



J STREET
BODY CORPORATE: 90482

2025-2026 NOTICE OF ANNUAL LEVY

TO: Owners

As approved at the Annual General Meeting of the Body Corporate on 24 July 2025, please see the attached approved Levy schedule and note your unit/units levy payable.

The attached Levy schedule as it relates to you forms part of this Levy Notice.

PAYMENTS ARE DUE BY BANK AUTOMATIC PAYMENTS ON:

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

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

We will email a GST tax invoice for each instalment. This will be issued from within the Body Corporate's accounting software and will come from the email address: accountshosted@reckon.com
Please add this email address to your contacts.

J Street Body Corporate No. 90482
Bank Account details are:
Westpac,
Molesworth Street Branch, Wellington
Account No.: 03-0518-0210416-00

ANY QUERIES

Please direct all queries to:
YPM Ltd, Body Corporate Manager
Ph: 473 7330 or www.ypm.co.nz
P O Box 12 – 123, Thorndon, Wellington 6144.

Date of Issue: 29 July 2025

J STREET BODY CORPORATE No. 90482
Approved Body Corporate Levies
Effective from 1 September 2025 until further notice

Unit No.	Utility Interest	Accessory Unit	Utility Interest	Total Utility Interest	Annual Levies excl GST	Monthly Levies from 1 Sep 2025 excl GST	Monthly Levies from 1 Sep 2025 incl GST	Unit No.
					\$	\$	\$	
1A	1,923			1,923	12,889.39	1,074.12	\$1,235.24	1A
2A	588	1/2 AU1	210	798	5,345.44	445.45	\$512.27	2A
2B	931	1/2 AU1	210	1,141	7,644.49	637.04	\$732.60	2B
3A	1,001			1,001	6,709.45	559.12	\$642.99	3A
3B	987	1/2 AU2	2	989	6,629.02	552.42	\$635.28	3B
3C	1,200	1/2 AU2	2	1,202	8,056.71	671.39	\$772.10	3C
3D	1,113	1/2 AU3	2	1,115	7,473.57	622.80	\$716.22	3D
3E	1,164	1/2 AU3	2	1,166	7,815.41	651.28	\$748.97	3E
3F	940			940	6,300.59	525.05	\$603.81	3F
4A	1,009			1,009	6,763.07	563.59	\$648.13	4A
4B	998	1/2 AU4	2	1,000	6,702.75	558.56	\$642.34	4B
4C	1,211	1/2 AU4	2	1,213	8,130.44	677.54	\$779.17	4C
4D	1,124	1/2 AU5	2	1,126	7,547.30	628.94	\$723.28	4D
4E	1,175	1/2 AU5	2	1,177	7,889.14	657.43	\$756.04	4E
4F	951			951	6,374.32	531.19	\$610.87	4F
5A	1,019			1,019	6,830.10	569.18	\$654.56	5A
5B	1,005	1/2 AU6	2	1,007	6,749.67	562.47	\$646.84	5B
5C	1,222	1/2 AU6	2	1,224	8,204.17	683.68	\$786.23	5C
5D	1,135	1/2 AU7	2	1,137	7,621.03	635.09	\$730.35	5D
5E	1,182	1/2 AU7	2	1,184	7,936.06	661.34	\$760.54	5E
5F	958			958	6,421.23	535.10	\$615.37	5F
6A	1,034			1,034	6,930.64	577.55	\$664.18	6A
6B	1,023	1/2 AU8	2	1,025	6,870.32	572.53	\$658.41	6B
6C	1,240	1/2 AU8	2	1,242	8,324.82	693.73	\$797.79	6C
6D	1,150	1/2 AU9	2	1,152	7,721.57	643.46	\$739.98	6D
6E	1,222	1/2 AU9	2	1,224	8,204.17	683.68	\$786.23	6E
6F	973			973	6,521.78	543.48	\$625.00	6F
7A	1,038			1,038	6,957.45	579.79	\$666.76	7A
7B	1,026	1/2 AU10	2	1,028	6,890.43	574.20	\$660.33	7B
7C	1,244	1/2 AU10	2	1,246	8,351.63	695.97	\$800.37	7C
7D	1,153	1/2 AU11	2	1,155	7,741.68	645.14	\$741.91	7D
7E	1,225	1/2 AU11	2	1,227	8,224.27	685.36	\$788.16	7E
7F	976			976	6,541.88	545.16	\$626.93	7F
8A	1,041			1,041	6,977.56	581.46	\$668.68	8A
8B	1,034	1/2 AU12	2	1,036	6,944.05	578.67	\$665.47	8B
8C	1,251	1/2 AU12	2	1,253	8,398.55	699.88	\$804.86	8C
8D	1,160	1/2 AU13	2	1,162	7,788.60	649.05	\$746.41	8D
8E	1,233	1/2 AU13	2	1,235	8,277.90	689.82	\$793.29	8E
8F	980			980	6,568.70	547.39	\$629.50	8F
9A	1,045			1,045	7,004.37	583.70	\$671.26	9A
9B	1,038	1/2 AU14	2	1,040	6,970.86	580.91	\$668.05	9B
9C	1,255	1/2 AU14	2	1,257	8,425.36	702.11	\$807.43	9C
9D	1,164	1/2 AU15	2	1,166	7,815.41	651.28	\$748.97	9D
9E	1,236	1/2 AU15	2	1,238	8,298.00	691.50	\$795.23	9E
9F	983			983	6,588.80	549.07	\$631.43	9F
10A	1,056			1,056	7,078.10	589.84	\$678.32	10A
10B	1,005	1/2 AU16	2	1,007	6,749.67	562.47	\$646.84	10B
10C	1,265	1/2 AU16	2	1,267	8,492.38	707.70	\$813.86	10C
10D	1,175	1/2 AU17	2	1,177	7,889.14	657.43	\$756.04	10D
10E	1,262	1/2 AU17	2	1,264	8,472.28	706.02	\$811.92	10E
10F	1,045			1,045	7,004.37	583.70	\$671.26	10F
11A	1,059			1,059	7,098.21	591.52	\$680.25	11A
11B	1,768			1,768	11,850.46	987.54	\$1,135.67	11B
11C	1,768			1,768	11,850.46	987.54	\$1,135.67	11C

J STREET BODY CORPORATE No. 90482
Approved Body Corporate Levies
Effective from 1 September 2025 until further notice

Unit No.	Utility Interest	Accessory Unit	Utility Interest	Total Utility Interest	Annual Levies excl GST	Monthly Levies from 1 Sep 2025 excl GST	Monthly Levies from 1 Sep 2025 incl GST	Unit No.
					\$	\$	\$	
11D	1,048			1,048	7,024.48	585.37	\$673.18	11D
12A	1,063			1,063	7,125.02	593.75	\$682.81	12A
12B	1,779			1,779	11,924.19	993.68	\$1,142.73	12B
12C	1,779			1,779	11,924.19	993.68	\$1,142.73	12C
12D	1,052			1,052	7,051.29	587.61	\$675.75	12D
13A	1,070			1,070	7,171.94	597.66	\$687.31	13A
13B	1,790			1,790	11,997.92	999.83	\$1,149.80	13B
13C	1,790			1,790	11,997.92	999.83	\$1,149.80	13C
13D	1,059			1,059	7,098.21	591.52	\$680.25	13D
14A	1,073			1,073	7,192.05	599.34	\$689.24	14A
14B	1,811			1,811	12,138.68	1,011.56	\$1,163.29	14B
14C	1,811			1,811	12,138.68	1,011.56	\$1,163.29	14C
14D	1,063			1,063	7,125.02	593.75	\$682.81	14D
15A	1,077			1,077	7,218.86	601.57	\$691.81	15A
15B	1,822			1,822	12,212.41	1,017.70	\$1,170.36	15B
15C	1,822			1,822	12,212.41	1,017.70	\$1,170.36	15C
15D	1,066			1,066	7,145.13	595.43	\$684.74	15D
16A	1,081			1,081	7,245.67	603.81	\$694.38	16A
16B	1,833			1,833	12,286.14	1,023.85	\$1,177.43	16B
16C	1,833			1,833	12,286.14	1,023.85	\$1,177.43	16C
16D	1,070			1,070	7,171.94	597.66	\$687.31	16D
17A	1,988			1,988	13,325.07	1,110.42	\$1,276.98	17A
17B	2,393			2,393	16,039.68	1,336.64	\$1,537.14	17B
17C	2,393			2,393	16,039.68	1,336.64	\$1,537.14	17C
17D	1,988			1,988	13,325.07	1,110.42	\$1,276.98	17D
Totals:	99,517		483	100,000	670,275.00	\$55,856.26	\$64,234.70	

J STREET BODY CORPORATE No. 90482
APPROVED BUDGET
Effective from 1 September 2025 - 31 August 2026
\$ GST exclusive

	Approved Budget 2025 - 2026	Comments	Approved Budget 2024 - 2025	Actuals 2024- 2025
Bank Fees	-	Estimate	10	-
BC - Ex-Contract	150	Allowance	350	82
BC - Management	15,350	\$3,761.65 pq + cpi	14,860	14,926
Building Compliance/WOF	4,000	SGS \$468 pq+ BWOFF/IQP	4,000	7,201
Building Manager	42,470	\$3,470.09 pm+cpi	42,470	41,641
Common Area Electricity	17,500	Estimate	17,500	13,940
Contingency Fund	10,000	Allowance	10,000	-
Exterior Window Cleaning	6,900	Estimate	6,900	12,597
Fire System				
Contracts	8,000	\$1,647.85pq + annual \$862 + allowance	8,000	7,849
Repairs & Maintenance	20,000	Allowance	20,000	23,175
Health & Safety	100	Estimate	400	100
Initial Hygiene	9,080	Hallway airfresh and sanitiser \$756.47 pm	8,430	7,511
Insurance Premium	286,290	01/04/25-01/04/26 Actual	291,638	291,638
Insurance Valuation	-	Next Due Nov 26	1,700	1,450
Lift Maintenance	15,500	\$1,121.23pm + R&M allowance	15,500	14,470
Lift Phones	1,535	\$127.60pm	1,450	1,503
Long Term Maintenance Plan	-		4,000	-
Plant Hire	5,400	\$266.11 pm + Flowers \$396.50pq + \$50pm	5,230	5,471
Repairs & Maintenance	40,000	Allowance	40,000	32,498
Refuse Collection	12,000	\$1,000 pm	10,910	12,126
Security System Maintenance/Upgrade	16,000		15,581	-
Sub-Total Routine Expenditure	510,275		518,929	488,178
Long Term Maintenance	160,000		250,000	
Prior Year Operating Deficit Clawback	-		56,393	
Grand Total Body Corporate Levy:	670,275		825,322	

GST inclusive amount **770,816**

Change (GST exclusive) -18.8%
(\$155,047)