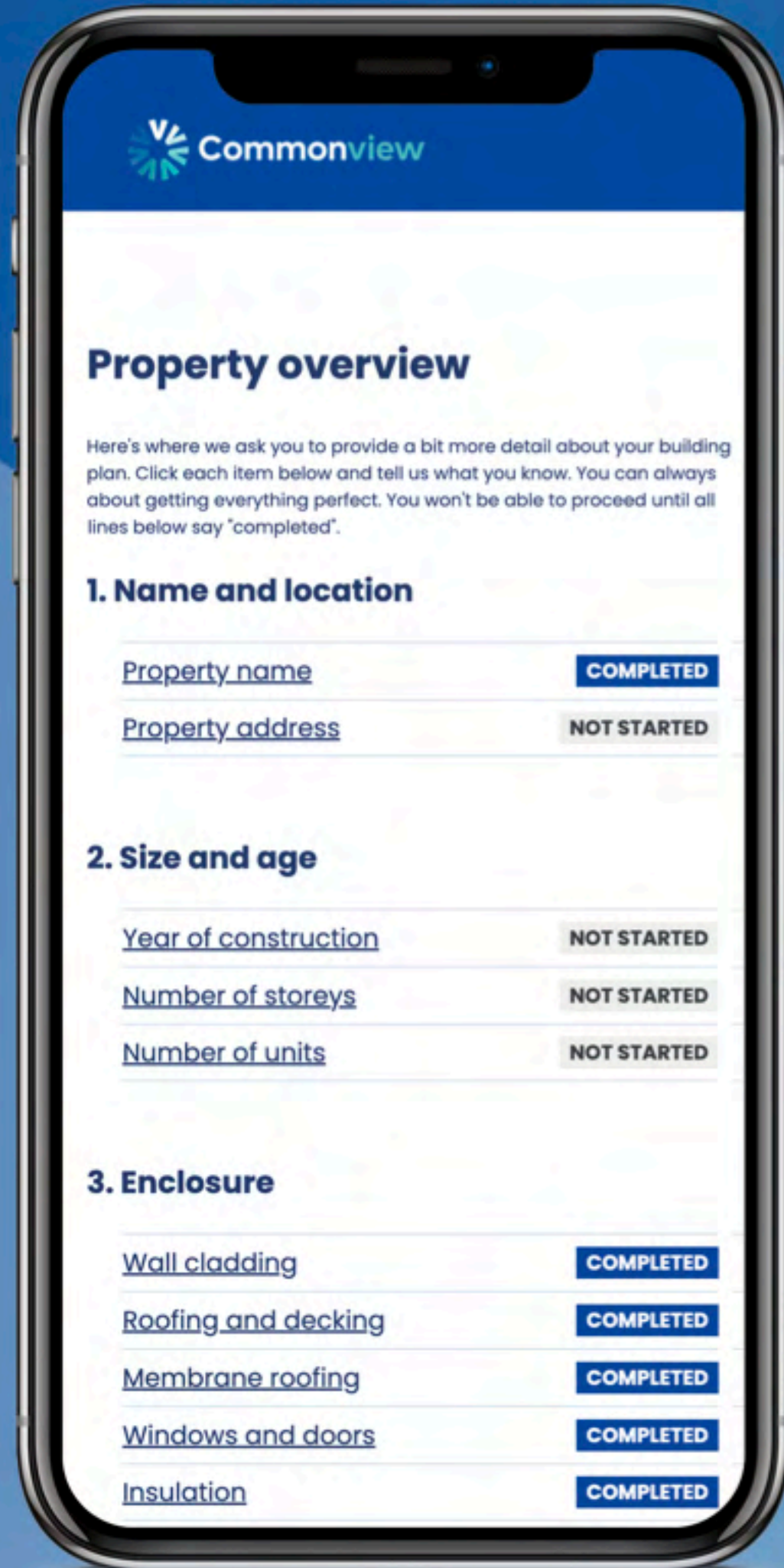
Prospective Buyer

What makes Commonview unique ?



AI assistant

Commonview's Artificial Intelligence engine identify areas of the property that will require maintenance in the future. It regularly reviews the maintenance plan to ensure the projected costs and scope of work are accurate and appropriate for the building



The image shows a smartphone screen displaying the Commonview Property Profiler app. The app has a blue header with the Commonview logo. Below the header, the title "Property overview" is displayed. A paragraph of text explains the purpose of the app: "Here's where we ask you to provide a bit more detail about your building plan. Click each item below and tell us what you know. You can always about getting everything perfect. You won't be able to proceed until all lines below say 'completed'". The app is divided into three sections: "1. Name and location", "2. Size and age", and "3. Enclosure". Each section contains a list of items with a status indicator (COMPLETED or NOT STARTED) to the right of the item name.

1. Name and location	
<u>Property name</u>	COMPLETED
<u>Property address</u>	NOT STARTED

2. Size and age	
<u>Year of construction</u>	NOT STARTED
<u>Number of storeys</u>	NOT STARTED
<u>Number of units</u>	NOT STARTED

3. Enclosure	
<u>Wall cladding</u>	COMPLETED
<u>Roofing and decking</u>	COMPLETED
<u>Membrane roofing</u>	COMPLETED
<u>Windows and doors</u>	COMPLETED
<u>Insulation</u>	COMPLETED

Property Profiler

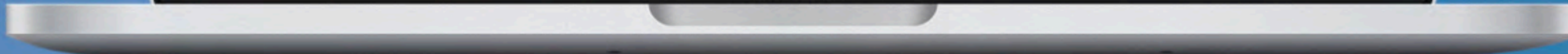
Property Profiler helps you to build your plan in a simple and intuitive way.

Over time, your property profile becomes an invaluable catalog of your building's makeup that can be shared with contractors and insurance companies.

Maintenance Planner

The Maintenance Planner allows users to structure their maintenance plan a full 30 years into the future.

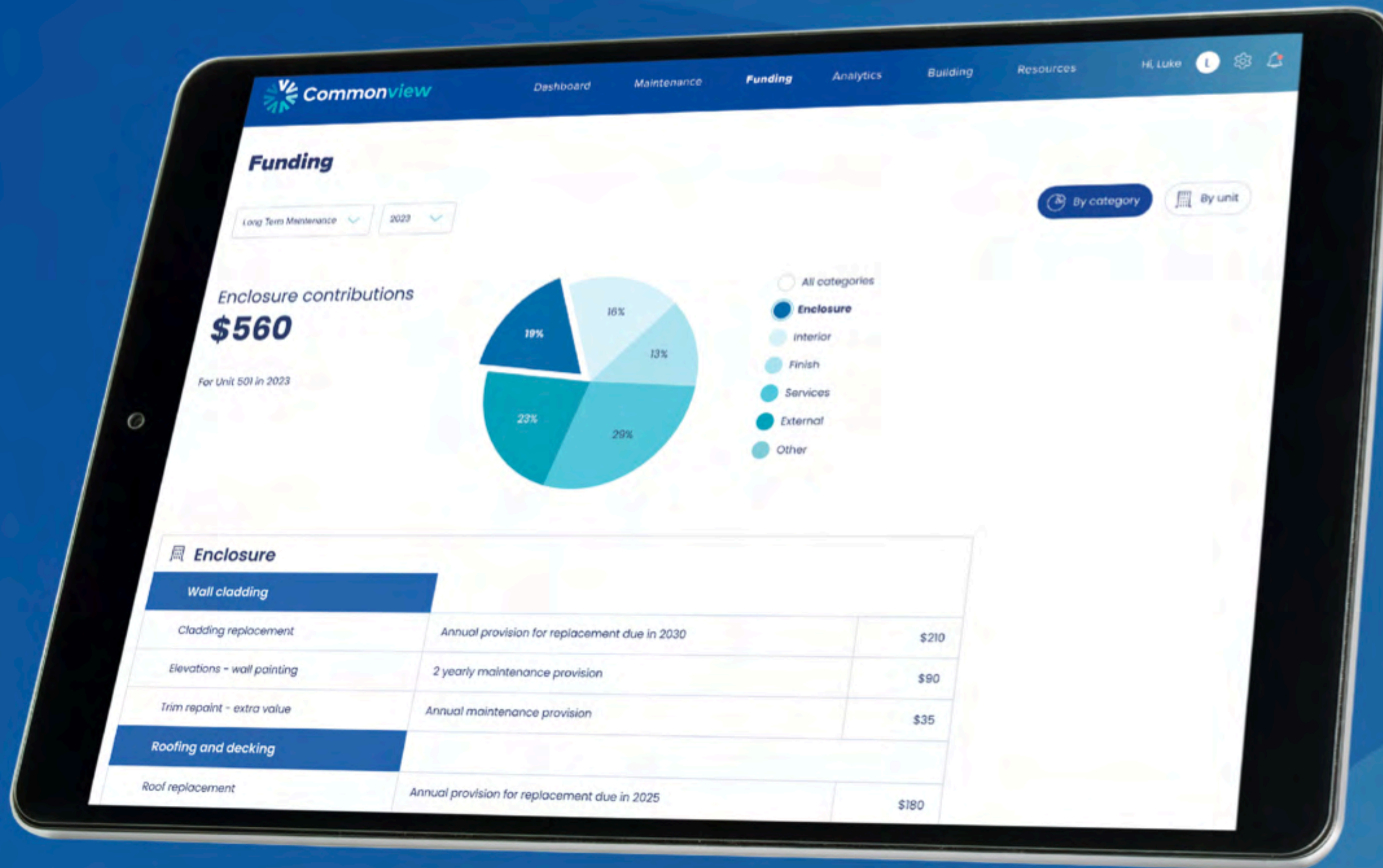
Maintenance Planner is designed to comply with the Unit Titles Amendment Act 2022.



Commonview							
Dashboard		Maintenance	Funding	Analytics	Building	Resources	Hi, Luke
Maintenance		+ Create an expense					
Long Term Maintenance		☒ Show payments ☐ Show provisions		Search...			
		2023	2024	2025	2026	2027	2028
Enclosure							
Wall cladding							
Building wash		\$1,000		\$1,000			\$1,000
Roofing and decking							
Roof covering - metal repairs and cleaning (total: 900 m2)		\$1,000				\$1,000	
Flashing repairs and roof inspections		\$7,000			\$7,000		
Gutter repairs and cleanouts		\$2,500			\$2,500		
Rainheads, downpipes, roof-drains and clean outs		-	-	-	-	-	-
Interior							
Wall and ceiling linings							
Sheet linings		\$5,000			\$5,000		
Prefinished sheet linings		-	-	-	-	-	-

Funding Centre

The Funding Centre allows all members of the Body Corporate to view their historic, current and future contributions, and drill down into the details of what they are paying for.



Cashflow Manager

The Cashflow Manager allows you to optimise your expenditure over time.

It ensures there are appropriate funds retained in the reserve account, and that contribution levels are kept as consistent as possible.



Performance Analyser

The Performance Analyser shows how effectively your plan is performing over time.

It suggests improvements based on your specific property profile using 'learned' data and industry trends.



Collaboration Hub

The Collaboration Hub allows you to share your plan with people outside the Body Corporate who can assist with its maintenance - accountants, surveyors, property managers and contractors.

