



# SHED 21 BODY CORPORATE No. 309984

## 2025-2026 ANNUAL LEVY INVOICE

(No further invoice will be issued)

TO: Owners

As approved at the Annual General Meeting of the Body Corporate on 28 May 2025, please see the approved Levy Schedule and note your unit/units levy payable.

The Levy Schedule as it relates to you forms part of this Levy Invoice.

### PAYMENTS ARE DUE BY BANK AUTOMATIC PAYMENT ON

1 July 2025	1 November 2025	1 March 2026
1 August 2025	1 December 2025	1 April 2026
1 September 2025	1 January 2026	1 May 2026
1 October 2025	1 February 2026	1 June 2026

Please retain this Annual Levy invoice and attached Levy Schedule for your records.

Shed 21 Body Corporate No. 309984

Bank Account details are:

BNZ

Account No. **02-0500-0257419-00**

### ANY QUERIES

Please direct all queries to:

Ph: 473 7330 or [www.ypm.co.nz](http://www.ypm.co.nz)

For YPM Ltd, Body Corporate Manager

P O Box 12 – 123, Thorndon, Wellington 6144.

*Date of Issue 04 June 2025*

**Shed 21 Body Corporate No. 309984**  
**Approved Body Corporate Levies**  
From 1 July 2025 until further notice

	Utility	Accessory	UI	AU	UI	AU	UI	AU	UI	AU	UI	Total Utility	Annual Levy	Approved Monthly Levies Payable*	
Unit No	Interest (UI)	Unit (AU)										Interest	Per Utility Interest	from 01 July 2025	Unit No
1.01	1108											1108	\$13,691.78	\$1,140.98	1.01
1.02	1108											1108	\$13,691.78	\$1,140.98	1.02
1.03	982									AU C3.03	50	1032	\$12,752.63	\$1,062.72	1.03
1.04	831											831	\$10,268.83	\$855.74	1.04
1.05	579											579	\$7,154.82	\$596.23	1.05
2.01	6482	AU31	126	AU32	126	AU S2.01/3	30	AU V2.01/2/3	30			6794	\$83,954.82	\$6,996.23	2.01
2.02	3132	AU34	126			AU S2.02	15					3273	\$40,445.12	\$3,370.43	2.02
2.04	1747	AU4	126			AU S2.04	15					1888	\$23,330.39	\$1,944.20	2.04
2.05	2125	AU10	126			AU S2.05	15					2266	\$28,001.42	\$2,333.45	2.05
2.06	1722	AU2	126			AU S2.06	15					1863	\$23,021.46	\$1,918.46	2.06
2.07	2125	AU9	126			AU S2.07	15					2266	\$28,001.42	\$2,333.45	2.07
2.08	1697	AU23	126			AU S2.08	15					1838	\$22,712.53	\$1,892.71	2.08
2.09	2125	AU8	126			AU S2.09	15					2266	\$28,001.42	\$2,333.45	2.09
2.10	1621	AU14	126			AU S2.10	15					1762	\$21,773.39	\$1,814.45	2.10
2.11	2125	AU7	126			AU S2.11	15					2266	\$28,001.42	\$2,333.45	2.11
2.12	1596	AU15	126			AU S2.12	15					1737	\$21,464.46	\$1,788.70	2.12
2.15	2125	AU6	126			AU S2.15	15					2266	\$28,001.42	\$2,333.45	2.15
2.16	1571	AU16	126			AU S2.16	15					1712	\$21,155.53	\$1,762.96	2.16
2.17	2125	AU35	126			AU S2.17	15					2266	\$28,001.42	\$2,333.45	2.17
2.18	1521	AU17	126			AU S2.18	15					1662	\$20,537.67	\$1,711.47	2.18
2.19	2125	AU21	126			AU S2.19	15					2266	\$28,001.42	\$2,333.45	2.19
2.20	1470	AU19	126			AU S2.20	15					1611	\$19,907.45	\$1,658.95	2.20
2.21	2125	AU33	126			AU S2.21	15					2266	\$28,001.42	\$2,333.45	2.21
2.22	1470	AU26	126			AU S2.22	15					1611	\$19,907.45	\$1,658.95	2.22
2.23	1949	AU28	126			AU S2.23	15					2090	\$25,826.55	\$2,152.21	2.23
2.24	1798	AU39	126			AU S2.24	15					1939	\$23,960.61	\$1,996.72	2.24
3.01	3812	AU1	126			AU S3.01	15					3953	\$48,848.01	\$4,070.67	3.01
3.02	3258	AU5	126			AU S3.02	15					3399	\$42,002.12	\$3,500.18	3.02
3.03	2085	AU38	126			AU S3.03	15	AU S3.25	15			2241	\$27,692.49	\$2,307.71	3.03
3.04	1747	AU43	126			AU S3.04	15					1888	\$23,330.39	\$1,944.20	3.04
3.05	2125	AU37	126			AU S3.05	15					2266	\$28,001.42	\$2,333.45	3.05
3.06	1722	AU3	126			AU S3.06	15					1863	\$23,021.46	\$1,918.46	3.06
3.07	2125	AU41	126			AU S3.07	15					2266	\$28,001.42	\$2,333.45	3.07
3.08	1697	AU44	126			AU S3.08	15					1838	\$22,712.53	\$1,892.71	3.08
3.09	2125	AU36	126			AU S3.09	15					2266	\$28,001.42	\$2,333.45	3.09
3.10	1621	AU30	126			AU S3.10	15					1762	\$21,773.39	\$1,814.45	3.10
3.11	2125	AU11	126			AU S3.11	15					2266	\$28,001.42	\$2,333.45	3.11
3.12	1596	AU27	126			AU S3.12	15					1737	\$21,464.46	\$1,788.70	3.12
3.15	2125	AU13	126			AU S3.15	15					2266	\$28,001.42	\$2,333.45	3.15
3.16	1571	AU24	126			AU S3.16	15					1712	\$21,155.53	\$1,762.96	3.16
3.17	2125	AU22	126			AU S3.17	15					2266	\$28,001.42	\$2,333.45	3.17
3.18	1521	AU18	126			AU S3.18	15					1662	\$20,537.67	\$1,711.47	3.18
3.19	2125	AU29	126			AU S3.19	15					2266	\$28,001.42	\$2,333.45	3.19
3.20	1470	AU20	126			AU S3.20	15					1611	\$19,907.45	\$1,658.95	3.20
3.21	2125	AU42	126			AU S3.21	15					2266	\$28,001.42	\$2,333.45	3.21
3.22	1470	AU12	126			AU S3.22	15					1611	\$19,907.45	\$1,658.95	3.22
3.23	1949	AU25	126			AU S3.23	15					2090	\$25,826.55	\$2,152.21	3.23
3.24	1798	AU40	126			AU S3.24	15					1939	\$23,960.61	\$1,996.72	3.24
<b>Totals</b>	<b>93701</b>		<b>5418</b>		<b>126</b>		<b>660</b>		<b>45</b>		<b>50</b>	<b>100,000</b>	<b>\$1,235,720.00</b>	<b>\$102,976.67</b>	

**Shed 21 Body Corporate No. 309984**  
**Approved Budget**  
**Effective from 1 July 2025 to 30 June 2026**

Item Description	Approved 2025 -2026		Approved 2024 -2025	Actual 2024-2025
	\$		\$	\$
Bank Fees	100	Estimate	225	77
BC - Ex-Contract	2,400	Allowance	1,600	2,438
BC - Facilities Management	37,000	\$3,018.75 pm + cpi	34,000	36,225
BC - Management	26,400	\$6,468.75 pq + cpi	23,500	25,875
Building Compliance/WOF	4,600	\$907.04pq + annual admin fee	3,780	4,533
Common Area Cleaning	35,500	\$2760pm + allowance	33,250	34,563
Cleaning Windows and Buildings	25,000	Estimate	22,500	25,022
Consultancy	2,500	Construction monitoring	5,000	0
Fire & Ventilation Systems				
Fire System Contract	5,000	Estimate	6,250	3,609
Fire System R&M	4,000	Allowance	4,000	23,394
Health & Safety	500	Estimate	115	1,064
Insurance	700,000	2025-2026 Actual	875,000	835,348
Insurance Funding	14,000	Estimate	15,000	14,259
Insurance Valuation	1,600	Next due Jan 2026	0	0
Lift Maintenance	10,000	\$2,179.01 pq + \$1,300 repairs allowance	9,375	10,247
Lift Phone	1,870	\$155.96 pm	1,775	1,840
Long Term Maintenance Plan	3,000	Next due 2025	0	0
Miscellaneous	250	Allowance	250	45
Professional Services	3,000	Services to assist with insurance	5,000	0
Current Repairs and Maintenance	70,000	Estimate	70,000	23,227
Rubbish Removal	30,250	Rubbish \$2,520.09pm	27,900	27,326
Security Services	4,000	Allowance	4,000	4,160
Utilities				
Common Area Electricity	8,000	Estimate	6,250	7,229
Gas Charges	40,000	Allowance	28,000	36,240
Water Rates	6,750	Estimate	4,000	6,773
<b>Sub-Total Routine Operating Expense:</b>	<b>1,035,720</b>		<b>1,180,770</b>	<b>1,123,493</b>
Long Term Maintenance	150,000		200,000	
Contingency	0		20,000	
Prior Period Deficit Clawback	0		5,000	
Special Fund	50,000		0	
<b>Net Total to be Funded by Levy</b>	<b>1,235,720</b>		<b>1,405,770</b>	

Change -12.1%  
\$ (170,050)

The logo for Bayleys, featuring the word "BAYLEYS" in a bold, white, sans-serif font, centered within a dark blue rectangular box with a thin white border.

## **DISCLOSURE STATEMENT**

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.