



**MINUTES OF  
THE 2023 EXTRAORDINARY GENERAL MEETING OF  
HUME HOUSE BODY CORPORATE NO. 83149  
Conducted via Zoom  
at 12:00 on Wednesday 29 March 2023**

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**1.0 Meeting Formalities**

**1.1 Present**

Saya Hashimoto (4) **Chairperson**

Brendan Ralph (5)

Maya Kuchit (34)

Linley Caudwell (6)

Mark Hashimoto (22)

Stephen Hall (26)

Goran Savic (C)

Jo McMillen (B)

Josh Colenso (2)

Malcolm Hodge & Moana Meyer (7)

Martin Cayford (11)

George Pearson (13)

Ben Pearson (31, 32 & 33)

Nikki Earnshaw (30)

Jan Viljoen – YPM

**1.2 Proxies**

George Pearson to Ben Pearson

**1.3 Apologies (other than proxies)**

None

**1.4 Postal Votes**

Olivia Krakosky (1) – Yes to Option 3 and to all other resolutions.

**1.5 Quorum**

A quorum of 11 was present and the meeting proceeded.

**2.0 Windows and Façade Upgrade Project**

The Chair thanked everybody for attending and opened the discussion mentioning that the window replacement is not only to improve the building aesthetics. Neglecting to do this could significantly impact the building's structural integrity which would jeopardise the insurance cover and overall value of the asset.

Regarding the three window replacement options, the Chair informed that the figures are only estimates based on industry/market information provided as guidelines. These are not quotes and might change as the design gets refined.

Regarding the many emails she received, most cannot be answered at this pre-design stage. She also mentioned that despite seeking quotes from a number of architects, only Interact Architects had capacity as well as the required window and façade experience to take on the project.

The south side is currently not included in the project. Access to it is very limited. The project manager and architect did attend site and identified that there might be possible compliance issues which the final design will need to address.

In conclusion she mentioned that current indications are that the project will not require the building to be vacated although it might be unpleasant to live in during the works. The front door has been included in the cost estimates however its inclusion can be decided when owners vote on the final design.

After an opportunity for questions, the meeting proceeded to vote on the resolutions. As part of this process the Chair commented on the three windows options, informing that option 1 was not the recommended alternative and option 2 might not be acceptable to the council based on code compliance requirements. The resolutions were then put to the vote.

**Option 1:** By ordinary resolution that the Body Corporate elects to proceed with Option 1 of the proposed windows and façade upgrade project which includes repairs to the existing steel windows.

**Failed**

By a show of hands and with only 1 owner (Unit C) in favour of it, the resolution failed.

**Option 2:** By ordinary resolution that the Body Corporate elects to proceed with Option 2 of the proposed windows and façade upgrade project which includes replacement of the existing steel windows with new single glazed aluminium windows.

**Failed**

By a show of hands and with no one in favour of it, the resolution failed.

**Option 3:** By ordinary resolution that the Body Corporate elects to proceed with Option 3 of the proposed windows and façade upgrade project which includes replacement of the existing steel windows with new double glazed aluminium windows.

**Passed**

**Unit B was opposed**

By a show of hands, everyone was in favour of it except for unit B. The resolution passed.

**Moved:** By ordinary resolution that the Body Corporate gives approval for the committee to proceed with Phase 1 of the project consisting of the design to consent phase at an estimated cost of \$290,000.

**Linley/Ben/carried**

The meeting discussed the proposed special levy. Unit B objected to the levy being collected as a single payment early on during this phase of the project. It was however pointed out that cash flow requirements would not be consistent making it difficult to collect the funds over a period. Following further discussion the resolution was put to the vote.

**Moved:** By ordinary resolution that the Body Corporate raises a special levy of \$300,000 based on utility interest payable by 1 July 2023 to fund phase 1 of the windows and facade upgrade project.

**Chair/Linley/carried**

**Units B, 30 & 34 were opposed**

Linley next addressed the meeting providing information regarding potential financing options available to owners for phase 2 of the project. The five major banks all offer low-interest loans for energy saving home improvements. These take the form of top-ups to existing mortgages. Kiwi Bank only do sustainable energy loans for items like solar panels which probably rule them out. ANZ, BNZ and ASB offer loans at 1% interest, fixed for 3 years. Westpac offers loans of up to \$40k at 0% interest fixed for 5 years. Normal lending criteria apply and applications will require specific supporting documents.

The Chair invited those wishing to take up such loans to channel any questions for documentation to her. She will then endeavour to obtain this from the project manager.

The Chair undertook to provide regular progress reports on the project and pointed out that there will likely be another EGM towards the end of phase 1 to present the final design, cost estimates and project funding requirements to owners for approval.

There being no further business the meeting was closed at 12:50 p.m.

Signed ..... Date .....  
Chairperson