



RICHARD PEARSE
BODY CORPORATE No. 85659

2023-2024 ANNUAL LEVY INVOICE

(No further invoices will be issued)

TO: Owners

As approved at the Annual General Meeting of the Body Corporate on 4 September 2023, please see the attached approved Levy schedule and note your unit/units levy payable.

The Levy schedule as it relates to you forms part of this invoice.

PAYMENTS ARE DUE BY BANK AUTOMATIC PAYMENT ON

1 October 2023	1 February 2024	1 June 2024
1 November 2023	1 March 2024	1 July 2024
1 December 2023	1 April 2024	1 August 2024
1 January 2024	1 May 2024	1 September 2024

Please retain this Levy Invoice and attached Levy schedule for your records.

Richard Pearce Body Corporate No. 85659
Bank account details are:
Bank of New Zealand,
Johnsonville Branch,
Account No: **02-0524-0172110-00**

ANY QUERIES

Please direct all queries to the following.
YPM Ltd, Body Corporate Manager
Ph: 473 7330 or www.ypm.co.nz
P O Box 12 – 123, Thorndon, Wellington 6144.

Date of Issue: 07 September 2023

RICHARD PEARSE BODY CORPORATE No. 85659

APPROVED BODY CORPORATE LEVIES

Effective from 1 October 2023 until further notice

Unit No.	Utility Interest (UI)	Carparks	UI	Total UI	Standard Budget	Electricity	Gas	Kitchen Filters	Sky	Total Annual Levy	Monthly Levy	Unit No.
G1	157	B8 & B9	34	191	11,528.91					11,528.91	\$960.74	G1
G2	131			131	7,907.26		467.43			8,374.69	\$697.89	G2
G3	145	B10 & B11	34	179	10,804.58		638.70			11,443.28	\$953.61	G3
G4	140	B15 & B16	34	174	10,502.78		620.86			11,123.64	\$926.97	G4
1A(101)	112			112	6,760.41	600.54	399.63	63.36	475.31	8,299.24	\$691.60	1A(101)
1B(102)	88			88	5,311.75	471.85	314.00			6,097.60	\$508.13	1B(102)
1C(103)	87			87	5,251.39	466.49	310.43			6,028.31	\$502.36	1C(103)
1D(104)	76	B2	17	93	5,613.55	498.66	331.84			6,444.05	\$537.00	1D(104)
1E(105)	88			88	5,311.75	471.85	314.00		475.31	6,572.91	\$547.74	1E(105)
1F(106)	90			90	5,432.47	482.57	321.13			6,236.18	\$519.68	1F(106)
1G(107)	83			83	5,009.95	445.04	296.16		475.31	6,226.45	\$518.87	1G(107)
1H(108)	93			93	5,613.55	498.66	331.84			6,444.05	\$537.00	1H(108)
1I(109)	106	B12	17	123	7,424.38	659.52	438.88	69.58	475.31	9,067.67	\$755.64	1I(109)
1J(110)	81			81	4,889.22	434.32	289.02			5,612.56	\$467.71	1J(110)
1K(111)	112	B3	17	129	7,786.54	691.69	460.29	72.97	475.31	9,486.81	\$790.57	1K(111)
1L(112)	185			185	11,166.75	991.96	660.11			12,818.81	\$1,068.23	1L(112)
2A(201)	149		0	149	8,993.76	798.93	531.65	84.29	475.31	10,883.94	\$906.99	2A(201)
2B(202)	88			88	5,311.75	471.85	314.00			6,097.60	\$508.13	2B(202)
2C(203)	87			87	5,251.39	466.49	310.43	49.22	475.31	6,552.83	\$546.07	2C(203)
2D(204)	76			76	4,587.42	407.51	271.18			5,266.11	\$438.84	2D(204)
2E(205)	88			88	5,311.75	471.85	314.00		475.31	6,572.91	\$547.74	2E(205)
2F(206)	90			90	5,432.47	482.57	321.13			6,236.18	\$519.68	2F(206)
2G(207)	83			83	5,009.95	445.04	296.16	46.95	475.31	6,273.40	\$522.78	2G(207)
2H(208)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	2H(208)
2I(209)	115	B1	17	132	7,967.63	707.77	471.00	74.67	475.31	9,696.38	\$808.03	2I(209)
2J(210)	93		0	93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	2J(210)
2K(211)	137			137	8,269.43	734.58	488.84	77.50	475.31	10,045.66	\$837.14	2K(211)
2L(212)	186	B17 & B19	34	220	13,279.38	1,179.62	784.99			15,243.99	\$1,270.33	2L(212)
3A(301)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	3A(301)
3B(302)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	3B(302)
3C(303)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	3C(303)
3D(304)	89			89	5,372.11	477.21	317.57	50.35	475.31	6,692.54	\$557.71	3D(304)
3E(305)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	3E(305)
3F(306)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	3F(306)
3G(307)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	3G(307)
3H(308)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	3H(308)
3I(309)	96			96	5,794.64	514.75	342.54	54.31	475.31	7,181.54	\$598.46	3I(309)
3J(310)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	3J(310)
3K(311)	91	B14	17	108	6,518.97	579.09	385.36	61.09	475.31	8,019.82	\$668.32	3K(311)
3L(312)	91	B7	17	108	6,518.97	579.09	385.36		475.31	7,958.72	\$663.23	3L(312)
4A(401)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	4A(401)
4B(402)	93			93	5,613.55	498.66	331.84			6,444.05	\$537.00	4B(402)
4C(403)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	4C(403)
4D(404)	89			89	5,372.11	477.21	317.57	50.35	475.31	6,692.54	\$557.71	4D(404)
4E(405)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	4E(405)
4F(406)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	4F(406)
4G(407)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	4G(407)
4H(408)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	4H(408)
4I(409)	96			96	5,794.64	514.75	342.54	54.31	475.31	7,181.54	\$598.46	4I(409)
4J(410)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	4J(410)
4K(411)	91			91	5,492.83	487.94	324.70			6,305.47	\$525.46	4K(411)
4L(412)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	4L(412)
5A(501)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	5A(501)
5B(502)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	5B(502)
5C(503)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	5C(503)
5D(504)	89			89	5,372.11	477.21	317.57	50.35	475.31	6,692.54	\$557.71	5D(504)
5E(505)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	5E(505)
5F(506)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	5F(506)
5G(507)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	5G(507)
5H(508)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	5H(508)
5I(509)	96			96	5,794.64	514.75	342.54	54.31	475.31	7,181.54	\$598.46	5I(509)
5J(510)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	5J(510)

RICHARD PEARSE BODY CORPORATE No. 85659

APPROVED BODY CORPORATE LEVIES

Effective from 1 October 2023 until further notice

Unit No.	Utility Interest (UI)	Carparks	UI	Total UI	Standard Budget	Electricity	Gas	Kitchen Filters	Sky	Total Annual Levy	Monthly Levy	Unit No.
5K(511)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	5K(511)
5L(512)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	5L(512)
6A(601)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	6A(601)
6B(602)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	6B(602)
6C(603)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	6C(603)
6D(604)	89			89	5,372.11	477.21	317.57	50.35	475.31	6,692.54	\$557.71	6D(604)
6E(605)	91	B18	17	108	6,518.97	579.09	385.36			7,483.42	\$623.62	6E(605)
6F(606)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	6F(606)
6G(607)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	6G(607)
6H(608)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	6H(608)
6I(609)	96			96	5,794.64	514.75	342.54		475.31	7,127.23	\$593.94	6I(609)
6J(610)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	6J(610)
6K(611)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	6K(611)
6L(612)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	6L(612)
7A(701)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	7A(701)
7B(702)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	7B(702)
7C(703)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	7C(703)
7D(704)	89	B13	17	106	6,398.24	568.36	378.22	59.96	475.31	7,880.11	\$656.68	7D(704)
7E(705)	91			91	5,492.83	487.94	324.70		475.31	6,780.78	\$565.06	7E(705)
7F(706)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	7F(706)
7G(707)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	7G(707)
7H(708)	92	B4	17	109	6,579.33	584.45	388.93		475.31	8,028.01	\$669.00	7H(708)
7I(709)	96			96	5,794.64	514.75	342.54	54.31	475.31	7,181.54	\$598.46	7I(709)
7J(710)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	7J(710)
7K(711)	91	B5	17	108	6,518.97	579.09	385.36	61.09	475.31	8,019.82	\$668.32	7K(711)
7L(712)	91	B6	17	108	6,518.97	579.09	385.36			7,483.42	\$623.62	7L(712)
8A(801)	88			88	5,311.75	471.85	314.00	49.78	475.31	6,622.69	\$551.89	8A(801)
8B(802)	93			93	5,613.55	498.66	331.84	52.61	475.31	6,971.97	\$581.00	8B(802)
8C(803)	94			94	5,673.92	504.02	335.41	53.17	475.31	7,041.83	\$586.82	8C(803)
8D(804)	89			89	5,372.11	477.21	317.57	50.35	475.31	6,692.54	\$557.71	8D(804)
8E(805)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	8E(805)
8F(806)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	8F(806)
8G(807)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	8G(807)
8H(808)	92			92	5,553.19	493.30	328.27	52.04	475.31	6,902.11	\$575.18	8H(808)
8I(809)	96			96	5,794.64	514.75	342.54	54.31	475.31	7,181.54	\$598.46	8I(809)
8J(810)	95			95	5,734.28	509.38	338.97	53.74	475.31	7,111.68	\$592.64	8J(810)
8K(811)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	8K(811)
8L(812)	91			91	5,492.83	487.94	324.70	51.48	475.31	6,832.26	\$569.35	8L(812)
Total	9,677		323	10,000	\$603,608	\$50,000	\$35,000	\$4,000	\$38,500	\$731,108	\$60,926	Total

RICHARD PEARSE BODY CORPORATE No. 85659
APPROVED BUDGET
Effective from 1 October 2023 to 30 September 2024

	Approved 2023-2024	Comment	Approved 2022-2023	Actual 2022-2023
	\$		\$	\$
ROUTINE COSTS / COMMON AREAS				
Bank Fees	150	Estimate	150	125
BC - Ex-Contract	3,000	Allowance	3,550	1,311
BC - Management	22,000	\$5,441.15 pq+ cpi, incl fixed disbursements	20,850	21,034
Building Maintenance				
Building Wash/Window Clean	7,000	Washes and window clean @ \$488.75pm + \$322.6 Monthly	6,500	6,990
General Maintenance	30,000	Allowance - building is getting older, more maintenance required	30,000	42,949
Recabling PABX	-	Recabling PABX - this is still to be done.	-	-
Building Compliance/WOF	3,000	BWOF and annual certification safety anchors, owner inspection	3,000	2,946
Chair's Honorarium	5,000		5,000	5,000
Common Area Cleaning	20,000	\$1,265 pm	25,000	15,180
Common Area Electricity	16,000	Estimate	14,900	15,209
Electricity Ground Floor	4,300	Estimate	4,100	4,072
Fire Callout	1,500	3 call outs (Wormald attendances)	1,500	-
Fire System				
Fire System Contract	5,150	Wormald \$980.72 pq +Annual service	5,150	4,630
Fire System Monitoring	1,315	ADT \$328.92 pq	1,315	1,139
Fire System R&M	15,000	Allowance	15,000	6,194
Fire System Surveys	1,000	Estimate	1,000	-
Fire System Trial Evacuation	1,500	Estimate	1,500	-
Foyer Rental	-	Allowance	-	12,539
Health & Safety	500	Allowance	1,000	-
Insurance	210,393	2023/2024 Actual 24% Increase in valuation, EQC Saving	194,760	194,758
Insurance Valuation	-	Due Nov 24	1,000	1,495
Legal Fees	5,000	Allowance	5,000	5,051
Lift Phone	600	Telesmart	600	494
Lift Servicing	15,000	Allowance	13,000	13,151
LTM Plan Update	5,000	3-yearly review	5,000	-
Miscellaneous	-	Estimate	-	8
Pest Control	3,450	\$750 per quarter	-	-
Professional Fees	1,000	Allowance	1,000	-
Property Management	33,250	\$2,770.8pm Mgt	33,250	35,091
Refuse Collection	23,500	Estimate	23,500	27,373
Security	32,000	Includes Vault Security	5,000	6,602
Utilities Reimbursement	-		-	
Ventillation System				
Ventilation Contract	6,000	AHI - Review no invoices received for the year	6,000	453
Ventilation R&M	2,000	Estimate normal maintenance	2,000	-
Water Rates	30,000	Estimate	45,000	23,257
Sub Total Standard Annual Cost:	503,608		474,625	447,051
<i>Long Term Maintenance</i>	155,000		155,000	-
<i>Contingency Fund Clawback</i>	(55,000)		(55,000)	-
Total Standard Annual Cost	603,608		574,625	447,051
NON COMMON AREAS COSTS				
Apartment Electricity	50,000	Estimate	50,000	45,584
Apartment Gas	35,000	Estimate	26,000	30,355
Kitchen Extractor Filters	4,000	Allowance	4,000	-
Sky TV	38,500	\$3,209.44 pm	34,670	42,697
Sub Total Non Common Areas Costs	127,500		114,670	118,636
Grand Total	731,108		689,295	565,687

Change 6.1%
\$ 41,813

Annual levy without apt electricity, apt gas, sky TV, Kitchen Filters or Window levy:
603,608

574,625