

BODY CORPORATE 519741

Rock Forest, 47 & 53 Powell Road, Avondale, Auckland

Final Budget

8 Residential Units



ITEM	Final Budget	NOTES
Swimming Pool Maintenance	\$ 1,350.00	Estimate for swimming pool chemicals and valet service for the first 12 months.
Insurance Premium	\$ 9,140.00	insurance premium with AIG via Marsh insurance brokers
Valuation Fee	\$ 550.00	an annual cost to have the Valuation for Insurance certificate prepared
Income Tax Return Preparation Fee	\$ 368.00	for preparation of any IR 4 returns for income earned from interest
Administration / Secretarial Annual Fee	\$ 3,205.00	the fee for Crocker's Body Corporate Management services for the administration of the Body Corporate
Maintenance Contingency	\$ 2,000.00	an allowance for unknown or unexpected costs that arise during the year
Stormwater Filter	\$ 1,100.00	based on quote from Hydrovac, includes SW & WW system, inspect & clean
Pumps	\$ 375.00	based on quote from HiFlow Pumps for inspection & testing of dual waste water pumps
Grounds	\$ 6,108.00	based on quote from TJ's Mowing for lawns maintenance plus an allowance for any additional grounds maintenance required
Electricity	\$ 600.00	common area power to cover pool pump, driveway lighting, etc.
Water & Waste	\$ 500.00	an allowance for the common water for the swimming pool
Long Term Maintenance Plan	\$ 728.00	an allowance for the preparation of the LTMP as required under the Unit Titles Act 2010.
Long Term Maintenance Fund	\$ 3,500.00	Fund to work in conjunction with the LTMP - includes a quote from NZ Facilities for the Annual Building Wash for \$1500
Health and Safety Hazard Register - one off set up cost	\$ 418.00	mandatory requirement under the government legislation for Health and Safety Act
Health and Safety - ControlPoint	\$ 58.00	annual cost for subscription to Health & Safety NZ Ltd. Control point contractor management system
Total	\$ 30,000.00	

IMPORTANT NOTES:

These costs do not include Auckland Council Rates
The final Body Corporate levy will be determined by OI/UL based on the final approved budget.
This Budget is Preliminary ONLY and prepared on the basis of information available.

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