

# Residents' Society Annual Budget

June 2024

As we celebrate three wonderful years at Wooing Tree Estate, we are writing to share some important news regarding the future operation of our community.

Until now, all costs associated with the Wooing Tree Estate Residents' Society have been funded by the development. As our community grows and the various completed stages are handed over, it is now time to introduce an annual levy to ensure the continued maintenance and enhancement of our beautiful neighbourhood.

The annual levy will cover essential society costs, including landscape maintenance within the berms (not including street trees or reserves), account management, and legal matters.

Before handing over the gardens to the Wooing Tree Residents' Society, Wooing Tree Property Development LP will tidy up the landscaping within the berms, replace plants as needed, and top up the mulch to ensure everything is in pristine condition.

We appreciate your understanding and support as we implement this levy to maintain the high standards of our neighbourhood. If you have any questions or need further information, please do not hesitate to contact us.

The following document summarises the draft annual budget for the Residents' Society, which is currently going through the formal steps for final approval. You will be notified once it has been finalised. The Residents' Society Committee will review and reconsider the budget annually. For each budget item discussed, a procurement process was followed to ensure fair prices.

## Landscaping Maintenance

Lakeview Property Care has been engaged to complete the maintenance of all garden beds within the road reserve and private lanes, along with any minor irrigation repairs that service these plots. Based in Cromwell, their locality to Wooing Tree Estate ensures they are readily available to service the development. Being a small operation ensures consistency in work output and encourages a strong sense of ownership over the development and its appearance. Please note, that this is a change from the contractor previously completing the maintenance within Stage One.

**Agreed Fee: \$99,620 (+GST)** annually.

Out of scope: Plant replacement, bark top-up, and major irrigation repairs (charged as and when required and approved by the committee).

From the 2026 financial year it is recommended an additional contingency budget be held to account for any out-of-scope items that may crop up e.g. plant replacements, irrigation repairs, etc. Wooing Tree Development LP will fund these costs in the 2025 financial year.

**Contingency Budget: \$24,905 (+GST)** annually, to be held within the budget to account for any required out-of-scope works e.g. replacement of plants and irrigation repairs. Contingency equates to 25% of the total landscape maintenance fee and will be reviewed annually.

## General Maintenance

From 2026 the Residents' Society will have a budget item for general maintenance, which captures general maintenance costs, such as maintaining the entry walls, removing construction rubbish from public areas,

installing temporary fencing, and acting as a conduit between the council and the Wooing Tree Estate maintenance team.

General maintenance is currently funded by Wooing Tree Property Development LP, who has engaged the maintenance person, Tony, from Wooing Tree Vineyard to complete the work. The recommended budget below accounts for 3 hours per week of his time.

**Provisional Budget: \$5,500** (+GST) annually from the 2026 financial year as Wooing Tree Development LP will fund this work in the 2025 financial year.

## Rates

The council rates for the buffer zones, currently owned by Wooing Tree Development LP and leased to Wooing Tree Vineyard, will be transferred to the Residents' Society in 2024 to ensure long-term and enduring stewardship of this land. The rates for both Central Otago District Council and Otago Regional Council are estimated to be \$3,878 (+GST) per annum.

From the 2026 financial year, these are to be funded by the Residents' Society. The costs will be claimed from the 2026 financial year.

*Provisional rates budget of \$3,878 (+GST) annually from the 2026 financial year. Wooing Tree Development LP will fund this in 2024 and 2025.*

## Account Management

Mead Stark Chartered Accountants, a small, local Cromwell firm, has been engaged to complete the account management for the Residents' Society. They provide accounting services to similar entities and have confirmed capacity for this work. The account management scope includes undertaking annual financial statements and tax returns, completing and filing GST returns, processing and paying creditors, creating and sending debtor levy invoices, attending quarterly committee meetings (assumed no longer than 1 hour), and filing financials with the Societies Office.

**Agreed Fee: \$5,344** (+GST) annually.

## Legal Matters

Checketts McKay Law has been engaged to manage all legal matters including attending AGMs, managing and issuing the master owner list, and updating as required. Change of ownership costs relating to the Residents' Society administration and confirming paid levies will be charged to the seller.

**Agreed Maximum Fee: \$3,000** (+GST) annually.

## Community Event

From 2026 the Residents' Society will include a budget item for community events. This will fund events such as an annual harvest party for the vines or a greenway BBQ.

**Provisional Budget: \$3,000** (+GST) annually from the 2026 financial year as Wooing Tree Development LP will fund this in 2024 and 2025.

## Extraordinary Costs

A budget item of \$1,500 per annum is to offset any costs that have not been previously budgeted for. If this budget item is not utilised it will be carried over to the following year to offset future costs.

Provisional Budget: \$1,500 (+GST) annually.

## 2025 Annual Budget

Item	Budget (+GST)
Landscaping Maintenance	\$99,620
Additional Landscaping Budget	Nil
General Maintenance	Nil
Rates	Nil
Account Management	\$5,344
Legal Matters/administration	\$3,000
Community Event	Nil
Other	\$1,500
<b>TOTAL:</b>	<b>\$109,464</b>
<b>Sold Sections as of 16/05/2024</b>	<b>269</b>
Cost Per Residence	\$407 Excl. GST
	\$468 Incl. GST

Cost per residence for 2024/2025 year is \$468 incl. GST.

## General Enquiries

If you have any questions about the contents of this document don't hesitate to get in touch using the contact information below.

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