

**KING STREET APARTMENTS  
PROPERTY AT CNR King ST & Adelaide Road, Newtown, WELLINGTON  
BUDGET FOR A 12 MONTH PERIOD  
94 RESIDENTIAL APARTMENTS plus 3 RETAIL UNITS and 12 car parks**

Insurance (see note 1) - main policy & OBL	\$187,450.00
Reinstatement Insurance Valuation (see note 2)	\$2,450.00
Facilities Management	\$16,750.00
Common area electricity (see note 3)	\$13,500.00
Common area water rates (see note 4)	\$3,000.00
Common area cleaning (see note 5)	\$11,040.00
General R & M, contingency Fund (see note 6)	\$9,400.00
Building wash	\$6,500.00
Compliance Costs (BWOFF fees/lift/inspections)	\$4,000.00
HVAC maintenance	\$3,000.00
Lift Maintenance callouts / contract / lift phones (see note 7)	\$2,500.00
Roller Door maintenance	\$1,000.00
Fire protection testing / monitoring	\$5,500.00
Long Term Maintenance Plan (see note 9)	\$5,000.00
Health and Safety Plan (see note 9)	\$1,150.00
Long Term Maintenance Fund (see note 10)	\$4,600.00
Rubbish collection (note 8)	\$20,079.00
IRD GST and Income Tax returns	\$920.00
Administration of the body corporate (see note 11)	\$26,772.00
<b>TOTAL BUDGET (including GST)</b>	<b><u>\$324,611.00</u></b>

**Notes:**

- Insurance Premium:** This is an estimate of the annual insurance premium based on estimated replacement value of \$31,000,000 plus demolition costs and inflationary provision to insure all buildings and other improvements on the land plus standard policy extensions in 2017. OBL = Office bearers Liability estimate.
- Valuation:** Estimate of the cost to obtain a reinstatement valuation for insurance purposes, the cost will reduce after the first
- Common Area Electricity:** An estimate of the electricity costs for common area lighting, roller door and two lifts.
- Water Rates:** Each unit will be responsible for paying for the water used by the occupants of their unit, provision is for common area needs including and cleaning.
- Cleaning Common Areas:** An estimate of the cost to clean the communal areas.
- General R & M, contingency Fund:** Provision for minor maintenance and contingences relating to the common areas.
- Lift Maintenance:** The two lifts will be under guarantee for the first year of operation, thereafter a comprehensive maintenance contract is recommended to be entered into, this is a provision for maintenance which may fall outside the guarantee & lift phones.
- Rubbish Collection:** estimate based on 3 x 660 L bins cleared daily, recycling 3 times per week and the Retail units arranging for their own rubbish removal
- Long Term Maintenance Plan / H & S:** Section 116 of the Unit Titles Act 2010 requires every body corporate to establish and maintain a 10 year Long Term Maintenance Plan ("LTMP"). The budget is an estimate of the cost to prepare a LTMP. Provision has been made for the establishment of a Health and Safety Plan to assist in compliance with the Health and Safety at Work Act 2015.
- Long Term Maintenance Contingency Fund:** A Long Term Maintenance Contingency Fund has been provided as an initial contribution towards funding the body corporate's Long Term Maintenance Plan.
- Administration of the Body Corporate:** The administration fee is to pay the body corporate administrator for attending to the day to day administration of the body corporate and includes, *inter alia*: annual financial reporting; preparing the annual budget and levying owners their share of the budget; regular payment of invoices on behalf of the body corporate; arranging the annual general meeting; arranging competitive quotations for the insurance valuation and insurance premium; guiding owners and the committee on the governance requirements as set out in the Unit Titles Act 2010.
- Council Rates:** These costs exclude general rates which are billed directly to owners by Wellington Council.  
**Disclaimer:** This is a preliminary budget which has been prepared in advance on the basis of information supplied in June 2017. The actual expenses may vary from these estimates.