

26 September 2024

Dear Owner

**Re: Body Corporate 548838
Property at Pinnacle, 160 Victoria Street, Te Aro, Wellington
Annual General Meeting held on Thursday, 19 September 2024**

Please find enclosed the minutes and following attachments relating to your Body Corporate's annual general meeting:

- the Body Corporate's budget for the year 1 April 2024 to 31 March 2025.

If you have received this letter by email your levy notice will follow in an additional email.

Should you require any further information please log into your Owner Portal online account via Strata's [website](http://www.bodycorporate.co.nz) www.bodycorporate.co.nz.

Please note: Should you require additional copies of your levy notice these can be downloaded 24/7 from your Owner Portal via Strata's website. Alternatively if you require Strata to email you a copy a manual processing charge will apply.

Yours sincerely,



Tracey Cole
Body Corporate Manager

MINUTES OF ANNUAL GENERAL MEETING
Body Corporate No 548838
Property at Pinnacle, 160 Victoria Street, Te Aro, Wellington

THE ANNUAL GENERAL MEETING (AGM) of this Body Corporate was held at the office of Strata Title, iCentre, Level 1, 50 Manners Street, Te Aro, Wellington, on Thursday, 19 September 2024 commencing at 5:30pm.

ATTENDANCE:

Lot #	Unit #	Attendance	Owner Name Representative
5	1	Yes	W, C Jurie, M Monroe & P Curd Mr M Monroe
6	2	Yes	W, C Jurie, M Monroe & P Curd Mr M Monroe
8	4	Apology	Ferguson, Karl
9	5	Apology	Parkes, Joanna Pre meeting online vote recieved
10	6	Apology	Parkes, Joanna Pre meeting online vote recieved
11	7	Apology	Jason Rini Ltd Pre meeting online vote recieved
12	8	Yes	MBE Services Ltd Mr M Monroe
13	9	Yes	Xavier Investments Ltd via Teams
14	10	Apology	Jason Rini Ltd Pre meeting online vote recieved
19	14	Yes	Burt, John via Teams
20	15	Yes	Mr M & Mrs W Adams via Teams
21	16	Yes	Mr J & Mrs M Snow via Teams
26	21	Yes	EC Clayton, M Tesoriero & PR Steele Mr M Tesoriero, via Teams Ms E Clayton
31	26	Apology	F Paganoni & G Stermieri Pre meeting online vote recieved
34	30	Yes	Mr A & Mrs F Gillespie
35	31	Yes	Mr A & Mrs F Gillespie
36	32	Apology	Mr G Harvey & Mrs P Harvey-White Pre meeting online vote recieved
45	41	Apology	Mr E & Mrs J Baker Pre meeting online vote recieved
47	43	Yes	Laswad, Fawzi via Teams
51	48	Apology	L Adcock & I Zohrab
55	52	Apology	D Nordeng & E Halimah Pre meeting online vote recieved
57	54	Yes	Mr T Regan & Ms M Prout Ms M Prout
58	55	Apology	Jason Rini Ltd Pre meeting online vote recieved
62	59	Apology	D Chapman & R Minetto Pre meeting online vote recieved
64	62	Yes	Hutchings, Ian
70	68	Yes	EC Clayton, M Tesoriero & PR Steele Mr M Tesoriero, via Teams Ms E Clayton
74	72	Yes	Mr M & Mrs W Adams via Teams
75	S1	Yes	Messrs M Stephens & T Forsyth via Teams
76	S4	Yes	Mr T Regan & Ms M Prout Ms M Prout
81	S9	Yes	Messrs C Blackmun & G Wilson Pre meeting online vote recieved, via Teams

87	S15	Yes	Peters, Claire via Teams
88	S16	Yes	Mr D Madley & Ms M Kortink via Teams
91	S15A	Yes	Mr M & Mrs W Adams via Teams
92	S16A	Yes	Mr J & Mrs M Snow via Teams
93	S32A	Apology	Mr J Harvey & Mrs P Harvey-White Pre meeting online vote recieved
100	W104	Yes	Peters, Claire via Teams
109	W205	Yes	ARL Trustees 08 Limited Mr R Baker
110	E201	Yes	Messrs J Middleton & Z Powell via Teams
117	W305	Apology	D Nordeng & E Halimah Pre meeting online vote recieved
119	E302	Yes	Hayne, Stewart via Teams
121	E304	Yes	Messrs CW Blackmun & GM Wilson Pre meeting online vote recieved, via Teams
123	W402	Yes	A & BP Das via Teams
132	E403	Apology	L Adcock & I Zohrab
133	E404	Apology	Steinberg, Gideon Pre meeting online vote recieved
134	E405	Yes	Simmonds, Harnah via Teams
135	E406	Yes	Smith, Alexandra via Teams
142	W507	Apology	Mr TT Brook & Ms K Hu Proxy: Mr M Monroe
143	W508	Yes	Mr L & Mrs S Pledger via Teams
145	E502	Yes	EJ & MK Bahho Postal vote recieved, via Teams
153	W604	Yes	Mr D Madley & Ms M Kortink via Teams
154	W605	Yes	Parle, Oliver via Teams
157	W608	Yes	Mr FM Egan & Ms LA Hucker Pre meeting online vote recieved, via Teams
159	E602	Apology	F Paganoni & GF Stermieri Pre meeting online vote recieved
162	E605	Apology	Mr E & Mrs J Baker Pre meeting online vote recieved
164	W701	Apology	Ferguson, Karl
165	W702	Yes	Xavier Investments Ltd via Teams
166	W703	Yes	Parle, Oliver via Teams
172	E701	Yes	Mses CK Wong She & V Ching via Teams
180	W803	Yes	Mr D & Mrs J Ewens-Belin Pre meeting online vote recieved, via Teams
181	W804	Yes	Mr R & Mrs LJ De May via Teams
185	W808	Yes	McLachlan, Kate via Teams
192	W901	Yes	Mr P Clatworthy & Ms K Wilde via Teams
193	W902	Yes	Hutchings, Ian
196	W905	Yes	Mr T Regan & Ms M Prout Ms M Prout
199	W908	Yes	Mr P Clatworthy & Ms K Wilde via Teams
201	E902	Apology	D Chapman & R Minetto

205	E906	Apology	Pre meeting online vote recieved
206	W1001	Apology	Mr L & Mrs L Mason
			Parkes, Joanna
212	W1007	Apology	Pre meeting online vote recieved
			Parkes, Thomas
213	W1008	Apology	Pre meeting online vote recieved
			Parkes, Joanna
215	E1002	Yes	Pre meeting online vote recieved
			Laswad, Fawzi
216	E1003	Yes	via Teams
			Mr D Kirkpatrick & Ms S Noble
217	E1004	Apology	via Teams
			Smith, Ben
218	E1005	Yes	Pre meeting online vote recieved
220	W1101	Yes	Hollard, Thoron
			Fulton, William
221	W1102	Apology	via Teams
			Jason Rini Ltd
223	W1104	Yes	Pre meeting online vote recieved
			Naik, Sirshen
226	W1107	Apology	via Teams
			Parkes, Joanna
228	E1101	Yes	Pre meeting online vote recieved
			Messrs M Stephens & T Forsyth
235	W1202	Apology	via Teams
			Jason Rini Ltd
237	W1204	Apology	Pre meeting online vote recieved
			Mr G Renwick & Ms A Denning
240	W1207	Yes	Pre meeting online vote recieved
			Laracy, Sarah
244	E1204	Yes	Pre meeting online vote recieved, via Teams
			Burt, John
248	W1302	Yes	Pre meeting online vote recieved, via Teams
			Mr J & Mrs M Snow
253	E1301	Yes	via Teams
			Mr T Regan & Ms M Prout
257	E1305	Apology	Ms M Prout
			Jason Rini Ltd
258	W1401	Yes	Pre meeting online vote recieved
			W, C Jurie, M Monroe & P Curd
259	W1403	Yes	Proxy from Ms C Jurie to Mr M Monroe
			Mr C & Mrs S Richter
260	W1404	Yes	Mr C Richter
			Mr S & Mrs HM Davey
265	E1403	Apology	Mr S Davey
			Mr J Harvey & Mrs P Harvey-White
267	E1405	Yes	Pre meeting online vote recieved
276	E1604	Yes	Mr A & Mrs F Gillespie
			Mr M & Mrs W Adams
277	E1605	Yes	via Teams
			EC Clayton, M Tesoriero & PR Steele
			Mr M Tesoriero, via Teams Ms E Clayton

OTHERS PRESENT: Ms Tracey Cole and Mr Paul Roux representing Strata Title Administration Ltd (Strata) as the Body Corporate Managers.

Ms Dee Pesendorfer and Mr Gary Revell representing Alive Building Solutions Ltd (ABS) as the Building Managers.

MINUTES OF THE MEETING:

1 APPOINTMENT OF CHAIRPERSON OF THE MEETING

Resolved: That the Body Corporate elects Mr Matt Monroe to chair the meeting.

2 APOLOGIES, PROXIES, POSTAL AND PRE-MEETING ELECTRONIC VOTES

Resolved: That the apologies, proxies, postal votes and pre-meeting electronic votes be accepted and the meeting declared quorate.

3 FINANCIAL STATEMENTS

Resolved: That the Body Corporate approves the financial report for the period 1 April 2023 to 31 March 2024, as prepared by MTM Accounting.

Moved: Mr Steven Davey
Seconded: Mr Ian Hutchings

4 REPORT FROM THE COMMITTEE

In accordance with Unit Titles Regulations 28(1) and 28(3), the report received from the Committee was taken as read.

Resolved: That the Committee's report is adopted.

Moved: Mr Allistair Gillespie
Seconded: Mr Carlin Richer

5 CHAIRPERSON OF THE BODY CORPORATE

Resolved: That the Body Corporate appoints Mr Monroe as the Chairperson of the Body Corporate and Committee.

Moved: Mrs Fiona Gillespie
Seconded: Mr Carlin Richer

6 COMMITTEE

Mr Monroe advised he was pleased to have worked with the Committee, with a good job having been done by all, looking after their assets.

It was requested that a brief biography, be submitted from the Committee nominees, with the AGM papers in future.

Resolved: That the Body Corporate elects a committee of ten (10) members, which shall have a quorum of three (3) members, comprising:

Mr Gillespie, E1405
Mr Baker, W205
Ms Hu, W507
Mr Richter, W1403
Mr Hutchings, W902
Ms Prout, W905/E1301
Mr Davey, W1404
Mr Tesoriero, E1605
Mr Monroe, W1401
Mr Madley, W604

Moved: Mrs Fiona Gillespie
Seconded: Mr Thoron Hollard

(ii) Conflict of interest register: In accordance with Unit Title Regulation 6(5)(ca) to receive a copy of the body corporate committee interests register.

Mr Davey confirmed that the Register is presented at each Committee meeting.

Resolved: That the Interests Register is received.

Moved: Mr Steven Davey
Seconded: Mr Ian Hutching

7 DELEGATION OF DUTIES

Resolved by special resolution: That pursuant to Section 108(1) of the Unit Titles Act (the Act) until the end of the next annual general meeting of the Body Corporate all of its powers and duties are delegated to the Committee, save those powers reserved to the Body Corporate under Section 108(2); and that this resolution is evidence of the Committee's authority to perform the powers and duties so delegated to it; and serves as notice of delegation; that the Chairperson's duties set out in Regulation 11 are delegated to the Committee; and that the Committee will report to the Body Corporate on an annual basis regarding its performance of these powers and duties.

Moved: Mrs Fiona Gillespie
Seconded: Mr Marcel Tesoriero

8 OFFICE BEARERS LIABILITY (OBL) INSURANCE

Resolved: That the Body Corporate accepts the quote of \$5,078.40, for OBL cover of \$2 million, to cover both indemnity and defence costs, for the period 1 October 2024 to 1 October 2025.

The Committee may look to review the level of cover prior to next year's renewal.

Moved: Mrs Fiona Gillespie
Seconded: Mr Steven Davey

9 BODY CORPORATE REINSTATEMENT INSURANCE

Resolved: That the Body Corporate insures for principal cover at the quoted premium of \$844,915.13 for the period 1 October 2024 to 1 October 2025 and that Strata is to arrange the annual reinstatement valuation and pay the cost as per the budget.

Moved: Mr Alastair Gillespie
Seconded: Mr Carlin Richter

10 INSURANCE EXCESS

Resolved: That the owner, and not the Body Corporate, is to pay any excess in the event of a claim except where a claim relates to common property in which case the Body Corporate is to pay the excess, notwithstanding that if the damage being claimed for is attributable to the actions, or inaction, of an owner(s) or their resident(s) then the owner(s) of the unit is to pay the excess.

Moved: Mr Alastair Gillespie
Seconded: Mr Carlin Richter

11 BUILDING MANAGER'S REPORT

The Building Managers report, as circulated with the agenda, was taken as read, with Mr Monroe acknowledging the high quality of Ms Pesendorfer work, and her regular building walkthroughs.

Appreciation was expressed by acclamation.

Warranty documents from the Developer are being sought, with ABS having contacted the City Council archives for the information. Mrs Gillespie advised she will look at her files and maybe able to assist with this information.

Resolved: That subject to any direction of the meeting and/or the Committee the Building Manager's report and recommendations are adopted.

Moved: Mr Carlin Richter
Seconded: Mr Ricky Baker

12 COMMON MAINTENANCE MATTERS

Resolved: That the Body Corporate's Chairperson/Committee/Building Manager is to agree, approve and arrange the maintenance required over the forthcoming year.

Moved: Mrs Fiona Gillespie
Seconded: Mr Ricky Baker

13 LONG TERM MAINTENANCE PLAN (LTMP)

The Body Corporate has a LTMP drafted by Stratum Management which is reviewed by the Committee and Building Manager each year to plan annual maintenance and set the proposed contingency fund budget (see budget and levy item of the agenda) to fund the LTMP.

Resolved:(i) That the Committee and Building Manager are to continue to review the Body Corporate's LTMP work program as drafted by Stratum Management on an annual basis and arrange for any changes arising as a result of the review process to be incorporated into the LTMP.

(ii) That the Body Corporate's Committee and Building Manager are to continue to arrange the required maintenance set out in the plan as and when required.

In addition to the above LTMP arrangements, the Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Act 2022 ("Amendment Act") is creating a new requirement on large bodies corporate (10 units or more) to have a LTMP which will *"provide a high-level indication of the expected cost of maintenance and replacement of the items covered by the plan in respect of years 11 to 30"*.

Resolved:(iii) That the Body Corporate instructs ABS to obtain quotations for the provision of a new LTMP which spans 30 years to comply with the upcoming requirements of the Unit Titles Act and that the Committee/Chairperson is to instruct ABS to accept the proposal they deem most appropriate.

Moved: Mr Ian Hutching

Seconded: Mr Steven Davey

14 HEALTH & SAFETY AT WORK ACT 2015

Resolved: That the Body Corporate instructs the Committee to continue to update the hazard register for the complex and to attend to any hazards as may be required to either remove, minimise or highlight them to ensure a safe environment for all residents, owners and visitors.

The plan is available via the Strata owners web portal.

Moved: Mr Alastair Gillespie

Seconded: Mr Marcel Tesoriero

15 BUDGET AND LEVIES

The budget for the period 2025/2026 was appended to the agenda, was discussed. Taking into consideration the current period insurance renewal premium having increased, the meeting discussed the 2025/2026 budget allowance. It was agreed to increase this line item by a further \$100,000 to \$976,000.

Resolved: (i) That the Body Corporate adopts an **operating account budget** of **\$1,440,812.00** (levy of \$1,379,462, previously \$1,137,200) and a **long term maintenance fund budget** of **\$94,500** (no change) for the period 1 April 2025 to 31 March 2026 and sets the levy due date as quarterly instalments due on 1 April 2025, 1 July 2025, 1 October 2025 and 1 January 2026.

The previously approved budget for the period 2024/2025 allowed \$762,000 for the insurance renewal for the period 1 October 2024 to 1 October 2025. At the time of the agenda papers having been issued the broker recommended a 10% increase on last year's premium of \$803,755, indicating a premium of \$884,130. The actual has now been received of \$849,993.53.

(ii) Resolved: That the body corporate Committee are authorised to instigate a one-off levy to cover insurance costs, being any shortfall between the budgeted figure and actual premium. The levy will be payable 1 October 2024, being the policy renewal date, with the amount to be set by the Committee.

The amount of the required one off levy has been established at \$87,993.53.

(iii) That Strata is authorised to pay standard/regular accounts on behalf of the Body Corporate as they fall due, which accounts relate to the day to day operation of the Body Corporate in accordance with the approved budget, but that any non-standard accounts are to be approved by the Chairperson/Committee/Building Manager.

Moved: Mrs Fiona Gillespie

Seconded: Mr Steven Davey

16 DEBT RECOVERY REGIME

Resolved: That if a duly authorised levy or any sum payable by an owner to the Body Corporate is not paid by due date that the owner is liable to the Body Corporate for interest on the outstanding balance at 10% per annum; all debt collecting costs; including Tenancy Tribunal/court costs incurred by the Body Corporate in accordance with the following procedure:

- If payment of the levy notice is not made by the due date a reminder letter is sent to the defaulting owner requesting payment of the levy and stating that if the levy is not paid within seven (7) days a Late Payment Charge of \$126.50 including GST (if any) will be incurred; [letter #1]
- If payment of the levy notice is not received within seven (7) calendar days of the due date, a letter is sent to the defaulting owner requesting payment of the levy and the \$126.50 including GST (if any) Late Payment Charge, and advising that if these amounts are not paid within seven (7) calendar days an additional Late Payment Charge of \$253.00 including GST (if any) will be incurred; [letter #2]
- If payment of the levy notice and Late Payment Charges are not received within seven (7) calendar days of Letter #2 being sent, a third letter is sent to the defaulting owner requesting payment of the levy plus all accumulated Late Payment Charges and advising that if these amounts are not paid within seven (7) calendar days an additional Late Payment Charge of \$253.00 including GST (if any) will be applied; [letter #3]
- If payment of the levy notice and accumulated Late Payment Charges are not received within seven (7) calendar days of Letter #3 being sent, a "Notice of Impending Legal Action" letter is sent to the defaulting owner requesting payment of the levy plus all accumulated Late Payment Charges and advising that the debt will be turned over to a solicitor if the total outstanding amount is not paid within seven (7) calendar days; [letter #4] and
- Pursuant to Section 171(3) of the 2010 Act, the Body Corporate hereby appoints Price Baker Berridge (PBB) to act as its agent on its behalf in relation to any dispute

Moved: Mr Marcel Tesoriero

Seconded: Mr Ricky Baker

17 TAX AGENT

Mrs Gillespie advised that MTM Accounting were the Body Corporates previous tax agent. Ms Cole advised that Strata will take instruction from the Committee on who they wish to appoint.

Resolved: That the Body Corporate authorises Strata to appoint a tax agent on their behalf which shall have access to the Body Corporate's tax types and be able to liaise with the Inland Revenue Department and obtain information from the Inland Revenue Department on the Body Corporate's behalf.

Moved: Mr Ian Hutching

Seconded: Mr Ricky Baker

18 AUDIT OF THE BODY CORPORATE'S FINANCIAL STATEMENTS

Resolved by special resolution: That all transactions of the Body Corporate are to be made through the Strata Trust Account, which is subject to a two monthly transactional audit by Forbes, Chartered Accountants, and that any interest earned on Body Corporate funds be retained by Strata to offset the Trust Account operating and audit costs, on the proviso that any monies, may at the direction of the Committee be held in a separate deposit (saver/fixed term deposit) account with interest accruing for the benefit of the Body Corporate, less handling and administration fees; and that in terms of Section 132(8) of the Unit Titles Act 2010, the Body Corporate does not appoint an auditor for the financial statements for the most recently completed financial year.

Mrs Gillespie voted against this resolution, as she believes this to be in breach of the UTA section 114 (1c). It was noted this is not the case.

Moved: Mr Steven Davey

Seconded: Mr Carlin Richter

19 COMMUNICATION

Resolved: That if Strata has an email address on file for an owner, all correspondence will be sent by email only and not by post, notwithstanding that if Strata is notified in writing by an owner that correspondence is to be sent to them by post that this request will be actioned and no information will be sent to that owner by email.

Moved: Mr Carlin Richter

Seconded: Mr Marcel Tesoriero

20 MINUTES TO BE A RECORD OF THE BUSINESS OF THE ANNUAL GENERAL MEETING

Resolved: That if within thirty days of distribution of the minutes Strata does not receive any written request from a person who attended the meeting to amend any part of the minutes, that the minutes are adopted as a true and accurate record of the Annual General Meeting.

Moved: Mr Steven Davey

Seconded: Mr Alastair Gillespie

21 GENERAL BUSINESS

- Owners are advised that if they are AirBnB/Short staying their units, they are required to advise the building manager, Alive Building Solutions, the contact details of the party managing the AirBnB/Short stay. Owners are also required to advise the Insurer of this activity.
- Building/window wash that takes place twice a year. The last wash was in July, and the schedule clearly stated a building wash and window wash, however it was a building wash only. The required frequency of the wash is being investigated regarding the building warranty. It is understood one annual full building wash and a 6 monthly window wash are required. Owners are reminded to also clean the inside of their windows.
- Window rubbers ongoing remedial work, if you have an issue, please take a photo and detail the floor level, west or east tower, and the location on the tower face (east west south north). Notices will be posted in the lift and an email issued from ABS.
- Keys, as detailed in the body corporate rules under Section 27, extract below, unit keys are to be provided. Owners must lodge keys to units with BC Managers for use in emergencies or BWOF requirements noting that BC Managers do not provide a lockout service. If owners change locks a key must be provided to the BC Managers. Can you please provide keys that haven't already been provided to the Alive Building Solutions office as soon as possible, as they do not have a key for everyone's unit. Additionally owners are reminded not to change their door hardware as these are fire doors, and any modification can cause extensive remedial work or replacement costs for the building compliance.
- Insurance. The next Coverwell update for tranches 1 and 2 will be on the 26th of September at St Peters Green meeting room. Those not familiar with Coverwell, this is a Wellington-based initiative to ascertain any alternatives to our current insurance market. Mr Monroe will be attending and reporting back to the committee with further updates.
- Facebook - Mr Monroe apologised to Sarah and Siobhan for his mistake in the BC Chair report, by not entering the correct administrator details of the page.
- Bathroom Heaters - the Serene bathroom heaters installed in individual units are an owner responsibility.
- Prohibition on Social Housing was raised - as per Rule 28 below, resolved and lodged after the 2023 AGM. Noting the insurance excess is \$10,000 on a claim.

Ms Pesendorfer, ABS, thanked owners for their support and good communication on the matters having needed to be addressed.

27. Unit Keys to be provided

Owners must lodge key to units with BC Managers for use in emergencies or BWOF survey requirements noting that BC Managers do not provide a lock-out service. If owners changed locks a key must be provided to the BC Managers.

28. Use of a Unit

Owners of ground floor retail principal units may use their unit for retail or office commercial use only.

An owner of apartment units on levels 1 to 16 (not including car parks, garages or storage units) shall not use or permit their principal unit to be used for any purpose other than for residential use.

An owner of a unit must not use or permit a unit to be used for any purposes which may be illegal or injurious to the reputation of the unit title development or other owners and in particular, must not use or permit a unit to be used for the purposes of prostitution, as a brothel, or for illegal gambling.

22 AGM CLOSURE

Owners present were thanked for their attendance and participation and the meeting declared closed at 6.30pm

NOTES:

(a) **Payment of levies:** A levy notice will be distributed with the minutes of this AGM. Levies can be paid electronically by:

- **Internet Banking** - Banking details will be shown on the levy notice.
- **Eftpos** - Eftpos facilities are available at Strata's office.
- **Credit Card** - Credit card payments can be made by phone or at the offices of Strata. Please note that any payment by credit card attracts a 4% merchant fee. **Visa/Mastercard only.**

(b) **Strata Owner Portal Access:**

Owners have 24 hour access to their body corporate information via Strata's website. To access this service visit www.stratatitle.co.nz and click on the Owner Portal button to log in. If owners require their personal login details would they please email bc@stratatitle.co.nz and we will issue/reissue the necessary access login and password.

Information which can be accessed via the owner portal is:

- Personal address details (which can be changed on owner's instructions);
- Personal levy account history; and
- **Copies of many body corporate documents including: recent AGM notices, agendas, minutes, insurance certificate and your Body Corporate's rules.**

FOR FURTHER INFORMATION ON THE:

UNIT TITLES ACT 2010: please go to the link

[<http://www.legislation.govt.nz/act/public/2010/0022/latest/DLM1160440.html>](http://www.legislation.govt.nz/act/public/2010/0022/latest/DLM1160440.html)

UNIT TITLES REGULATIONS 2011: please go to the link

[<http://www.legislation.govt.nz/regulation/public/2011/0122/latest/DLM3695701.html>](http://www.legislation.govt.nz/regulation/public/2011/0122/latest/DLM3695701.html)

Approved Budget to apply from 01/04/2025

Body Corporate 548838

Pinnacle, 160 Victoria Street, Te Aro Wellington

General

Operating Account

Approved
budget

Revenue

Embedded Networks - Revenue	61,350.00
Levies Due--Operating	1,379,462.00
<i>Total revenue</i>	1,440,812.00

Less expenses

Admin--Bank Charges & Interest	200.00
Admin--Management Fees--Standard	52,577.00
Building Manager--Contract	51,735.00
Honorarium--Chairperson	2,500.00
Insurance--Premium--Interest	22,000.00
Insurance--Premiums	976,300.00
Maint Bldg--Building Wash	60,000.00
Maint Bldg--Building WOF (Compliance)	11,500.00
Maint Bldg--Cleaning--Contract	50,000.00
Maint Bldg--Fire Protection--Contract	22,000.00
Maint Bldg--General Maintenance & Disbursements	26,500.00
Maint Bldg--Lift--Maintenance Contract	24,000.00
Maint Bldg--Lift--Telephone	3,000.00
Utility--Electricity (Common Area)	25,500.00
Utility--Rubbish & Waste Removal	48,000.00
Utility--Water & Wastewater	65,000.00
<i>Total expenses</i>	1,440,812.00

Surplus/Deficit

0.00

Opening balance	851,546.72
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Closing balance

\$851,546.72

Total units of entitlement	100000
Levy contribution per unit entitlement	\$13.79

Long Term Maintenance Fund**Contingency Fund****Approved
budget****Revenue**

1 Levies Due--Contingency Fund	94,500.00
<i>Total revenue</i>	<u>94,500.00</u>

Less expenses

1 Contingency--Other Expenses	94,500.00
<i>Total expenses</i>	<u>94,500.00</u>

Surplus/Deficit0.00

Opening balance 252,727.02

Closing balance\$252,727.02

Total units of entitlement 100000

Levy contribution per unit entitlement \$0.95

Approved Levy Schedule to apply from 01/04/2025

Body Corporate 548838

Pinnacle, 160 Victoria Street, Te Aro Wellington

General

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Contingency Fund	Quarterly Total	Annual Total
1	GO1	256.00	882.86	0.00	882.86	3,531.44
2	GO2	475.00	1,638.11	0.00	1,638.11	6,552.44
3	GO3	365.00	1,258.76	0.00	1,258.76	5,035.04
4	GO4	261.00	900.10	0.00	900.10	3,600.40
5	1	88.00	303.48	0.00	303.48	1,213.92
6	2	71.00	244.85	0.00	244.85	979.40
7	3	65.00	224.16	0.00	224.16	896.64
8	4	71.00	244.85	0.00	244.85	979.40
9	5	75.00	258.65	0.00	258.65	1,034.60
10	6	75.00	258.65	0.00	258.65	1,034.60
11	7	79.00	272.44	0.00	272.44	1,089.76
12	8	73.00	251.75	0.00	251.75	1,007.00
13	9	73.00	251.75	0.00	251.75	1,007.00
14	10	71.00	244.85	0.00	244.85	979.40
15	11	65.00	224.16	0.00	224.16	896.64
16	12	71.00	244.85	0.00	244.85	979.40
17	12A	71.00	244.85	0.00	244.85	979.40
18	13	82.00	282.79	0.00	282.79	1,131.16
19	14	82.00	282.79	0.00	282.79	1,131.16
20	15	65.00	224.16	0.00	224.16	896.64
21	16	71.00	244.85	0.00	244.85	979.40
22	17	79.00	272.44	0.00	272.44	1,089.76
23	18	79.00	272.44	0.00	272.44	1,089.76
24	19	79.00	272.44	0.00	272.44	1,089.76
25	20	79.00	272.44	0.00	272.44	1,089.76
26	21	86.00	296.58	0.00	296.58	1,186.32
27	22	75.00	258.65	0.00	258.65	1,034.60
28	23	65.00	224.16	0.00	224.16	896.64
29	24	65.00	224.16	0.00	224.16	896.64
30	25	71.00	244.85	0.00	244.85	979.40
31	26	71.00	244.85	0.00	244.85	979.40
32	28	65.00	224.16	0.00	224.16	896.64

33	29	65.00	224.16	0.00	224.16	896.64
34	30	82.00	282.79	0.00	282.79	1,131.16
35	31	82.00	282.79	0.00	282.79	1,131.16
36	32	65.00	224.16	0.00	224.16	896.64
37	33	71.00	244.85	0.00	244.85	979.40
38	34	79.00	272.44	0.00	272.44	1,089.76
39	35	79.00	272.44	0.00	272.44	1,089.76
40	36	79.00	272.44	0.00	272.44	1,089.76
41	37	79.00	272.44	0.00	272.44	1,089.76
42	38	86.00	296.58	0.00	296.58	1,186.32
43	39	65.00	224.16	0.00	224.16	896.64
44	40	75.00	258.65	0.00	258.65	1,034.60
45	41	65.00	224.16	0.00	224.16	896.64
46	42	71.00	244.85	0.00	244.85	979.40
47	43	71.00	244.85	0.00	244.85	979.40
48	45	65.00	224.16	0.00	224.16	896.64
49	46	65.00	224.16	0.00	224.16	896.64
50	47	82.00	282.79	0.00	282.79	1,131.16
51	48	82.00	282.79	0.00	282.79	1,131.16
52	49	65.00	224.16	0.00	224.16	896.64
53	50	71.00	244.85	0.00	244.85	979.40
54	51	79.00	272.44	0.00	272.44	1,089.76
55	52	79.00	272.44	0.00	272.44	1,089.76
56	53	79.00	272.44	0.00	272.44	1,089.76
57	54	79.00	272.44	0.00	272.44	1,089.76
58	55	86.00	296.58	0.00	296.58	1,186.32
59	56	65.00	224.16	0.00	224.16	896.64
60	57	75.00	258.65	0.00	258.65	1,034.60
61	58	65.00	224.16	0.00	224.16	896.64
62	59	71.00	244.85	0.00	244.85	979.40
63	61	71.00	244.85	0.00	244.85	979.40
64	62	65.00	224.16	0.00	224.16	896.64
65	63	65.00	224.16	0.00	224.16	896.64
66	64	89.00	306.93	0.00	306.93	1,227.72
67	65	89.00	306.93	0.00	306.93	1,227.72
68	66	89.00	306.93	0.00	306.93	1,227.72
69	67	89.00	306.93	0.00	306.93	1,227.72
70	68	89.00	306.93	0.00	306.93	1,227.72
71	69	89.00	306.93	0.00	306.93	1,227.72
72	70	89.00	306.93	0.00	306.93	1,227.72
73	71	89.00	306.93	0.00	306.93	1,227.72
74	72	97.00	334.52	0.00	334.52	1,338.08
75	S1	11.00	37.94	0.00	37.94	151.76
76	S4	8.00	27.59	0.00	27.59	110.36

77	S5	6.00	20.69	0.00	20.69	82.76
78	S6	6.00	20.69	0.00	20.69	82.76
79	S7	4.00	13.79	0.00	13.79	55.16
80	S8	8.00	27.59	0.00	27.59	110.36
81	S9	6.00	20.69	0.00	20.69	82.76
82	S10	4.00	13.79	0.00	13.79	55.16
83	S11	8.00	27.59	0.00	27.59	110.36
84	S12	6.00	20.69	0.00	20.69	82.76
85	S13	4.00	13.79	0.00	13.79	55.16
86	S14	8.00	27.59	0.00	27.59	110.36
87	S15	7.00	24.14	0.00	24.14	96.56
88	S16	7.00	24.14	0.00	24.14	96.56
89	S17	7.00	24.14	0.00	24.14	96.56
90	S18	7.00	24.14	0.00	24.14	96.56
91	S15A	8.00	27.59	0.00	27.59	110.36
92	S16A	8.00	27.59	0.00	27.59	110.36
93	S32A	8.00	27.59	0.00	27.59	110.36
94	S33A	8.00	27.59	0.00	27.59	110.36
95	S49A	8.00	27.59	0.00	27.59	110.36
96	S50A	8.00	27.59	0.00	27.59	110.36
97	W101	379.00	1,307.04	0.00	1,307.04	5,228.16
98	W102	370.00	1,276.00	0.00	1,276.00	5,104.00
99	W103	346.00	1,193.23	0.00	1,193.23	4,772.92
100	W104	333.00	1,148.40	0.00	1,148.40	4,593.60
101	W105	371.00	1,279.45	0.00	1,279.45	5,117.80
102	E101	450.00	1,551.89	0.00	1,551.89	6,207.56
103	E102	535.00	1,845.03	0.00	1,845.03	7,380.12
104	E103	445.00	1,534.65	0.00	1,534.65	6,138.60
105	E104	449.00	1,548.45	0.00	1,548.45	6,193.80
106	W201	349.00	1,203.58	0.00	1,203.58	4,814.32
107	W202	372.00	1,282.90	0.00	1,282.90	5,131.60
108	W203	660.00	2,276.11	0.00	2,276.11	9,104.44
109	W205	534.00	1,841.58	0.00	1,841.58	7,366.32
110	E201	455.00	1,569.14	0.00	1,569.14	6,276.56
111	E202	546.00	1,882.97	0.00	1,882.97	7,531.88
112	E203	450.00	1,551.89	0.00	1,551.89	6,207.56
113	E204	380.00	1,310.49	0.00	1,310.49	5,241.96
114	W301	385.00	1,327.73	0.00	1,327.73	5,310.92
115	W302	376.00	1,296.69	0.00	1,296.69	5,186.76
116	W303	665.00	2,293.36	0.00	2,293.36	9,173.44
117	W305	538.00	1,855.38	0.00	1,855.38	7,421.52
118	E301	459.00	1,582.93	0.00	1,582.93	6,331.72
119	E302	540.00	1,862.27	0.00	1,862.27	7,449.08
120	E303	454.00	1,565.69	0.00	1,565.69	6,262.76

121	E304	384.00	1,324.28	0.00	1,324.28	5,297.12
122	W401	585.00	2,017.46	0.00	2,017.46	8,069.84
123	W402	576.00	1,986.43	0.00	1,986.43	7,945.72
124	W403	396.00	1,365.67	0.00	1,365.67	5,462.68
125	W404	394.00	1,358.77	0.00	1,358.77	5,435.08
126	W405	344.00	1,186.34	0.00	1,186.34	4,745.36
127	W406	359.00	1,238.07	0.00	1,238.07	4,952.28
128	W407	384.00	1,324.28	0.00	1,324.28	5,297.12
129	W408	398.00	1,372.56	0.00	1,372.56	5,490.24
130	E401	549.00	1,893.31	0.00	1,893.31	7,573.24
131	E402	406.00	1,400.15	0.00	1,400.15	5,600.60
132	E403	618.00	2,131.27	0.00	2,131.27	8,525.08
133	E404	582.00	2,007.12	0.00	2,007.12	8,028.48
134	E405	405.00	1,396.71	0.00	1,396.71	5,586.84
135	E406	412.00	1,420.85	0.00	1,420.85	5,683.40
136	W501	590.00	2,034.71	0.00	2,034.71	8,138.84
137	W502	586.00	2,020.91	0.00	2,020.91	8,083.64
138	W503	397.00	1,369.12	0.00	1,369.12	5,476.48
139	W504	396.00	1,365.67	0.00	1,365.67	5,462.68
140	W505	351.00	1,210.48	0.00	1,210.48	4,841.92
141	W506	366.00	1,262.21	0.00	1,262.21	5,048.84
142	W507	392.00	1,351.87	0.00	1,351.87	5,407.48
143	W508	406.00	1,400.15	0.00	1,400.15	5,600.60
144	E501	555.00	1,914.00	0.00	1,914.00	7,656.00
145	E502	410.00	1,413.95	0.00	1,413.95	5,655.80
146	E503	625.00	2,155.41	0.00	2,155.41	8,621.64
147	E504	587.00	2,024.36	0.00	2,024.36	8,097.44
148	E505	408.00	1,407.05	0.00	1,407.05	5,628.20
149	E506	416.00	1,434.64	0.00	1,434.64	5,738.56
150	W601	602.00	2,076.09	0.00	2,076.09	8,304.36
151	W602	599.00	2,065.74	0.00	2,065.74	8,262.96
152	W603	400.00	1,379.46	0.00	1,379.46	5,517.84
153	W604	398.00	1,372.56	0.00	1,372.56	5,490.24
154	W605	359.00	1,238.07	0.00	1,238.07	4,952.28
155	W606	373.00	1,286.35	0.00	1,286.35	5,145.40
156	W607	400.00	1,379.46	0.00	1,379.46	5,517.84
157	W608	414.00	1,427.74	0.00	1,427.74	5,710.96
158	E601	560.00	1,931.25	0.00	1,931.25	7,725.00
159	E602	414.00	1,427.74	0.00	1,427.74	5,710.96
160	E603	630.00	2,172.65	0.00	2,172.65	8,690.60
161	E604	593.00	2,045.05	0.00	2,045.05	8,180.20
162	E605	412.00	1,420.85	0.00	1,420.85	5,683.40
163	E606	420.00	1,448.44	0.00	1,448.44	5,793.76
164	W701	619.00	2,134.72	0.00	2,134.72	8,538.88

165	W702	615.00	2,120.92	0.00	2,120.92	8,483.68
166	W703	402.00	1,386.36	0.00	1,386.36	5,545.44
167	W704	400.00	1,379.46	0.00	1,379.46	5,517.84
168	W705	361.00	1,244.96	0.00	1,244.96	4,979.84
169	W706	376.00	1,296.69	0.00	1,296.69	5,186.76
170	W707	408.00	1,407.05	0.00	1,407.05	5,628.20
171	W708	423.00	1,458.78	0.00	1,458.78	5,835.12
172	E701	565.00	1,948.49	0.00	1,948.49	7,793.96
173	E702	419.00	1,444.99	0.00	1,444.99	5,779.96
174	E703	637.00	2,196.79	0.00	2,196.79	8,787.16
175	E704	599.00	2,065.74	0.00	2,065.74	8,262.96
176	E705	416.00	1,434.64	0.00	1,434.64	5,738.56
177	E706	424.00	1,462.23	0.00	1,462.23	5,848.92
178	W801	631.00	2,176.10	0.00	2,176.10	8,704.40
179	W802	624.00	2,151.96	0.00	2,151.96	8,607.84
180	W803	404.00	1,393.26	0.00	1,393.26	5,573.04
181	W804	402.00	1,386.36	0.00	1,386.36	5,545.44
182	W805	363.00	1,251.86	0.00	1,251.86	5,007.44
183	W806	379.00	1,307.04	0.00	1,307.04	5,228.16
184	W807	416.00	1,434.64	0.00	1,434.64	5,738.56
185	W808	431.00	1,486.37	0.00	1,486.37	5,945.48
186	E801	571.00	1,969.18	0.00	1,969.18	7,876.72
187	E802	423.00	1,458.78	0.00	1,458.78	5,835.12
188	E803	638.00	2,200.24	0.00	2,200.24	8,800.96
189	E804	605.00	2,086.44	0.00	2,086.44	8,345.76
190	E805	421.00	1,451.88	0.00	1,451.88	5,807.52
191	E806	428.00	1,476.02	0.00	1,476.02	5,904.08
192	W901	643.00	2,217.49	0.00	2,217.49	8,869.96
193	W902	636.00	2,193.34	0.00	2,193.34	8,773.36
194	W903	406.00	1,400.15	0.00	1,400.15	5,600.60
195	W904	404.00	1,393.26	0.00	1,393.26	5,573.04
196	W905	367.00	1,265.66	0.00	1,265.66	5,062.64
197	W906	381.00	1,313.94	0.00	1,313.94	5,255.76
198	W907	424.00	1,462.23	0.00	1,462.23	5,848.92
199	W908	440.00	1,517.41	0.00	1,517.41	6,069.64
200	E901	581.00	2,003.67	0.00	2,003.67	8,014.68
201	E902	430.00	1,482.92	0.00	1,482.92	5,931.68
202	E903	649.00	2,238.18	0.00	2,238.18	8,952.72
203	E904	612.00	2,110.58	0.00	2,110.58	8,442.32
204	E905	427.00	1,472.58	0.00	1,472.58	5,890.32
205	E906	436.00	1,503.61	0.00	1,503.61	6,014.44
206	W1001	656.00	2,262.32	0.00	2,262.32	9,049.28
207	W1002	648.00	2,234.73	0.00	2,234.73	8,938.92
208	W1003	408.00	1,407.05	0.00	1,407.05	5,628.20

209	W1004	406.00	1,400.15	0.00	1,400.15	5,600.60
210	W1005	369.00	1,272.55	0.00	1,272.55	5,090.20
211	W1006	384.00	1,324.28	0.00	1,324.28	5,297.12
212	W1007	433.00	1,493.27	0.00	1,493.27	5,973.08
213	W1008	449.00	1,548.45	0.00	1,548.45	6,193.80
214	E1001	608.00	2,096.78	0.00	2,096.78	8,387.12
215	E1002	438.00	1,510.51	0.00	1,510.51	6,042.04
216	E1003	660.00	2,276.11	0.00	2,276.11	9,104.44
217	E1004	626.00	2,158.86	0.00	2,158.86	8,635.44
218	E1005	436.00	1,503.61	0.00	1,503.61	6,014.44
219	E1006	444.00	1,531.20	0.00	1,531.20	6,124.80
220	W1101	669.00	2,307.15	0.00	2,307.15	9,228.60
221	W1102	664.00	2,289.91	0.00	2,289.91	9,159.64
222	W1103	410.00	1,413.95	0.00	1,413.95	5,655.80
223	W1104	408.00	1,407.05	0.00	1,407.05	5,628.20
224	W1105	371.00	1,279.45	0.00	1,279.45	5,117.80
225	W1106	387.00	1,334.63	0.00	1,334.63	5,338.52
226	W1107	441.00	1,520.86	0.00	1,520.86	6,083.44
227	W1108	457.00	1,576.04	0.00	1,576.04	6,304.16
228	E1101	625.00	2,155.41	0.00	2,155.41	8,621.64
229	E1102	445.00	1,534.65	0.00	1,534.65	6,138.60
230	E1103	672.00	2,317.50	0.00	2,317.50	9,270.00
231	E1104	638.00	2,200.24	0.00	2,200.24	8,800.96
232	E1105	443.00	1,527.75	0.00	1,527.75	6,111.00
233	E1106	451.00	1,555.34	0.00	1,555.34	6,221.36
234	W1201	687.00	2,369.23	0.00	2,369.23	9,476.92
235	W1202	668.00	2,303.70	0.00	2,303.70	9,214.80
236	W1203	413.00	1,424.29	0.00	1,424.29	5,697.16
237	W1204	414.00	1,427.74	0.00	1,427.74	5,710.96
238	W1205	704.00	2,427.85	0.00	2,427.85	9,711.40
239	W1206	461.00	1,589.83	0.00	1,589.83	6,359.32
240	W1207	466.00	1,607.07	0.00	1,607.07	6,428.28
241	E1201	629.00	2,169.20	0.00	2,169.20	8,676.80
242	E1202	453.00	1,562.24	0.00	1,562.24	6,248.96
243	E1203	684.00	2,358.88	0.00	2,358.88	9,435.52
244	E1204	648.00	2,234.73	0.00	2,234.73	8,938.92
245	E1205	450.00	1,551.89	0.00	1,551.89	6,207.56
246	E1206	459.00	1,582.93	0.00	1,582.93	6,331.72
247	W1301	706.00	2,434.75	0.00	2,434.75	9,739.00
248	W1302	648.00	2,234.73	0.00	2,234.73	8,938.92
249	W1303	645.00	2,224.38	0.00	2,224.38	8,897.52
250	W1304	706.00	2,434.75	0.00	2,434.75	9,739.00
251	W1305	474.00	1,634.66	0.00	1,634.66	6,538.64
252	W1306	478.00	1,648.46	0.00	1,648.46	6,593.84

253	E1301	623.00	2,148.51	0.00	2,148.51	8,594.04
254	E1302	452.00	1,558.79	0.00	1,558.79	6,235.16
255	E1303	703.00	2,424.40	0.00	2,424.40	9,697.60
256	E1304	604.00	2,082.99	0.00	2,082.99	8,331.96
257	E1305	805.00	2,776.17	0.00	2,776.17	11,104.68
258	W1401	1298.00	4,476.35	0.00	4,476.35	17,905.40
259	W1403	704.00	2,427.85	0.00	2,427.85	9,711.40
260	W1404	756.00	2,607.18	0.00	2,607.18	10,428.72
261	W1405	477.00	1,645.01	0.00	1,645.01	6,580.04
262	W1406	482.00	1,662.25	0.00	1,662.25	6,649.00
263	E1401	633.00	2,183.00	0.00	2,183.00	8,732.00
264	E1402	460.00	1,586.38	0.00	1,586.38	6,345.52
265	E1403	715.00	2,465.79	0.00	2,465.79	9,863.16
266	E1404	614.00	2,117.47	0.00	2,117.47	8,469.88
267	E1405	829.00	2,858.94	0.00	2,858.94	11,435.76
268	E1501	656.00	2,262.32	0.00	2,262.32	9,049.28
269	E1502	491.00	1,693.29	0.00	1,693.29	6,773.16
270	E1503	763.00	2,631.32	0.00	2,631.32	10,525.28
271	E1504	655.00	2,258.87	0.00	2,258.87	9,035.48
272	E1505	906.00	3,124.48	0.00	3,124.48	12,497.92
273	E1601	715.00	2,465.79	0.00	2,465.79	9,863.16
274	E1602	526.00	1,813.99	0.00	1,813.99	7,255.96
275	E1603	833.00	2,872.73	0.00	2,872.73	11,490.92
276	E1604	715.00	2,465.79	0.00	2,465.79	9,863.16
277	E1605	1012.00	3,490.04	0.00	3,490.04	13,960.16
		100,000.00	\$344,865.25	\$0.00	\$344,865.25	\$1,379,461.00