

BODY CORPORATE 184638

PROPERTY AT 57 GLADSTONE ROAD, NORTHCOTE, AUCKLAND

SPECIAL PURPOSE FINANCIAL REPORTS

FOR THE FINANCIAL YEAR 01 JANUARY 2020 TO 31 DECEMBER 2020

INDEX

- 1. Annual Financial Reports**
 - a) Statement of Financial Position Report (Balance Sheet)**
 - b) Statement of Financial Performance Report (P & L A/c)**
- 2. Notes to Annual Financial Reports**
- 3. Audit Certificate - Strata Title Admin. Ltd – Trust bank account**

Strata Title Administration Ltd
Dated: - 21 January 2021

Statement of Financial Position

As at 31/12/2020

Body Corporate 184638

Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

Current period

Owners' funds

Working Account

Operating Surplus/Deficit--Working	1,161.37
Owners Equity--Working	2,530.70
	3,692.07

Contingency Fund

1 Operating Surplus/Deficit--Contingency	7,024.13
1 Owners Equity--Contingency	80,905.09
	87,929.22

Net owners' funds

\$91,621.29

Represented by:

Assets

Working Account

Cash at Bank--Working Account	5,654.73
Receivable--Levies--Working	21.34
	5,676.07

Contingency Fund

1 Cash at Bank--Contingency	35,816.17
1 Receivable--Levies--Contingency	6.86
3 Investments--TD--Contingency	52,106.19
	87,929.22

Unallocated Money

Cash at Bank--Unallocated	1,694.48
	1,694.48

Total assets

95,299.77

Less liabilities

Working Account

Accrued Expenses--Working	1,984.00
	1,984.00

Contingency Fund

0.00

Unallocated Money

Prepaid Levies	1,694.48
	1,694.48

Total liabilities

3,678.48

Net assets

\$91,621.29

Statement of Financial Performance for the financial year to 31/12/2020

Body Corporate 184638

Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

Working Account

	Current period 01/01/2020-31/12/2020	Annual budget 01/01/2020-31/12/2020
Revenue		
Levies Due--Admin	42,000.00	42,000.00
<i>Total revenue</i>	42,000.00	42,000.00
Less expenses		
Admin--Contingency/General Expenses	0.00	200.00
Admin--Management Fees--Standard	6,555.00	6,555.00
Admin--Postage	98.04	250.00
Insurance--Premiums	18,767.75	18,768.00
Maint Bldg--Building WOF (Compliance)	150.00	350.00
Maint Bldg--Electrical Repairs	0.00	200.00
Maint Bldg--Fire Protection	1,057.20	1,200.00
Maint Bldg--General Maintenance & Disbursements	2,799.75	3,000.00
Maint Bldg--Gutters & Downpipes	3,938.75	3,800.00
Maint Bldg--Health & Safety (Inspection/Report/Expenses)	0.00	862.00
Maint Grounds--Gates	1,773.32	1,000.00
Maint Grounds--Lawns & Landscaping	4,830.53	6,500.00
Utility--Electricity (Common Area)	868.29	875.00
<i>Total expenses</i>	40,838.63	43,560.00
Surplus/Deficit	1,161.37	(1,560.00)
Opening balance	2,530.70	2,530.70
Closing balance	\$3,692.07	\$970.70

Contingency Fund

	Current period	Annual budget
	01/01/2020-31/12/2020	01/01/2020-31/12/2020
Revenue		
1 Levies Due--Contingency Fund	13,500.06	13,500.00
1 Net Inft. on Investments--Cont.	215.82	0.00
<i>Total revenue</i>	13,715.88	13,500.00
Less expenses		
1 Maint Bldg--Electrical	747.10	8,137.00
1 Maint Grounds--Fencing--Boundary	5,944.65	10,292.00
1 Maint Grounds--Irrigation Systems	0.00	14,839.00
<i>Total expenses</i>	6,691.75	33,268.00
Surplus/Deficit	7,024.13	(19,768.00)
Opening balance	80,905.09	80,905.09
Closing balance	\$87,929.22	\$61,137.09

BODY CORPORATE 184638
PROPERTY AT 57 GLADSTONE ROAD, NORTHCOTE, AUCKLAND

**NOTES TO AND FORMING PART OF THE SPECIAL PURPOSE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR 01 JANUARY 2020 TO 31 DECEMBER 2020**

1. STATEMENT OF ACCOUNTING POLICIES

(a) **Reporting Entity**

These Special Purpose Financial Statements of **Body Corporate 184638**, property at **57 GLADSTONE ROAD, NORTHCOTE, AUCKLAND** under section 132 of the Unit Titles Act 2010, are prepared for the purpose of reporting to the Body Corporate members on the receipts and payments of the Body Corporate for the period. Under the Unit Titles Act 2010 the Body Corporate must present Financial Statements each year.

(b) **Measurement Base**

The accounting principles recognised as appropriate for the measurement and reporting of earnings and financial position on an historical cost basis have been used, with the exception of certain items for which specific accounting policies have been identified.

The financial statements of body corporate are prepared on a going concern basis.

(c) **Specific Accounting Policies Base:** The Financial Statements are prepared on a cash basis. The amount shown as Levies Due represents the full amount levied in the period, not the levies paid.

Goods and Services Tax: The Body Corporate is **not GST registered** and the amounts shown in the Financial Statements are **inclusive** of GST where applicable.

(d) **Taxation:** Income from Interest and Dividends are taxable in the Bodies Corporate hands. The correct tax is deducted at source or available by way of Imputation Credits. All interest/dividends are recorded net of tax.

(e) **Changes in Accounting Policies**

There have been no changes in accounting policies. All policies have been applied on basis consistent with those in previous years.

NOTES TO THE ACCOUNTS

2. Capital Commitments

The entity has no capital commitments **as at 31 December 2020**.

3. Levies

The entity has outstanding levies **as at 31 December 2020**. All outstanding levies have been paid off at the time of preparing the financial reports.

4. Outstanding Accounts

The entity has no outstanding accounts **as at 31 December 2020**.

5. Variations and other notes to accounts

- Maint Grounds – Gates expenditure is over the annual budget due to the additional work undertaken to the gate.

Statement of Financial Position

As at 29/02/2020

Gladstone BC 184638 Control Point: BBBZ Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

	Current period
Owners' funds	
Operating Account	
Operating Surplus/Deficit--Operating Account	(4,147.40)
Owners Equity--Operating Account	2,530.70
	(1,616.70)
Long Term Maintenance Fund	
Operating Surplus/Deficit--Long Term Maintenance F	(22,928.42)
Owners Equity--Long Term Maintenance Fund	80,905.09
	57,976.67
Net owners' funds	\$56,359.97
Represented by:	
Assets	
Operating Account	
Cash at Bank--Operating Account	1,001.61
	1,001.61
Long Term Maintenance Fund	
Cash at Bank--Long Term Maintenance Fund	6,223.64
Investments--Long Term Maintenance Fund	52,594.62
	58,818.26
Unallocated Money	0.00
<i>Total assets</i>	59,819.87
Less liabilities	
Operating Account	
Prepaid Levies--Operating Account	2,618.31
	2,618.31
Long Term Maintenance Fund	
Prepaid Levies--Long Term Maintenance Fund	841.59
	841.59
Unallocated Money	0.00
<i>Total liabilities</i>	3,459.90
Net assets	\$56,359.97

Income and Expenditure Statement
for the financial year-to-date
01/01/2020 to 29/02/2020

Gladstone BC 184638 Control Point: BBBZ Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

Operating Account

	Current period 01/01/2020-29/02/2020	Annual budget 01/01/2020-31/12/2020
Revenue		
143000 Levies Due--Operating Account	0.00	42,000.00
149000 Transfer from LTM Funds	17,000.00	0.00
<i>Total revenue</i>	17,000.00	42,000.00
Less expenses		
157200 Admin--Health & Safety	0.00	862.00
154000 Admin--Management Fees--Standard	1,038.00	6,555.00
154900 Admln--Postage & Photocopy	98.04	250.00
159100 Insurance--Premiums	18,767.75	18,768.00
163500 Maint Bld--Compliance (WOF)	150.00	350.00
164400 Maint Bldg--Contingency	0.00	200.00
164800 Maint Bldg--Electrical	0.00	200.00
165800 Maint Bldg--Fire Protection	264.30	1,200.00
167200 Maint Bldg--General Repairs	0.00	3,000.00
167800 Maint Bldg--Gutters & Downpipes	0.00	3,800.00
177600 Maint Grounds--Gates	0.00	1,000.00
178400 Maint Grounds--Lawns & Gardening	677.35	6,500.00
190200 Utility--Electricity	151.96	875.00
<i>Total expenses</i>	21,147.40	43,560.00
Surplus/Deficit	(4,147.40)	(1,560.00)
Opening balance	2,530.70	2,530.70
Closing balance	-\$1,616.70	\$970.70

Long Term Maintenance Fund

	Current period 01/01/2020-29/02/2020	Annual budget 01/01/2020-31/12/2020
Revenue		
243000 Levies Due--Long Term Maintenance Fund	0.00	13,500.00
242600 Net Interest on Investments--LTM Funds	16.23	0.00
<i>Total revenue</i>	16.23	13,500.00
Less expenses		
257400 Admin--Transfer to Admin Fund	17,000.00	0.00
264800 Maint Bldg--Electrical	0.00	8,137.00
276800 Maint Grounds--Fencing--Boundary- gardens	5,944.65	10,292.00
277800 Maint Grounds--Security Systems	0.00	14,839.00
<i>Total expenses</i>	22,944.65	33,268.00
Surplus/Deficit	(22,928.42)	(19,768.00)
Opening balance	80,905.09	80,905.09
Closing balance	\$57,976.67	\$61,137.09

Detailed Expenses
for the financial year
from 01/01/2020 to 29/02/2020

Gladstone BC 184638		Control Point: BBBZ	Gladstone, 57 Gladstone Road, Northcote AUCKLAND 0627				
Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
General							
Operating Account							
Admin--Management Fees--Standard 154000							
29/01/2020	Standard Management Fee January 2020	Lochores Body Corporate	519.00	Paid	DE		014423
20/02/2020	Standard Management Fee February 2020	Lochores Body Corporate	519.00	Paid	DE		014523
			<u>\$1,038.00</u>				
Admin--Postage & Photocopy 154900							
20/02/2020	Photocopying B&W February 2020	Lochores Body Corporate	98.04	Paid	DE		014523
			<u>\$98.04</u>				
Admin--Transfer to LTM Fund 157400							
29/02/2020	To part repay temp loan dated 31/01/20		3,000.00		Jnl	1051	
29/02/2020	To net off temp loan repayment dated 29/02/20		(3,000.00)		Jnl	1053	
			<u>\$0.00</u>				
Insurance--Premiums 159100							
29/01/2020	12.02.20 - 12.02.21, OBL Ins Premium	PSC Connect NZ Ltd t/a	810.75	Paid	DE	I137250	014441
19/02/2020	12.02.20 - 12.02.21	PSC Connect NZ Ltd t/a	17,957.00	Paid	DE	I139320	014517
			<u>\$18,767.75</u>				
Maint Bld--Compliance (WOF) 163500							
14/01/2020	19.12.19, BWOF	Auckland Council - BWOF	150.00	Paid	DE	25010046415 9	014355
			<u>\$150.00</u>				
Maint Bldg--Fire Protection 165800							
14/01/2020	Jan - Mar 20, Routine inspection	Wormald	264.30	Paid	DE	1923326	014352
			<u>\$264.30</u>				
Maint Grounds--Lawns & Gardening 178400							
14/01/2020	Dec. 19 Garden services	DK Garden Services	249.55	Paid	DE	B159819	014361
29/01/2020	Jan.20, Lawns, carpark, garden	DK Garden Services	427.80	Paid	DE	B159845	014429
			<u>\$677.35</u>				
Utility--Electricity 190200							
20/01/2020	09.12.19 - 12.01.20	Genesis Energy	82.04	Paid	DE	310473224	014400
19/02/2020	13.01.20 - 11.02.20	Genesis Energy	69.92	Paid	DE	311039989	014507
			<u>\$151.96</u>				
Total expenses			\$21,147.40				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

Gladstone BC 184638		Control Point: BBBZ	Gladstone, 57 Gladstone Road, Northcote				
			AUCKLAND 0627				
Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.

General

Long Term Maintenance Fund

Admin--Transfer to Admin Fund 257400

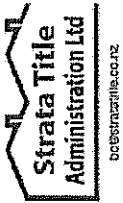
31/01/2020	Temp loan from LTMF, to be repaid		20,000.00		Jnl	954	
29/02/2020	To net off temp loan repayment dated 29/02/20		(3,000.00)		Jnl	1054	
			\$17,000.00				

Maint Grounds--Fencing--Boundary- gardens 276800

04/02/2020	23.01.20, Repairs to retaining wall	Resolute 2012 Limited	5,944.65	Paid	DE	2529	014466
			\$5,944.65				

Total expenses \$22,944.65

Where an Invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.



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Detailed Expenses for the financial year from 01/01/2020 to 31/12/2020

Auckland Phone (09) 307 3724
PO Box 5187, Auckland 1149
Wellington Phone (04) 075 1811
PO Box 584, Wellington 6140
Christchurch Phone (03) 925 3729
PO Box 28171, Christchurch 8242

Body Corporate 184638
Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

date	Details	Payee	Group	Amount	Status	Type	Ref.No.	Payment No.
Working Account								
	dmin--Management Fees--Standard 154000							
2/03/2020	YTD Expense			1,038.00	Jnl		54071	
7/03/2020	17/3/20 Inv20804 Management Fee March 2020	Strata Title Administration Ltd		596.85	Paid	DE	20804	123137
3/04/2020	28/4/20 Inv21787 Management Fee April 2020	Strata Title Administration Ltd		495.65	Paid	DE	21787	124913
2/06/2020	19/6/20 Inv23006 Management Fee for May&June2020	Strata Title Administration Ltd		1,092.50	Paid	DE	23006	127740
3/07/2020	23/7/20 Inv23805 Management Fee for July 2020	Strata Title Administration Ltd		546.25	Paid	DE	23805	129913
3/08/2020	25/8/20 Inv24588 Management Fee for Aug 2020	Strata Title Administration Ltd		546.25	Paid	DE	24588	131596
3/09/2020	22/9/20 Inv25309 Management Fee for September 2020	Strata Title Administration Ltd		546.25	Paid	DE	25309	133222
7/10/2020	23/10/20 Inv26232 Management Fee for October 2020	Strata Title Administration Ltd		546.25	Paid	DE	26232	135205
1/11/2020	23/11/20 Inv27017 Management Fee for November2020	Strata Title Administration Ltd		546.25	Paid	DE	27017	136927
7/12/2020	16/12/20 Inv27720 Management Fee for December 2020	Strata Title Administration Ltd		600.75	Paid	DE	27720	138403
				<u>\$6,555.00</u>				
	dmin--Postage 154800							
2/03/2020	YTD Expense			98.04	Jnl		54073	
				<u>\$98.04</u>				
	dmin--Transfer to Contingency Fund 157400							
3/11/2020	To pay back temp loan dt 1/1/20 to 31/12/20			17,000.00	Jnl		63473	
3/11/2020	Recoding transfer between WA and CF			(17,000.00)	Jnl		63475	
				<u>\$0.00</u>				
	Insurance--Premiums 159100							
2/03/2020	YTD Expense			18,767.75	Jnl		54075	
				<u>\$18,767.75</u>				
	aint Bldg--Building WOF (Compliance) 161600							
2/03/2020	YTD Expense			150.00	Jnl		54076	

Body Corporate 184638

Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

Date	Details	Payee	Group	Amount	Status	Type	Ref.No.	Payment No.
Working Account								
				<u>\$150.00</u>				
2/03/2020	YTD Expense							
3/03/2020	1/4-30/6/20 Inv1939653 Routine Fire Inspection	Wormald		264.30	Paid	Jnl	54077	
1/12/2020	1/7-30/9/20 Inv1955444 Routine Fire Inspection	Wormald		264.30	Paid	DE	1939653	123720
1/12/2020	1/10-31/12/20 Inv1976233 Routine Fire Inspection	Wormald		264.30	Paid	DE	1955444	138801
				<u>\$1,057.20</u>				
3/03/2020	22/3/20 Inv20967 BCM Travel Cost for offsite AGM	Strata Title Administration Ltd		65.86	Paid	DE	20967	123481
7/04/2020	6/4/20 Inv19808 Unblocked Waste Water Drain	Plumbuilt Plumbing Ltd		218.50	Paid	DE	19808	124332
1/07/2020	31/7/20 Inv24076 BCM Travel Expenses	Strata Title Administration Ltd		43.01	Paid	DE	24076	130050
2/09/2020	9/7/20 Inv20536 Installed Potential Leak	Plumbuilt Plumbing Ltd		597.25	Paid	DE	20536	132036
3/12/2020	Rfnd BCM travel charges ap chair			(108.87)		Rct	305745	
1/12/2020	22/12/20 Inv313094 Long Term Maintenance Plan pt 1			1,018.00		Jnl	64722	
1/12/2020	Accrued Inv-cleaning waster water ap CP & BCM			966.00		Jnl	64879	
				<u>\$2,799.75</u>				
3/10/2020	29/9/20 Inv63143SAH Exterior & Gutter Clean	The House & Building Wash Company Ltd		3,938.75	Paid	DE	63143SAH	134721
				<u>\$3,938.75</u>				
3/03/2020	12/3/20 Inv1907 Commercial Service	Automatic Gates Ltd		253.58	Paid	DE	1907	123084
1/05/2020	14/5/20 Inv1965 Commercial Service	Automatic Gates Ltd		909.08	Paid	DE	1965	126127
3/12/2020	27/11/20 Inv2145 Commercial Service	Automatic Gates Ltd		305.33	Paid	DE	2145	137495
3/12/2020	1/12/20 Inv2159 Commercial Service	Automatic Gates Ltd		305.33	Paid	DE	2159	138196
				<u>\$1,773.32</u>				
2/03/2020	YTD Expense							
3/03/2020	28/2/20 Inv696802 Garden Maintenance	DK Garden Services		677.35	Paid	Jnl	54078	
3/03/2020	4/2/20 Inv560974 Lawn Mowing	DK Garden Services		341.55	Paid	DE	696802	122737
				392.15	Paid	DE	560974	122737

ody Corporate 184638

ite Details

Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

Payee

Group

Amount Status Type Ref.No.

Payment No.

Working Account

03/2020	3/3/20	Inv696807	Lawn Mowing	DK Garden Services	285.20	Paid	DE	696807	123673
05/2020	28/4/20	Inv696823	Lawn Mowing	DK Garden Services	463.45	Paid	DE	696823	126115
06/2020	25/5/20	Inv630501	Lawn Mowing	DK Garden Services	392.15	Paid	DE	630501	127567
07/2020	22/6/20	Inv630524	Lawn Mowing	DK Garden Services	427.80	Paid	DE	630524	129486
08/2020	20/7/20	Inv630542	Lawn Mowing	DK Garden Services	392.15	Paid	DE	630542	131148
09/2020	18/8/20	Inv660217	Lawn Mowing	DK Garden Services	427.80	Paid	DE	660217	132944
10/2020	16/9/20	Inv660238	Lawn Mowing	DK Garden Services	497.95	Paid	DE	660238	134217
11/2020	14/10/20	Inv530161	Lawn Mowing	DK Garden Services	392.15	Paid	DE	530161	136041
12/2020	30/11/20	Inv1763	Regular Lawn	Daisy Property Maintenance Limited T/A Jims Mowing	140.83	Paid	DE	1763	137506
Electricity (Common Area) 190200					\$4,830.53				
03/2020 YTD Expense					151.96		Jnl	54079	

03/2020	12/2-11/3/20	a/c8703982210	Electricity	Genesis Energy	67.01	Paid	DE	311602938	123422
04/2020	12/3-13/4/20	a/c8703982210	Electricity	Genesis Energy	75.92	Paid	DE	312192229	124663
05/2020	14/4-13/5/20	a/c8703982210	Electricity	Genesis Energy	69.86	Paid	DE	312772661	125993
06/2020	14/5-15/6/20	a/c8703982210	Electricity	Genesis Energy	79.85	Paid	DE	313361956	127678
07/2020	16/6-14/7/20	a/c8703982210	Electricity	Genesis Energy	70.09	Paid	DE	313927554	129500
08/2020	15/7-12/8/20	a/c8703982210	Electricity	Genesis Energy	70.27	Paid	DE	314517440	131238
09/2020	13/8-12/9/20	a/c8703982210	Electricity	Genesis Energy	74.10	Paid	DE	315097432	132875
10/2020	13/9-11/10/20	a/c8703982210	Electricity	Genesis Energy	69.10	Paid	DE	315665892	134622
11/2020	12/10-10/11/20	a/c8703982210	Electricity	Genesis Energy	71.21	Paid	DE	316240816	136575
12/2020	11/11-9/12/20	a/c8703982210	Electricity	Genesis Energy	68.92	Paid	DE	316810685	138325
					\$868.29				

Total expenses \$40,838.63

where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

ody Corporate 184638

Gladstone, 57 Gladstone Road, Northcote
AUCKLAND 0627

ie Details Payee Group Amount Status Type Ref.No. Payment No.

Contingency Fund

Contingency--Transfer to Working Account 257400

03/2020 YTD Expense

11/2020 Recoding transfer between WA and CF

17,000.00	Jnl	54072
(17,000.00)	Jnl	63476
<u>\$0.00</u>		

aint Bldg--Electrical 264800

06/2020 5/6/20 InvD135 Replaced Brown Lamps with LED lamps

Northside Electrical

747.10	Paid	DE	D135	127536
<u>\$747.10</u>				

aint Grounds--Fencing--Boundary 276800

03/2020 YTD Expense

5,944.65	Jnl	54074
<u>\$5,944.65</u>		

Total expenses \$6,691.75

here an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

**AUDITORS' REPORT TO THE OWNERS IN BODIES CORPORATE MANAGED BY
STRATA TITLE ADMINISTRATION LIMITED**

We have been requested by the Directors to carry out a continuous audit of the Trust account records of Strata Title Administration Limited. Audits are conducted on a two monthly rotational basis. This certificate is for the two months ended 30 September 2020.

Directors' Responsibilities

The Directors are responsible for maintaining a Trust account which records transactions necessary to complete accounts of the affairs of each Body Corporate, Cross Lease, Resident Society, Flat Owning Company, Retirement Village, Corporate Society, Operating Company ("entities"). In addition Strata Title Administration Limited prepares Special Purpose Financial Reports for each of the entities for their financial period.

Auditors' Responsibilities

It is our responsibility to express an independent opinion on the system of accounting employed by the Company for the operation of its Trust account.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (New Zealand). Those standards require that we comply with ethical requirements and plan and perform the audit to provide reasonable assurance that the Trust account is free from material misstatements, whether caused by fraud or error.

Our two monthly audit includes examining on a random test basis transactions to ensure that they have been correctly accounted for and charged to the correct entities. This audit report is not specific to the transactions for the entities to which this certificate is attached and accordingly no specific opinion is expressed on any information contained on the attached statement.


Other than in our capacity as Auditor, we have no relationship with, or interest in the company.

Unqualified Opinion

In our opinion the underlying accounting system and internal controls are adequate to ensure:

- the funds held for each of the entities can be identified within the Trust account,
- receipts and payments are accounted for,
- appropriation of the funds is properly authorised.

Our audit was completed on 11 December 2020 and our unqualified opinion is expressed as at that date.



Battley & Johnson
Chartered Accountants
Auckland

SCHEDULE OF INSURANCE

INSURED:	BODY CORPORATE 181439
INSURER:	VERO INSURANCE NEW ZEALAND LIMITED
POLICY NUMBER:	HO.VBC.4320503
RENEWAL DATE:	12/02/2021
METHOD OF PAYMENT:	ANNUAL

CLASS	DESCRIPTION	CURRENT SUM INSURED & PREMIUM 2020-2021 PERIOD	RENEWAL SUM INSURED & PREMIUM 2021-2022 PERIOD	ALTERNATIVE NZI QUOTATION - BASED ON NEW SUM INSURED 2021-2022 PERIOD	ALTERNATIVE IUA QUOTATION - BASED ON NEW SUM INSURED 2020-2021 PERIOD
MATERIAL DAMAGE	Physical Address 57 Gladston Road Northcote Auckland				
	<u>Material Damage</u>				
	Buildings (19 Units)	\$9,471,000.00	\$9,985,000.00	\$9,985,000.00	\$9,985,000.00
	Landlord Chortals	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
	Loss of Rents	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
	<u>Extensions</u>				
	Standard Extensions, please see policy schedule				
	Natural Disaster Extension				
	Reinstatement				
Excess	Owner Occupied - \$400 Tenanted - \$850 Common Areas - \$500 Unoccupied / Water Damage - \$1000				
BROAD FORM LIABILITY & STATUTORY LIABILITY					
	<u>Broadform Liability</u>				
	Limit of Indemnity	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
	Products Liability	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00
	<u>Statutory Liability</u>				
	Limit of Indemnity	\$250,000.00	\$250,000.00	\$500,000.00	\$500,000.00
	<u>Extensions</u>				
	Standard Extensions, please see policy schedule				
Excess	Broadform Liability - \$250 Statutory Liability - \$500			Broadform Liability - \$500 Statutory Liability - \$500	
Company Premium		\$5,432.28	\$5,730.49	\$0,353.01	\$11,440.00
Company EQ Premium		\$2,328.10	\$2,284.80	\$2,372.00	\$5,220.00
Fire Service Levy		\$2,056.40	\$2,056.40	\$2,056.40	\$2,035.20
EQC		\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00
GST / Service Charge		\$2,442.22	\$2,481.95	\$2,567.21	\$3,774.28
Total Annual Premium		\$17,957.08	\$18,781.64	\$19,068.62	\$21,169.48