



Body Corporate 420253

Preliminary Forecast Budget for Approval Selwyn Court, Paihia

9 Residential Units		Budget NZ\$
Description		<i>GST inclusive</i>
Insurance	\$	4,650
Valuation	\$	700
Administration Fee	\$	2,700
Access Control (Gates)	\$	500
Building Warrent of Fitness	\$	1,000
Fire Alarm Testing	\$	1,500
Grounds Maintenance & Cleaning	\$	5,200
Rubbish Removal	\$	-
Water - Common	\$	1,000
Electricity - Common	\$	1,200
Repairs and Maintenance	\$	3,000
Contingency	\$	3,000
Sinking Fund	\$	6,000
	\$	30,450

Important Notes:

Includes GST.

These costs do not include Far North District Council Land, Water or Regional Rates for Units.

The final Body Corporate levy will be determined by Unit Entitlements.

A Sinking Fund is provided for future refurbishment of common areas and exterior repainting.

This Budget is Preliminary and prepared on the basis of information available.



Body Corporate 420253
Budget Notes
Selwyn Court, Paihia

Description	Explanation of Description
Insurance	Based on quote from APEX Insurance Brokers for Insurance through Vero.
Valuation	based on the cost of Valuation for Insurance from Telfer Young
Administration Fee	Based on administration fee raised by unit entitlements.
Access Control (Gates)	Key pad & Gate servicing and maintenance as required.
Building Warrent of Fitness	An allowance for the set-up and annual issue of the Building Warrent of Fitness for Compliance.
Fire Alarm Testing	An allowance for monthly and annual testing of the fire alarms & equipment. Includes Emergency Lighting etc. Based on similar complexes
Grounds Maintenance	An allowance for contractor to maintain the common and landscaped areas based on \$100 per week..
Rubbish Removal	No Allowance at this stage, will be owners responsibility individually.
Water Rates	An allowance for common area water rates for cleaning, gardens etc. Separate Meters for Units.
Electricity	An allowance for common area power, including lighting, gates etc, based on \$100 per month.
Repairs and Maintenance	An allowance for any general repairs etc required in 12 months
Contingency	An allowance for unexpected or unknown costs or requirements
Sinking Fund	The start of a long-term future maintenance fund