



RICHARD PEARSE

BODY CORPORATE No. 85659

2025-2026 ANNUAL LEVY INVOICE

(No further invoices will be issued)

TO: Owners

As approved at the Annual General Meeting of the Body Corporate on 31 July 2025, 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 2025	1 February 2026	1 June 2026
1 November 2025	1 March 2026	1 July 2026
1 December 2025	1 April 2026	1 August 2026
1 January 2026	1 May 2026	1 September 2026

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

Richard Pearse Body Corporate No. 85659

Bank account details are:

Bank of New Zealand

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: 31 July 2025

RICHARD PEARSE BODY CORPORATE No. 85659												
APPROVED BODY CORPORATE LEVIES												
Effective from 1 October 2025 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	9,849.87					9,849.87	\$820.82	G1
G2	131			131	6,755.67		600.98			7,356.65	\$613.05	G2
G3	145	B10 & B11	34	179	9,231.03		821.18			10,052.21	\$837.68	G3
G4	140	B15 & B16	34	174	8,973.18		798.25			9,771.43	\$814.29	G4
1A(101)	112			112	5,775.84	600.54	513.81	-	475.47	7,365.66	\$613.80	1A(101)
1B(102)	88			88	4,538.16	471.85	403.71			5,413.72	\$451.14	1B(102)
1C(103)	87			87	4,486.59	466.49	399.12			5,352.20	\$446.02	1C(103)
1D(104)	76	B2	17	93	4,796.01	498.66	426.65			5,721.32	\$476.78	1D(104)
1E(105)	88			88	4,538.16	471.85	403.71		475.47	5,889.19	\$490.77	1E(105)
1F(106)	90			90	4,641.30	482.57	412.89			5,536.76	\$461.40	1F(106)
1G(107)	83			83	4,280.31	445.04	380.77		475.47	5,581.59	\$465.13	1G(107)
1H(108)	93			93	4,796.01	498.66	426.65			5,721.32	\$476.78	1H(108)
1I(109)	106	B12	17	123	6,343.11	659.52	564.28	-	475.47	8,042.37	\$670.20	1I(109)
1J(110)	81			81	4,177.17	434.32	371.60			4,983.08	\$415.26	1J(110)
1K(111)	112	B3	17	129	6,652.53	691.69	591.80	-	475.47	8,411.49	\$700.96	1K(111)
1L(112)	185			185	9,540.45	991.96	848.71			11,381.12	\$948.43	1L(112)
2A(201)	149		0	149	7,683.93	798.93	683.56	-	475.47	9,641.88	\$803.49	2A(201)
2B(202)	88			88	4,538.16	471.85	403.71			5,413.72	\$451.14	2B(202)
2C(203)	87			87	4,486.59	466.49	399.12	-	475.47	5,827.67	\$485.64	2C(203)
2D(204)	76			76	3,919.32	407.51	348.66			4,675.49	\$389.62	2D(204)
2E(205)	88			88	4,538.16	471.85	403.71		475.47	5,889.19	\$490.77	2E(205)
2F(206)	90			90	4,641.30	482.57	412.89			5,536.76	\$461.40	2F(206)
2G(207)	83			83	4,280.31	445.04	380.77	-	475.47	5,581.59	\$465.13	2G(207)
2H(208)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	2H(208)
2I(209)	115	B1	17	132	6,807.24	707.77	605.57	-	475.47	8,596.05	\$716.34	2I(209)
2J(210)	93		0	93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	2J(210)
2K(211)	137			137	7,065.09	734.58	628.50	-	475.47	8,903.65	\$741.97	2K(211)
2L(212)	186	B17 & B19	34	220	11,345.40	1,179.62	1,009.28			13,534.30	\$1,127.86	2L(212)
3A(301)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	3A(301)
3B(302)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	3B(302)
3C(303)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	3C(303)
3D(304)	89			89	4,589.73	477.21	408.30	-	475.47	5,950.71	\$495.89	3D(304)
3E(305)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	3E(305)
3F(306)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	3F(306)
3G(307)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	3G(307)
3H(308)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	3H(308)
3I(309)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	3I(309)
3J(310)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	3J(310)
3K(311)	91	B14	17	108	5,569.56	579.09	495.46	-	475.47	7,119.58	\$593.30	3K(311)
3L(312)	91	B7	17	108	5,569.56	579.09	495.46		475.47	7,119.58	\$593.30	3L(312)
4A(401)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	4A(401)
4B(402)	93			93	4,796.01	498.66	426.65			5,721.32	\$476.78	4B(402)
4C(403)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	4C(403)
4D(404)	89			89	4,589.73	477.21	408.30	-	475.47	5,950.71	\$495.89	4D(404)
4E(405)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	4E(405)
4F(406)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	4F(406)
4G(407)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	4G(407)
4H(408)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	4H(408)
4I(409)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	4I(409)
4J(410)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	4J(410)
4K(411)	91			91	4,692.87	487.94	417.47			5,598.28	\$466.52	4K(411)
4L(412)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	4L(412)
5A(501)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	5A(501)
5B(502)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	5B(502)
5C(503)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	5C(503)
5D(504)	89			89	4,589.73	477.21	408.30	-	475.47	5,950.71	\$495.89	5D(504)
5E(505)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	5E(505)
5F(506)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	5F(506)
5G(507)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	5G(507)
5H(508)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	5H(508)
5I(509)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	5I(509)
5J(510)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	5J(510)

RICHARD PEARSE BODY CORPORATE No. 85659												
APPROVED BODY CORPORATE LEVIES												
Effective from 1 October 2025 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	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	5K(511)
5L(512)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	5L(512)
6A(601)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	6A(601)
6B(602)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	6B(602)
6C(603)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	6C(603)
6D(604)	89			89	4,589.73	477.21	408.30	-	475.47	5,950.71	\$495.89	6D(604)
6E(605)	91 B18		17	108	5,569.56	579.09	495.46			6,644.11	\$553.68	6E(605)
6F(606)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	6F(606)
6G(607)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	6G(607)
6H(608)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	6H(608)
6I(609)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	6I(609)
6J(610)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	6J(610)
6K(611)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	6K(611)
6L(612)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	6L(612)
7A(701)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	7A(701)
7B(702)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	7B(702)
7C(703)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	7C(703)
7D(704)	89 B13		17	106	5,466.42	568.36	486.29	-	475.47	6,996.54	\$583.05	7D(704)
7E(705)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	7E(705)
7F(706)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	7F(706)
7G(707)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	7G(707)
7H(708)	92 B4		17	109	5,621.13	584.45	500.05		475.47	7,181.10	\$598.43	7H(708)
7I(709)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	7I(709)
7J(710)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	7J(710)
7K(711)	91 B5		17	108	5,569.56	579.09	495.46	-	475.47	7,119.58	\$593.30	7K(711)
7L(712)	91 B6		17	108	5,569.56	579.09	495.46			6,644.11	\$553.68	7L(712)
8A(801)	88			88	4,538.16	471.85	403.71	-	475.47	5,889.19	\$490.77	8A(801)
8B(802)	93			93	4,796.01	498.66	426.65	-	475.47	6,196.79	\$516.40	8B(802)
8C(803)	94			94	4,847.58	504.02	431.24	-	475.47	6,258.31	\$521.53	8C(803)
8D(804)	89			89	4,589.73	477.21	408.30	-	475.47	5,950.71	\$495.89	8D(804)
8E(805)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	8E(805)
8F(806)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	8F(806)
8G(807)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	8G(807)
8H(808)	92			92	4,744.44	493.30	422.06	-	475.47	6,135.27	\$511.27	8H(808)
8I(809)	96			96	4,950.72	514.75	440.41	-	475.47	6,381.35	\$531.78	8I(809)
8J(810)	95			95	4,899.15	509.38	435.82	-	475.47	6,319.83	\$526.65	8J(810)
8K(811)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	8K(811)
8L(812)	91			91	4,692.87	487.94	417.47	-	475.47	6,073.75	\$506.15	8L(812)
Total	9,677		323	10,000	\$515,700	\$50,000	\$45,000	\$ -	\$38,513	\$649,213	\$54,101	Total

RICHARD PEARSE BODY CORPORATE No. 85659
APPROVED BUDGET
Effective from 1 October 2025 to 30 September 2026

	Approved 2025-2026	Comment	Approved 2024-2025	Actual 2024-2025
	\$		\$	\$
ROUTINE COSTS / COMMON AREAS				
Bank Fees	110	Estimate	110	77
BC - Ex-Contract	2,000	Allowance	2,000	1,660
BC - Management	23,960	\$5,872.27 pq+ cpi	23,480	23,236
Building Maintenance				
Building Wash/Window Clean	-		-	-
General Maintenance	32,500	Allowance	32,500	26,215
Building Compliance/WOF	4,750	Annual BWOFF + admin, 750.88pq	3,900	4,969
Chair's Honorarium	5,000		5,000	5,000
Common Area Cleaning	23,500	\$1,265pm + \$534.75pm + allowance	22,600	23,061
Common Area Electricity	-	Charges offset by prompt payment discount from Nova	16,500	(2,438)
Electricity Ground Floor	4,300	Estimate	4,300	3,846
Fire Callout	1,500	3 call outs (Wormald attendances)	1,500	460
Fire System				
Fire System Contract	5,365	Wormald \$1,216.69 pq + \$500 allowance	5,150	5,258
Fire System Monitoring	955	Johnson \$237.88 pq	1,140	952
Fire System R&M	10,000	Allowance	15,000	5,199
Fire System Surveys	2,500	Estimate	2,500	945
Fire System Trial Evacuation	1,500	Estimate	1,500	601
Fire Smoke Detector Replacement	-		-	725
Health & Safety	2,500	Allowance	500	4,317
Insurance	147,460	2025/2026 Actual (01/04/25-01/04/26)	228,070	228,070
Insurance Valuation	-	Due Nov 26	2,000	1,610
Legal Fees	5,000	Allowance	5,000	-
Lift Phone	-		540	179
Lift Servicing	15,830	\$3,457.99pq + \$2,000 R&M	15,290	23,609
LTM Plan Update	-	Review due Sep 27	-	2,530
Miscellaneous	-	Estimate	-	1,178
Pest Control	1,500	Allowance	1,500	-
Professional Fees	1,000	Allowance	1,000	-
Property Management	32,870	\$2,685.25pm Mgt + cpi	31,460	31,533
Refuse Collection	32,400	Estimate \$2,700pm	30,000	32,108
Security	1,500		10,000	38,510
Ventillation System				
Ventilation Contract	5,700	AHI	6,000	5,703
Ventilation R&M	2,000	Estimate normal maintenance	2,000	-
Water Rates	65,000	Estimate	56,400	64,147
Sub Total Standard Annual Cost:	430,700		526,940	533,260
Long Term Maintenance	85,000	As per AGM	105,000	-
Contingency Fund Clawback	-		-	-
Total Standard Annual Cost	515,700		631,940	533,260
NON COMMON AREAS COSTS				
Apartment Electricity	50,000	Estimate	46,000	68,396
Apartment Gas	45,000	Estimate	42,000	49,006
Sky TV	38,513	\$3,209.44 pm	38,513	38,513
Sub Total Non Common Areas Costs	133,513		126,513	155,915
Grand Total	649,213		758,453	689,175

Change

-14.4%

\$ (109,240)