

**KARORI ANGLICAN CHURCHES**  
**SPECIAL GENERAL MEETING**  
**APPROVAL OF TE KORORIA FINAL COST**  
**19 NOVEMBER 2023**

This meeting **RESOLVES:**

That Vestry is AUTHORISED to make payments up to \$5,350,000 (net of GST) in relation to the completion of Te Korōria and its fit out (including associated siteworks and the renovation of the old vicarage) in lieu of the previously agreed sum of \$5,100,000.

**Explanatory Note**

- A. At an SGM on 17 May 2021 the Parish approved the expenditure of up to \$3,716,000 on Te Korōria (including site works) together with associated fitout, supervision and fees of another \$400,000 (total approval \$4,216,000).
- B. At an SGM on 21 November 2022 that upper limit was increased to \$5,100,000 (net of GST)
- C. Since then, costs have further increased.
- D. This has been from a combination of:
  - a. Higher than expected construction costs inflation;
  - b. Delays in the construction programme due to:
    - i. Bad weather and heavy rainfall restricting site works;
    - ii. Design modifications as construction progressed;
    - iii. Slow processing of drainage design amendments to the building consent documentation.
  - c) Higher than expected professional fees due to the longer than planned project duration
  - c. Some increase in scope particularly around fitout. Although much of the fitout has been covered by specific donations for that purpose approval is still needed for the actual expenditure;
  - d. The upgrading of the Vicarage to make it tenable has been more expensive than budgeted but, again, there has been a significant donation towards that, and much of the painting work has been done by volunteers.

- E. The proposed limit includes an allowance for a development levy of about \$35,000 which we are reasonably confident will not arise but have included it in our costings to avoid coming back to the Parish yet again.
- F. Most of the total costs can be met from existing donations and a loan of \$900,000 that has been put in place although there is still a shortfall of about \$70,000 for which we are still fundraising.