

10 Rankin Ave, New Lynn

**DRAFT BUDGET FOR THE YEAR ENDED XX XX XXXX
(GST INCLUSIVE)**

Notes	Expenditure	1st Stage (88 units) Budget
		\$
	<u>Administration</u>	
	Accounting & Secretarial Fee	16,720
		<u>16,720</u>
	<u>Onsite Management</u>	
1	Part Time Site Manager	7,000
		<u>7,000</u>
	<u>Ground Maintenance</u>	
2	Garden / Lawns	12,000
3	General Repairs & Maintenance	3,000
		<u>15,000</u>
	<u>Utilities</u>	
4	Common Area Electricity	2,000
5	Common Area Water	400
		<u>2,400</u>
	<u>Insurance</u>	
6	Insurance	55,000
	Valuation	1,200
		<u>56,200</u>
	<u>Long Term Maintenance</u>	
	Long Term Maintenance Plan	1,200
7	Long Term Maintenance Fund	5,000
		<u>6,200</u>
	TOTAL	<u><u>103,520</u></u>
	*Per unit average	1,176.36

*This figure is indicative only. Levy per unit can only be calculated once ownership interests are allocated by a registered valuer for the unit plan.

Note the draft budget amounts are based on information from similar type/size buildings. These figures can vary depending on suppliers, system specifications, and the final building design and components. The draft budget is an estimate only and may be subject to change.

Notes to the Proposed Budget

- 1 Part time manager - estimate of cost based on use of retired or semi retired owner living on site.
- 2 Garden / Lawns - common areas only with owners to maintain their own exclusive gardens if applicable
- 3 General Repairs & Maintenance - This is a small provisional figure and as warranties will apply in the first year it is not anticipated a large degree of R&M will be needed.
- 4 Common Area Electricity - an estimate to run street lighting.
- 5 Water & Wastewater - Checkmeters will enable water to be on charged to unit owners by the body corporate. Nominal amount included for common area use.
- 6 Insurance - Based on similar sized complex. This is subject to change once the insurance valuation has been carried out upon completion. Insurance estimate figure also includes public liability, statutory liability and body corporate committee/office bearers liability insurance.
- 7 Long Term Maintenance/Contingency Fund - This figure is provisional only and it is not anticipated a large figure will be needed in the first year. This figure may be increased once a long term maintenance plan is established.

Budgeted Figures/Estimates are based on information from similar type/size buildings. These figures can vary depending on suppliers, system specifications, and the final building design and components. The draft budget is an estimate only and may be subject to change.

Body Corporate Manager - Barfoot & Thompson Body Corporate will be employed in accordance with their contract standard terms and conditions. These will be provided as part of the disclosure requirements and in accordance with the Unit Titles Act 2010. For more information relating to the Unit Titles Act 2010 and how a body corporate operates please visit <http://www.dbh.govt.nz/unit-titles-intro-to-uta-2010>

10 Rankin Ave, New Lynn - Stage One - Unit Breakdown

Unit	No of bedroom	Internal ms	Deck ms	Total ms	Estimated Levy *
A1	2	104.69	7.20	111.89	\$1,144
A2	3	114.75	6.85	121.60	\$1,243
A3	2	104.69	6.85	111.54	\$1,140
A4	3	114.75	6.85	121.60	\$1,243
A5	2	136.41	7.31	143.72	\$1,469
A6	3	114.75	6.85	121.60	\$1,243
A7	2	104.69	6.85	111.54	\$1,140
A8	3	114.75	6.85	121.60	\$1,243
A9	2	105.74	7.44	113.18	\$1,157
A10	2	105.74	7.44	113.18	\$1,157
A11	2	104.69	6.85	111.54	\$1,140
A12	2	104.69	6.85	111.54	\$1,140
A13	2	114.75	6.85	121.60	\$1,243
A14	2	104.69	7.20	111.89	\$1,144
B1	2	86.48	6.30	92.78	\$948
B2	2	85.23	6.05	91.28	\$933
B3	2	81.60	4.13	85.73	\$876
B4	2	85.23	6.05	91.28	\$933
B5	2	81.60	4.13	85.73	\$876
B6	2	85.23	6.05	91.28	\$933
B7	2	81.60	4.13	85.73	\$876
B8	2	85.23	6.05	91.28	\$933
B9	2	81.60	4.13	85.73	\$876
B10	2	85.23	6.05	91.28	\$933
B11	2	88.73	4.30	93.03	\$951
B12	2	88.73	4.30	93.03	\$951
B13	2	85.23	6.05	91.28	\$933
B14	2	81.60	4.13	85.73	\$876
B15	2	85.23	6.05	91.28	\$933
B16	2	81.60	4.13	85.73	\$876
B17	2	85.23	6.05	91.28	\$933
B18	2	81.60	4.13	85.73	\$876
B19	2	86.48	6.30	92.78	\$948
C1	3	112.02	8.43	120.45	\$1,231
C2	3	107.89	8.43	116.32	\$1,189
C3	3	107.89	8.43	116.32	\$1,189
C4	3	107.89	8.43	116.32	\$1,189
C5	3	107.89	8.43	116.32	\$1,189
C6	3	107.89	8.43	116.32	\$1,189
C7	3	107.89	8.43	116.32	\$1,189
C8	3	107.89	8.43	116.32	\$1,189
C9	3	107.89	8.43	116.32	\$1,189
C10	3	109.34	8.43	117.77	\$1,204
C11	3	112.02	8.43	120.45	\$1,231
C12	3	107.89	8.43	116.32	\$1,189
C13	3	107.89	8.43	116.32	\$1,189
C14	3	107.89	8.43	116.32	\$1,189
C15	3	107.89	8.43	116.32	\$1,189
C16	3	107.89	8.43	116.32	\$1,189
C17	3	107.89	8.43	116.32	\$1,189
C18	3	109.34	8.43	117.77	\$1,204
D1	2	101.35	8.48	109.83	\$1,122
D2	2	99.69	8.40	108.09	\$1,105
D3	2	99.69	8.40	108.09	\$1,105
D4	2	99.69	8.40	108.09	\$1,105

10 Rankin Ave, New Lynn - Stage One - Unit Breakdown

Unit	No of bedroom	Internal ms	Deck ms	Total ms	Estimated Levy *
D5	2	99.69	8.40	108.09	\$1,105
D6	2	99.69	8.40	108.09	\$1,105
D7	2	99.69	8.40	108.09	\$1,105
D8	2	99.69	8.40	108.09	\$1,105
D9	2	99.69	8.40	108.09	\$1,105
D10	2	105.10	8.48	113.58	\$1,161
D11	2	101.35	8.48	109.83	\$1,122
D12	2	99.69	8.40	108.09	\$1,105
D13	2	99.69	8.40	108.09	\$1,105
D14	2	99.69	8.40	108.09	\$1,105
D15	2	99.69	8.40	108.09	\$1,105
D16	2	99.69	8.40	108.09	\$1,105
D17	2	99.69	8.40	108.09	\$1,105
D18	2	99.69	8.40	108.09	\$1,105
D19	2	99.69	8.40	108.09	\$1,105
D20	2	99.69	8.40	108.09	\$1,105
D21	2	105.10	8.48	113.58	\$1,161
E1	3	146.85	8.40	155.25	\$1,587
E2	3	139.73	8.37	148.10	\$1,514
E3	3	139.73	8.37	148.10	\$1,514
E4	3	139.73	8.37	148.10	\$1,514
E5	3	139.73	8.37	148.10	\$1,514
E6	3	139.73	8.37	148.10	\$1,514
E7	3	139.73	8.37	148.10	\$1,514
E8	3	142.74	8.40	151.14	\$1,545
E9	3	146.85	8.40	155.25	\$1,587
E10	3	139.73	8.37	148.10	\$1,514
E11	3	139.73	8.37	148.10	\$1,514
E12	3	139.73	8.37	148.10	\$1,514
E13	3	139.73	8.37	148.10	\$1,514
E14	3	139.73	8.37	148.10	\$1,514
E15	3	139.73	8.37	148.10	\$1,514
E16	3	142.74	8.40	151.14	\$1,545
		9,469.99	659.25	10,129.24	\$103,520

*The levy amounts above are indicative only. Levy per unit can only be calculated once ownership interests are allocated by a registered valuer for the unit plan.