

WIRI Business Association

WIRI BUISNESS ASSOCIATION

ANNUAL REPORT

1 JULY 2024 – 30 JUNE 2025



1. **Apologies**

2. **Minutes from AGM 2024.**
   The Minutes of the previous AGM held 3rd October 2024 were distributed and received and are confirmed as a true and correct record of the business transacted.
   Resolution 1: That the Wiri Business Association receive and confirm the 2024 AGM Minutes of the Wiri Business Association (held on 3rd October 2024).

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AGENDA

Annual General Meeting
Thursday 23rd October 2025 at 12.00pm
at Sebel Hotel, Manukau

The business to be conducted at and resolutions to be put to the meeting are as follows:

3. **Chairperson's Report**
   Resolution 2: That the Wiri Business Association receive the 2024/2025 Chairperson's Report (being governance update and report on strategic achievements from the 1 July 2024 to 30 June 2025 financial year).

4. **Manager's Report**
   Resolution 3: That the Wiri Business Association receive the 2024/25 Managers Report (being the report of the Operations Teams' activities for the 1 July 2024 to 30 June 2025 financial year).

5. Treasurer's Report

Our Treasurer will take us through the Treasurer's written report for 2025, the 2024/25 financial statements, audit report and signed audit management letter, an update on the budget for 2025/26, and the proposed budget for 2026/27. We also need to receive and approve the audited financial accounts for 1 July 2023 to 30 June 2024 as they were not available for the 2024 AGM.

Resolution 4: That Wiri Business Association receive and approve the audited Annual Financial Statements for the Financial Year 1 July 2023 to 30 June 2024

Resolution 5: That Wiri Business Association receive and approve the audited Annual Financial Statements for the Financial Year 1 July 2024 to 30 June 2025

Resolution 6: Receive and approve the 2026/2027 Indicative Business Plan / Budget.

Resolution 7: That Wiri Business Association receive and approve the proposed indicative Business Plan and budget for the 1 July 2026 to 30 June 2027 financial year which includes a BID targeted rate amount of $816,400 of BID targeted rate including a 4% increase or $31,426 to the BID targeted rate for the 2025/26 financial year.

Further, that the Association asks the Manurewa Local Board and the Otara Papatoetoe Local Board to recommend to the Auckland Council that the amount of $816,400 be included in the Auckland Council draft budget consultation process for the 2026/27 financial year.

6. Adoption of New Rules for Wiri Business Association Inc.

Special Resolution 1: (Resolution 8)

That the Wiri Business Association agrees to re-register the society under the Incorporated Societies Act (2022) and adopts the updated Constitution / rules for Wiri Business Association which are compliant with the new Act.

(Explanation: All incorporated societies are required to re-register and adopt a new set of rules to comply with the Incorporated Societies Act (2022) before 5 April 2026. A tracked copy of changes can be found on the WBA website).

7. Appointment of Auditor for the year ahead

Resolution 9: That the Wiri Business Association appoint McLaren Guise as Auditor for the Wiri Business Association for the 2025/2026 financial year.

8. Election of Committee Members:

Nominations for the Committee are to be announced. An election of members for the Committee shall be carried out in accordance with rule 14 of the constitution.

Resolution 9: That the Wiri Business Association approves the appointment of all elected members to the Committee for 2025/2026.

Nominations and elections for Chairperson, Treasurer and Secretary shall be carried out in accordance with Rule 15 of the Constitution and will be done at the first Committee meeting following the AGM.

Resolution 10: That subject to the election at the first Committee meeting following the AGM, the Wiri Business Association approves the appointment of the Chairperson, Treasurer and Secretary for 2025/2026.

9. General Business

Proposal for Exercise Trail in Public Spaces in WBA District

10. Close of meeting

Guest speaker: Ben Taylor, Head of Sport and Animation at Animation Research

MINUTES



Wiri Business Association 2024 Annual General Meeting
Thursday 3 October 2024 at 11.30 am
Ground floor Restaurant, Ramada Suites & Hotel,
770A Great South Road, Wiri

Attendees:

Dave Pizzini, Takitimu Stag, (Chair)
Daniel Berry, Dalton Electrical
Matt Winiata, Manurewa Local Board
Teena Rhind, Adstaff
Wayne Reid, Acorn 99
Jeremy Young, JJ's Waste & Recycling
Tania Henry-Bell, Stockwell International
Brett Jones, Grayson Engineering
Alex Davidson, HydroVac
Vimal Aggarwal, National Steel
Gareth Brown, Skills Ignite
Lee Root, Access Partners In Property
Craig Pearson, Access Partners In Property
Roger Waymouth, Access Partners In Property
Lorina Afakasi-Flavell, Adstaff
Chris Allan, Adstaff
Scott Sikking, Arrow Linemarking Auckland
Aaron Woolley, Arrow Linemarking Auckland
Daniel Stanners, Auto Transform
Yana Nikitenko, Auto Transform
Justin Celliers, Challenge Logistics
Chris Hammond, CML
David Blundell, CML
John Crawford, Counties Kitchen
Johanna Crawford, Counties Kitchen
Ruby Cowell, Counties Kitchen
Amelia Rentzios, Hiringa Energy Ltd
Cody Harbour, HydroVac
Mark Prujean, Jayen Food Concepts
Leanne Prujean, Jayen Food Concepts
Jeremy Young, JJs Waste
Rajesh Choudhary, Nauhria Group
Sanjay Sisodia, Nauhria Group
Raghav Kavathekar, Nauhria Group
Erik Sangster, Nauhria Group
Gavin Fong, Pluspac
Mark Brearley, Royans
Arthur Shum, Sangyo
Therese Shum, Sangyo
Richard Harman, Skills Ignite College
Terresa Whimp, Skills Ignite College
Sowndra Rajan Palanisamy, Sock Makers 2020
Dave Midgen, Stockwell International NZ
Tania Hemy-Bell, Stockwell International NZ
Jayden Hickman, Tranzcarr Heavy Haulage
John Bicknell, Tranzcarr Heavy Haulage
Raewyn Bhana, Whanau Ora Community Clinic
George Ngatai, Whanau Ora Community Clinic
David Renwick, Transmax
Rhonda Gu, Transmax
Gary Holmes, WBA
Diana Viljoen, WBA
Michelle Sigley, WBA
David Seymour, ACT Party
Todd Stephenson, ACT Party
Anya Zohrab, ACT Party

Secretariat:
Lisa Willis (LW) – Independent Governance Services

Board Apologies:
Ben Robinson, CML
William Brown, Trimtex (Treasurer)
Jeanette Brown, Trimtex

1. **1. Welcome and Apologies**
   Dave Pizzini opened the meeting at 11.33 am. Board apologies were noted from Ben Robinson, William Brown, and Jeanette Brown. Apolgies were also noted from Auckland City Councillor Angela Dalton.
   Motion: That the Wiri Business Association receive board apologies from Ben Robinson, William Brown, and Jeanette Brown.
   Moved: Teena Rhind
   Seconded: John Bicknell
   Passed with no objections

2. **Minutes from AGM 2023**
   The Minutes of the previous AGM were distributed and received.
   Motion: That the Wiri Business Association receive and confirm the Minutes of its 2023 Annual General Meeting (held on 18 October 2023) as a true and correct record of the business transacted.
   Moved: Wayne Reid
   Seconded: Teena Rhind
   Passed with no objections

3. **Chairperson's Report**
   The Chair spoke to his Report, as circulated with the AGM Papers. No questions or comments were raised.
   Motion: That the Wiri Business Association receive the 2023/2024 Chairperson's Report (being the governance update and report on strategic achievements from the 1 July 2023 to 30 June 2024 financial year).
   Moved: Daniel Berry
   Seconded: Jayden Hickman
   Passed with no objections



4. **General Managers' Report**
   The GM presented a brief video showcasing WBA's activities and achievements over the last year, including networking events, training courses, environmental initiatives, marketing & communications initiatives, security initiatives, and upcoming projects and events in 2025.
   There were no questions.
   The GM moved a round of applause for his support team Diana Viljoen and Michelle Sigley.
   On behalf of the Association, the Chair thanked the GM and his team for his excellent work over the last year.
   Motion: That the Wiri Business Association receive the 2023/24 Managers Report (being the report of the Operations Teams' activities for the 1 July 2023 to 30 June 2024 financial year).
   Moved: Dave Pizzini
   Seconded: Teena Rhind
   Passed with no objections



5. **2024/2025 Business Plan.**
   The 2024/2025 Business Plan and budget was presented for approval. No questions were raised.
   Motion: That Wiri Business Association approves the Business Plan and associated budget for the period 1 July 2024 to 30 June 2025 and that the Association note that the Executive Board has authority under the Rules of the Association to make changes to the Business Plan as necessary through the period.
   Moved: Dave Pizzini
   Seconded: Wayne Reid
   Passed with no objections

6. **Treasurer's Report**
   In the absence of the Treasurer, the Chair introduced the Treasurer's Report and Draft (Unaudited) Financial Statement for the 1 July 2023 to 30 June 2024 financial year as circulated with the AGM Papers, noting that the Audited accounts were not yet complete and would be tabled for approval at the next Board meeting.
   There were no questions.
   Motion: That the Wiri Business Association receive the Treasurer's Report and the Draft (Unaudited) Financial Statements for 1 July 2023 to 30 June 2024 financial year and give the incoming Board authority to approve the audited accounts once available.
   Moved: Wayne Reid
   Seconded: Teena Rhind
   Passed with no objections

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7. 2025/2026 Indicative Budget and Business Plan

The 2025/2026 Indicative Business Plan and Budget was presented for approval. The Chair noted the increasing costs incurred in running the organisation and that this was the first time in 6 years that WBA had sought an increase in the targeted rate. Any increase would be effective 1 July 2025.

A likelihood of members accepting an increase. No other speakers spoke against the motion.

Motion: That the Wiri Business Association approve the following financial year 2025/26 draft business plan and budget which includes a BID targeted rate grant amount of $785,642 including a 4% increase ($30,217) to the BID targeted rate grant for 2025-2026 financial year. Further ask the Otara Papatoetoe and Manurewa Local Boards to recommend to the Governing Body the amount of $785,642 be included in the Auckland Council draft 2025-2026 annual budget consultation process.

Moved: Wayne Reid
Seconded: Dave Pizzini
Passed with no objections

8. Appointment of Auditor for the Year Ahead

The recommendation to appoint McLaren Guise as Auditors was presented for approval.

Motion: That the Wiri Business Association appoint McLaren Guise as Auditor for the Wiri Business Association for the 2024/2025 Financial Year.

Moved: Teena Rhind
Seconded: Raewyn Bhana
Passed with no objections

9. Election of Board Members:

The Chair noted the calibre of members interested in appointment to the Board.

The Chair presented nominations for the Board, noting that as there were 11 nominations for 11 positions, no election was required. The Chair thanked those retiring members: Ben Robinson, Wayne Reid, and Rose Taito and those returning members.

The Chair asked new nominated board members to introduce themselves:
Jeremy Young, JJ's Waste & Recycling
Tania Henry-Bell, Stockwell International
Brett Jones, Grayson Engineering
Alex Davidson, HydroVac
Vimal Aggarwal, National Steel
Gareth Brown, Skills Ignite

The current board members nominated to re-stand were:
Dave Pizzini, (Chair), Takitimu Stag
Daniel Berry, Dalton Electrical
Jeanette Brown, Trimtex
Teena Rhind, Adstaff
William Brown, Trimtex

Motion: That the Wiri Business Association approves the appointment of all elected members to the Board, including the appointment of the Chairperson, Treasurer and Secretary for 2024/2025 (subject to the election at the first Board meeting following the AGM).

Moved: David Renwick
Seconded: Teena Rhind
Passed with no objections

10. General Business

There was no general business raised for discussion.

11. Close of meeting

The Chair closed the meeting at 12.02 pm, thanking everyone for their attendance and support.



CHAIR'S REPORT 2024–25

Welcome to all business owners and members, Councillors and Local Board members.

It is my pleasure to reflect on our achievements and progress over the last 12 months, my third and last year as Chairperson.

The Board's primary responsibility is to set priorities in our deliverables and allocate funding from your targeted rates. WBA is one of the largest Business Improvement Districts in Auckland region and our targeted rate levy is the lowest. I commend to you the resolution for a modest increase in your targeted rates to offset increasing costs. We are proud of what we continue to deliver with our member funds to benefit our business community. Later in the agenda we will present our 2026/27 Business Plan and indicative Budget for your approval.

In May our Security Sub-committee completed an expression of interest process to select our contracted security patrol company for the next three years. We were impressed by the quality of the five short listed proposals. The successful company was Global Security. Since they started, in July, we have had excellent service and quality reporting from our night shift patrolling officers who keep a focus on crime prevention, illegal rubbish dumping, tagging and our hot issue of the moment, illegal truck parking on our roads. Referrals from their reports have translated into 1500 plus infringement notices issued by AT enforcement officers. We hope this will act as a deterrent to transport companies and owner operators who park unsafely and illegally.

We enjoy a good working relationship with local police and politicians. Reported crime in our area has trended down this year. We average 6 burglaries and car break ins per month, very low for an area of our size with 700 businesses. Matt Winiata, our representative from Manurewa Local Board has been instrumental in arranging better coverage from contractors on berm mowing and illegal rubbish dumping cleanups. I take this opportunity to thank Matt, and we congratulate him with his election as Ward Councillor to the Governing Body, and wish him well, as he stands down from WBA Board.

Many of you have enjoyed attending events hosted by WBA during the last 12 months: Networking breakfasts, After Five at different venues, Lunch and Learn sessions with some great topics and presenters, and our popular coffee cart visits to different streets during warmer months. A personal highlight was the Breakfast with Mike McRoberts presenting on his journalism career, including reporting from war zones around the world, such as Afghanistan.

Further to this report, you will see me in a short video presentation about a new initiative we bring before you as a resolution to approve (in principle) funding for a special project. I trust you have taken the time to read the paper outlining our vision in the pre-meeting materials. As a Board, we hope this will stimulate thought and discussion prior to voting.



I have some thank you's to finish. I would like to thank our present Board members for their engagement and contributions during the last 12 months, the former Board members I have served alongside, Lenna Taylor, our wonderful secretary, and Gary Holmes for his energy and leadership of our operational team. My final thanks go to Michelle and Diana for their enthusiasm and hard work. As I retire, I leave this organisation in great hands and in good heart.

Dave Pizzini, Chairperson, 23 October 2025



GENERAL MANAGERS REPORT

The past year has been a period of significant growth, challenge, and strategic development for the Wiri Business Association. As General Manager, I am pleased to present this report outlining our activities and achievements for the last year. As the largest industrial Business Improvement District (BID) in Auckland, our work is defined by our ability to serve a large and diverse membership, ensuring the Wiri precinct remains a thriving and secure hub for commerce. Our strategic focus remains on our four core pillars: **Environment, Advocacy, Community** and **Security**.

I extend my thanks to the WBA Board for their leadership and guidance, and in particular Chair Dave Pizzini who is stepping down from the Board at this year's AGM. Their strategic vision has been instrumental in navigating a challenging economic environment while still delivering on our core objectives. I would also like to acknowledge the dedication of my staff, whose commitment on the ground brings our initiatives to life every day.

Environment: Fostering a Cleaner and Greener Wiri

Maintaining a safe and tidy environment is paramount for a thriving business district. This year, we have made considerable progress in our environmental initiatives, moving from reactive cleanup to proactive, strategic partnerships.

- **Waste Management and Cleanups:** We have maintained our core service delivery, thanks to our long-standing contractor George Faulkner, who continues to provide regular lawn mowing for unmaintained public areas and ensures prompt rubbish collection for reported dumped materials, often conducting this work several times a week.

  Building upon this foundation, we successfully launched two new strategic partnerships this year. We established a crucial arrangement with will&able, a local social enterprise, to provide general rubbish collection services for high-profile hotspots. This initiative not only helps our streets clean but also provides valuable, meaningful employment for people with disabilities.

  We have also partnered with the Manukau Beautification Trust, which now proactively collects illegally dumped materials in Wiri south of the Southwestern Motorway. Their zero-waste approach resulted in a 33% diversion rate from landfill in their first week, proving this partnership's environmental impact. While recent funding boosts may change who is responsible for lawn mowing across the wider area in the 2026 financial year, the WBA remains committed to ensuring these areas are maintained.

- **Recycling Initiatives:** Our annual e-waste collection event successfully gathered over 905 kilograms of electronic waste from our members, including old screens, cables, and even vintage cellphones. This initiative ensures a responsible and sustainable way for businesses to dispose of outdated equipment. We plan to make this a regular occurrence, with another event scheduled for the second half of the year.

- **Drain Project:** In collaboration with Auckland Council's Healthy Waters and Flood Resilience department, we have completed the critical initial mapping of all drains in Wiri. This proactive work for identifying drain locations will now be followed up with visual checks of every drain in the coming year, aiming to ensure each is fitted with a grate to prevent pollutants and debris from entering our waterways, safeguarding the local environment in line with the Resource Management Act.

Advocacy: A Stronger Voice for Wiri Businesses

Our advocacy efforts have been vital in representing the interests of our members and addressing systemic issues with key stakeholders such as Auckland Transport and Auckland Council.

- **Truck Parking:** This has been a persistent and significant issue in the Wiri precinct, impacting safety, accessibility, and the environment. We have taken a multi-pronged approach, including the submission of a formal complaint to the Regulations Review Committee (Parliament), arguing that existing bylaws are insufficient and suggesting possible legislative changes to address this problem.

  Our ongoing enforcement efforts, supported by a working partnership with the National Road Carriers Association and our security patrols, have resulted in Auckland Transport issuing over 1,400 infringement notices in recent months for illegal and unsafe parking. Our presentation to Auckland Transport highlighted these critical issues, leading to a strong desire from AT's CEO to collaborate more closely with industrial BIDs on this issue.

- **Transform Manukau:** A key achievement has been our active collaboration with Auckland Council on the Transform Manukau programme. Our association has developed a detailed strategic framework, advocating for the creation of multi-functional, park-like open spaces and amenities to improve employee well-being and productivity. This is in direct response to our member survey, which highlighted a desire for more communal spaces. The council has expressed a strong desire to partner with us on the Te Whakaoranga o te Puhinui initiative, which aims to restore the Puhinui Stream and its surrounding area.

- **WiriLink Magazine:** We have published four issues of our magazine, WiriLink, in the last year, which has been delivered to our members and the wider community, with the most recent issue distributed by our partner, will&able. The magazine is also available online, and key articles are consistently shared in our regular email communications to members. The magazine is a key tool for communicating important information and celebrating local businesses.
- **Auckland Business Chamber Partnership:** We have established a new partnership with the Auckland Business Chamber. This strategic move allows us to offer our members an exclusive opportunity to join the Chamber at a significantly reduced rate of just $50+GST per year, a substantial saving of $130. This partnership provides members with access to a wide range of benefits, including free consultations with Growth Advisors, networking, and promotional opportunities.

Community: Connecting Our Members

We believe a connected community is a resilient one. This year, we have focused on a range of events and programmes to foster collaboration, networking, and professional development.

- **Networking Events:** Our popular Networking Breakfasts continue to attract a strong turnout, with over 60 attendees at our event featuring guest speaker Mike McRoberts and a similarly large turnout for speaker Jehan Casinader. Feedback from these events has been overwhelmingly positive. We also held several successful "After 5" events, including a lively Halloween-themed gathering at The Sebel, and a series of "Coffee Cart Visits" that have allowed our team to engage with businesses and their staff directly on-site.
- **Lunch & Learn:** We have successfully introduced a new "Lunch & Learn" series, with popular sessions on topics like "Sustainability in Your Business: Creating a Circular Wiri" with guest speaker Louise Nash, and "Chat GPT & AI in Marketing." These sessions have received strong RSVP numbers, demonstrating the high demand for practical skills and insights among our members.
- **Youth Employment:** We have strengthened our partnership with Manurewa High School to create a more direct and effective pathway between local youth and the Wiri business community. This initiative, which saw Manurewa High School students visit local businesses to hear directly from business owners, aims to offer work experience opportunities and help build a pipeline of future talent for our district. Feedback from participating businesses was positive, with some expressing interest in hiring students for holiday work.
- **Professional Development:** Our essential First Aid training courses continued to be well-attended, equipping staff with critical skills. We also made the strategic decision to partner with the local business Safety N Action, whose industry experience is highly relevant to our members.

Security: A Safer Environment for All

Enhancing the safety and security of our precinct remains a top priority. This year has seen a significant strategic review of our security operations, leading to key investments in our infrastructure and a new partnership with a dedicated security provider.

- **CCTV Network:** A key development in our CCTV network was the installation of a new camera at Wilco Place. This project was a successful collaboration with Police, prison operator Serco, and the Manurewa Local Board. The camera is strategically positioned and is remotely monitored by CrimeWatch, specifically to deter contraband from being thrown over the nearby prison fence in this area.

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While this project was successfully delivered, we are still navigating the new Auckland Transport (AT) process to install the planned camera at Earl Richardson Avenue, a delay caused by the new encroachment policy AT has adopted. Furthermore, we have expanded our network with new ANPR (Automatic Number Plate Recognition) cameras at other key hotspots, including Matukutururu Road.

- **Security Patrols:** Following a comprehensive review, we transitioned to a new security provider, Global Security, effective July 1st. Their detailed monthly reports have provided us with much improved insights into the issues facing our business district. While the total number of incidents reported has increased, this is attributed to improved reporting and data analysis, not a decline in security. Our data shows that illegal truck parking accounts for 77.7% of all reported incidents, highlighting where our resources need to be most focused.
- **Police and Crime Statistics:** A core component of our security work is maintaining a clear view of crime trends in the Wiri BID area. We consistently meet with Police to review the latest data and inform our strategy. While our total reported crime figures appear high, this is almost exclusively driven by shoplifting offences emanating from a single retail site (Woolworths Manurewa).

We have offered our assistance to run dedicated crime prevention sessions at this site to address the issue, but without success so far. Excluding shoplifting, crime in the Wiri industrial precinct remains some of the lowest across Auckland, with only 4 to 6 burglaries and minimal car-related theft reported monthly. We have observed fluctuations in reported incidents over the year, but the long-term data helps us identify recurring risk periods.

To gain new perspectives on urban management, I attended the International Downtown Association's World Towns Leadership Summit in Cape Town. A key learning from this trip was the success of a project that addresses homelessness through environmental rehabilitation, a model that could be adapted for Wiri to deliver positive social and environmental outcomes.

Conclusion

The Wiri Business Association has had a productive and impactful year. We have laid a strong foundation for the future by investing in our infrastructure, building strategic partnerships, and fostering a connected community. The insights from our recent member survey have provided us with a clear roadmap, and the learnings from our advocacy efforts will be crucial as we prepare to develop our next Strategic Plan.

The Wiri Business Association is committed to a cleaner, safer, and more connected business district. Thank you to our board, our staff, and our members for your continued support as we work together to make Wiri a great place to do business.







TREASURER'S REPORT

It is my pleasure to present this year's Treasurer's Report on the finances of the Wiri Business Association Incorporated.

This year's accounts are a draft Special Purpose Financial Report prepared by JBM & Associates Limited and will be audited by McLaren Guise Associates Limited. In their opinion, the accompanying financial statements of the Association are prepared, in all material respects, in accordance with the accounting policies outlined in the financial statements.

In the year ended 30 June 2025, we received a total revenue of **$763,701**. Our total expenditure was **$887,934**, resulting in a net loss for the year of **($124,238)**. This planned investment back into the district saw our retained earnings balance reduce to **$344,157** at year end.

Financial Position and Risk Management

- The association's financial position is sound and the deficit was covered by the association's healthy accumulated surplus. The committee believes the Association is able to meet its financial and regulatory obligations, and the going concern assumption remains appropriate.
- The Association's accounting policies and operating procedures are in place and have been followed. The committee has reviewed and confirmed that the conflict of interest register is up to date.
- We have not borrowed or raised any money this financial year. The Association has not granted any securities in respect of liabilities payable by any other party whatsoever.

BID Targeted Rate Grant Surplus

- The proposed 2026/27 budget is utilizing **$77,000** from our Reserve Funds (accumulated surplus) to fund strategic investments back into the district, specifically for large projects in security and environment. This amount is clearly identified and allocated as part of our planned risk management process to deliver the expanded business plan.

ForwardLooking Statement

The proposed budget for 2026/27 indicates a **4% increase ($31,426)** to the current BID targeted rate. This increase will primarily be used to cover increased office rent when the Association moves premises in early 2026. This increase brings our total projected income to **$900,068** to meet the budgeted expenditure of **$900,000**.

Overall, the finances for the Wiri Business Association continue to be in good shape and wellmanaged, enabling us to deliver significant programs in security and environment for our members. My thanks to our Finance Subcommittee, our General Manager and to JBM & Associates Limited for their assistance with the preparation of the financial reports.

William Brown - Wiri Business Association Treasurer

JBM & Associates Limited
Chartered Accountants

SPECIAL PURPOSE FINANCIAL STATEMENTS

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

Prepared by JBM & Associates Limited

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DIRECTORY

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

Nature of Business
To provide resources for building a positive environment to ensure the economic development of the district

Bank
ASB Bank Limited

IRD Number
096-150-474

Tax Structure
Incorporated Society - Not for Profit

Auditors
McLaren Guise Associates Limited
239 Lincoln Road, Henderson

Registered Office
10a Earl Richardson Avenue, Wiri, Auckland 2014

Executive Committee

Dave Pizzini (Chairperson)
William Brown (Treasurer)
Jeanette Brown
Jeremy Young
Matt Winiata (Manurewa Local Board Representative)
Tania Hemy-Bell
Topou Folau (Otara-Papatoetoe Local Board Representative)
Brett Jones
Alex Davidson
Vimal Aggarwal
Daniel Berry
Gareth Brown

Registered Society Number
1807794

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF WIRI BUSINESS ASSOCIATION INCORPORATED

Opinion
We have audited the financial statements of Wiri Business Association Incorporated on pages 6 to 19, which comprise the statement of financial position as at 30 June 2025, and the statements of comprehensive revenue and expense and changes in equity for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

In our opinion, the accompanying financial statements are prepared, in all material respects, in accordance with the accounting policies stated in Note 1.

Basis for Opinion
We conducted our audit in accordance with International Standards on Auditing (New Zealand) (ISAs (NZ)). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of Wiri Business Association Incorporated in accordance with Professional and Ethical Standard 1 'International Code of Ethics for Assurance Practitioners (including International Independence Standards) (New Zealand)' issued by the New Zealand Auditing and Assurance Standards Board, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opm10n.

Other than in our capacity as auditor we have no relationship with, or interests m, Wiri Business Association Incorporated.

Restriction on Responsibility
This report is made solely to the Members, as a body, in accordance with specify source of audit duty, e.g. constitution of Wiri Business Association Incorporated. Our audit work has been undertaken so that we might state to the Members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Members as a body, for our audit work, for this report, or for the opinions we have formed.

Committee' Responsibility for the Financial Statements
The Committee are responsible on behalf of the entity for determining that the Special Purpose framework adopted is acceptable in Wiri Business Association Incorporated's circumstances, the preparation of financial statements, and for such internal control as the Committee determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Committee are responsible on behalf of the entity for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee either intend to liquidate the entity or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (NZ) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (NZ), we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perfor audit procedures responsive to those risks, and obtain audit evidence that is m
- sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.
- conclude on the appropriateness of the use of the going concern basis of accounting by the Committee and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the entity to cease to continue as a going concern.
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management. We communicate with the Committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



McLaren Guise Associates Limited
Auckland
1.4 October 2025

STATEMENT OF COMPREHENSIVE REVENUE AND EXPENSE

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

	NOTES	2025	2024
Income			
Revenue from Non-Exchange Transactions	9	755,425	566,569
Revenue from Exchange Transactions	9	8,276	8,245
Total Income		**763,701**	**574,814**
Expenses			
Audit Fee		2,500	6,800
Accounting Fee		6,810	4,682
Charitable giving		-	17,050
Depreciation		100,237	146,217
Security		259,541	280,116
Other Operating Expenses	10	518,845	622,803
Total Expenses		**887,934**	**1,077,667**
Finance Income and Expenses			
Finance Income		3	714
Finance Costs		(8)	-
Total Finance Income and Expenses		(5)	714
Net Surplus for the Year		**(124,238)**	**(502,139)**
Total Comprehensive Revenue and Expense for the Year		**(124,238)**	**(502,139)**

These financial statements should be read in conjunction with the notes and the attached audit report.

STATEMENT OF CHANGES IN EQUITY

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

	2025	2024
Equity		
Opening Balance	468,395	970,534
Decreases		
Loss for the Period	124,238	502,139
Total Decreases	**124,238**	**502,139**
Total Equity	**344,157**	**468,395**

These financial statements should be read in conjunction with the notes and the attached audit report.

STATEMENT OF FINANCIAL POSITION

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

	NOTES	2025	2024
Assets			
Current Assets			
Cash and Bank	3	460,122	331,452
Receivables from Exchange Transactions	4	552	1,449
Receivables from Non-Exchange Transactions	4	7,600	2,600
GST Receivable		20,736	29,424
Total Current Assets		**489,011**	**364,925**
Non-Current Assets			
Property, Plant and Equipment		81,486	159,128
Total Non-Current Assets		81,486	159,128
Total Assets		**570,497**	**524,054**
Liabilities			
Current Liabilities			
Payables and Accruals	8	226,340	55,659
Total Current Liabilities		**226,340**	**55,659**
Total Liabilities		**226,340**	**55,659**
Net Assets		**344,157**	**468,395**
Equity			
Retained Earnings		344,157	468,395
Total Equity		**344,157**	**468,395**

These financial statements should be read in conjunction with the notes and the attached audit report.

STATEMENT OF CASH FLOWS

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

	2025	2024
Operating Activities		
Receipts from grants and other income	962,250	767,357
Payments to suppliers and employees	(862,073)	(978,909)
Rent and Lease payments	(40,821)	(44,102)
Interest received	3	714
Finance costs	(8)	-
GST	99,959	181,994
Net Cash Flows from Operating Activities	**159,309**	**(72,946)**
Investing Activities		
Payment for property, plant and equipment	(30,639)	(203,533)
Net Cash Flows from Investing Activities	(30,639)	(203,533)
Net Cash Flows	**128,670**	**(276,478)**
Cash and Cash Equivalents		
Cash and cash equivalents at beginning of period	331,452	607,931
Net change in cash for period	128,670	(276,478)
Cash and cash equivalents at end of period	460,122	331,452

These financial statements should be read in conjunction with the notes and the attached audit report.

DEPRECIATION SCHEDULE

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

NAME	RATE	METHOD	COST	OPENING VALUE	PURCHASES	DISPOSALS	DEPRECIATION	CLOSING VALUE
CCTV Monitoring Systems								
CCTV Camera Installation	67.00%	DV	388,090	39,903	-	-	26,735	13,168
CCTV Systems - Mayo and Bolderwood Street	67.00%	DV	24,131	20,089	-	-	13,460	6,629
CCTV Systems (15 x LPR, 12 x Pole enclosures)	67.00%	DV	115,023	63,646	-	-	42,643	21,003
Wilco Place - CCTV Installation	67.00%	DV	5,208	-	5,208	-	582	4,626
Nestle Facility - Wireless Backbone and 2 CCTV Cameras	67.00%	DV	20,431	-	20,431	-	9,126	11,305
Total CCTV Monitoring Systems			**552,883**	**123,638**	**25,639**	**-**	**92,545**	**56,732**
Motor Vehicles								
Suzuki Swift 5dr GL CVT	30.00%	DV	17,383	2,848	-	-	855	1,994
TW85HM Trailer (495H3)	30.00%	DV	4,996	2,972	-	-	892	2,081
Total Motor Vehicles			**22,378**	**5,821**	**-**	**-**	**1,746**	**4,075**
Office Equipment								
Desktop Computer - NUC CANYON	50.00%	DV	1,803	25	-	25	-	-
Laptop HP 850, Docking Station & Screen	50.00%	DV	2,980	27	-	27	-	-
Buro Quad Cafe Visitor Chair (12)	13.00%	DV	1,242	1,034	-	-	134	899
Cario Display Wall - Blue	20.00%	DV	3,356	2,685	-	-	537	2,148
Gravitate 1,800mm Flip Table	16.00%	DV	3,803	3,025	-	-	484	2,541
Haier Freestanding Dishwasher	20.00%	DV	3,819	3,692	-	-	738	2,954
Heat Pump -3.2 kw	10.00%	DV	1,924	1,241	-	1,241	-	-
Heat Pump-3.5kw	10.00%	DV	2,084	1,345	-	1,345	-	-
HP Laptop	50.00%	DV	1,338	40	-	40	-	-
HP ProBook 450 G10	50.00%	DV	1,919	1,040	-	-	520	520
HP ProBook 450 G10	50.00%	DV	1,919	1,199	-	-	600	600

These financial statements should be read in conjunction with the notes and the attached audit report.

NAME	RATE	METHOD	COST	OPENING VALUE	PURCHASES	DISPOSALS	DEPRECIATION	CLOSING VALUE
Intel NUC 11 Pro with Phillips Monitor	50.00%	DV	1,643	719	-	-	359	359
Intel NUC12	50.00%	DV	2,960	1,233	-	-	617	617
Laptop and Docking Station CCTV Set Up	40.00%	DV	1,758	1,465	-	-	586	879
Lumen WXCA Projector	25.00%	DV	850	189	-	189	-	-
Lunar 900m Meeting Table (2)	16.00%	DV	833	662	-	-	106	556
Office Chairs (4)	16.00%	DV	713	177	-	177	-	-
Ozone Conference Visitor Chairs (22)	13.00%	DV	3,998	3,328	-	-	433	2,895
Screenflex - Freestanding Divider	13.00%	DV	5,860	5,162	-	-	671	4,491
Sonic Corner Desk 1,800 x 1,800 x 600	16.00%	DV	477	380	-	-	61	319
Steel Lockable Storage Cabinet	10.00%	DV	1,046	1,002	-	-	100	902
Total Office Equipment			**46,327**	**29,669**	**-**	**3,044**	**5,946**	**20,679**
Total			**621,588**	**159,128**	**25,639**	**3,044**	**100,237**	**81,486**

These financial statements should be read in conjunction with the notes and the attached audit report.

NOTES TO THE FINANCIAL STATEMENTS

WIRI BUSINESS ASSOCIATION INCORPORATED
FOR THE YEAR ENDED 30 JUNE 2025

1. Reporting Entity

The WIRI BUSINESS ASSOCIATION INCORPORATED (the "Reporting Entity") is incorporated under the Incorporated Societies Act 1908 and a public benefit entity for the purposes of financial reporting in accordance with the Not-For-Profit PBE IPSAS – RDR Reporting Framework. These financial statements were authorized for issue by the Executive Committee on the date indicated on page 8.

2. Basis of Preparation

a) Statement of compliance

These financial statements have been prepared in accordance with the Financial Reporting Act 2013. The WIRI BUSINESS ASSOCIATION INCORPORATED is a public benefit entity for the purpose of financial reporting. The financial statements comply with Public Benefit Entity Standards. For the purposes of complying with NZ GAAP, the Society is a public benefit no-for-profit entity and is eligible to apply Tier 2 Not-For-Profit PBE IPSAS on the basis that it does not have public accountability and it is not defined as large. All reduced disclosure regime exemptions have been adopted.

b) Measurement basis

The financial statements have been prepared on the historical cost basis.

c) Functional and presentation currency

The financial statements are presented in New Zealand Dollars ($), which is the functional and presentation currency, rounded to the nearest dollar.

d) Changes in accounting policy

All accounting policies have been applied on a basis consistent with those used in previous years.

Significant Judgements and Estimates

The preparation of the Association's financial statements requires management to make adjustments, estimates andassumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures,and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes thatrequire a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

In the process of applying the Association's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

- Revenue recognition: the recognition of non-exchange revenue (conditions vs restrictions);
- Classification of non-financial assets as cash generating or non-cash generating assets for the purpose of assessing impairment indicators and impairment testing.

The majority of property, plant and equipment held by the Association is classified as non-cash generating assets.

b) Assumptions and estimation uncertainties

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material judgement to the carrying amounts of assets and liabilities within the next financial year, are described below.

The Association based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstance and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Association. Such changes are reflected in the assumptions whey they occur.

Useful lives and residual values
The useful lives and residual values of assets are assessed using the following indicators to inform potential future use and value from disposal:

The condition of the asset based on the assessment of experts employed by the Association.

- The nature of the asset, its susceptibility and adaptability to changes in technology and processes.
- The nature of the processes in which the asset is deployed.
- Availability of funding to replace the asset.
- Changes in the market in relation to the asset.

Changes in accounting estimates
There have been no changes in the accounting estimates for the current reporting period.

Significant Accounting Policies

a) RevenueRevenue is recognised to the extent that it is probable that the economic benefits of service potential will flow to the Association and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duty.

The specific recognition criteria described below must also be met before revenue is recognised.

i) Revenue from exchange transactions

Interest received
Interest income is recognised as it accrues using the effective interest rate. Effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset or liability.

Interest income is included in finance income in the statement of financial performance.

ii) Revenue from non-exchange transactions
Non-exchange transactions are those where the Association receives an inflow of resources (i.e. cash and other tangible or intangible items) but provides no (or nominal) direct consideration in return. With the expectation of services-in-kind, inflow of resources from non-exchange transaction are only recognised as assets where both:

- • It is probable that the associated future economic benefit or service potential will flow to the entity, and
- • Fair value is reliably measurable.

Inflows of resources from non-exchange transactions that are recognised as assets are recognised as non-exchange revenue, to the extent that a liability is not recognised in respect to the same inflow. Liabilities are recognised in relation to inflows of resources from non-exchange transactions when there is a resulting present obligation as a result of the non-exchange transactions, where both:

- It is probable that an outflow of resources embodying future economic benefit or service potential will be required to settle the obligation, and
- The amount of the obligation can be reliably estimated.

The following specific recognition criteria in relation to the Association's non-exchange transaction revenue streams must also be met before revenue is recognised.

Grants, Donations, Legacies and Bequests
The recognition of non-exchange revenue from grants from Auckland City Council and other grants depends on the nature of any stipulations attached to the inflow of resources received, and whether this creates a liability (i.e. present obligation) rather than the recognition of revenue.

Stipulations that are 'conditions' specifically require the Association to return the inflow of resources received if they are not utilized in the way stipulated, resulting in the recognition of a non-exchange liability that is subsequently recognised as non-exchange revenue as and when the 'conditions' are satisfied.

Stipulations that are 'restrictions' do not specifically require the Association to return the inflow of resources received if they are not utilized in the way stipulated, and therefore do not result in the recognition of non-exchange liability, which results in the immediate recognition of non-exchange revenue.

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Income from the funding contract and other grants are recognised when it is probable that the associated future economic benefit or service potential will flow to the entity, the fair value is reliably measurable, and there is no associated liability in respect of the same inflow.

b) Financial Statements
Financial assets and financial liabilities are recognised when the Association becomes a party to the contractual provisions of the financial instrument.

The Association derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Association is recognised as a separate asset or liability.

The Association derecognises a financial liability when its contractual obligations are discharged, cancelled, or expire.

The Association derecognises a financial assets and financial liabilities when there have been significant changes to the terms and/or the amount of contractual payments to be received/paid.

Financial assets and liabilities are offset, and the net amount presented in the statement of financial position when, and only when, the Association has a legal right to offset the amounts and intends either to settle on a net basis or to realise that asset and settle the liability simultaneously.

The Association classifies financial assets as loans and receivables and cash and cash equivalents. The Association classifies financial liabilities as at amortised cost.

Financial instruments are initially measured at fair value, plus for those financial instruments not subsequently measured at fair value through surplus or deficit, directly attributable transaction costs. Subsequent measurement is dependent on the classification of the financial instrument and is specifically detailed in the accounting policies below.

i) Loans and Receivables
Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market.

Loans and receivables are subsequently measured at amortised cost using the effective interest method, less any impairment losses.

Loans and receivables comprise cash and cash equivalents and trade receivables, excluding prepayments.

Cash and cash equivalents in the statement of financial position comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the statement of cash flows, cash and cash equivalents consist of cash and cash equivalents as defined above.

Financial liabilities classified as amortised costs are non-derivative financial liabilities that are not classified as fair value through surplus or deficit financial liabilities.

Financial liabilities classified as amortised costs are subsequently measured at amortised cost using the effective interest method.

Financial liabilities classified as amortised costs comprise payables.

c) Impairments of non-derivative financial assets
A financial asset not subsequently measured at fair value through surplus or deficit is assessed at each reporting date to determine whether there is objective evidence that it is impaired. A financial asset is impaired if there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset and that the loss event(s) had an impact on the estimated future cash flows of that asset that can be estimated reliably.

Objective evidence that financial assets are impaired included default or delinquency by a counterparty, restructuring of an amount due to the Association on terms that the Association would not consider otherwise, an indication that a counterparty or issuer will enter bankruptcy, adverse changes in the payment status of borrowers or issuers, economic conditions that correlate with defaults or the disappearance of an active market for a security.

i) Financial assets classified as loans and receivables
The Association considers evidence of impairment for financial assets measured at amortised cost (loans and receivables) at both a specific asset and collective level.

All individually significant assets are assessed for specific impairment. Those found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified.

Assets that are not individually significant are collectively assessed for impairment by grouping together assets with similar risk characteristics.

In assessing collective impairment, the Association uses historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows discounted at the asset's original effective interest rate. Losses are recognised in surplus or deficit and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised.

When an event occurring after the impairment was recognised causes that amount of impairment loss to decrease, the decrease in impairment loss is reversed through surplus or deficit.

d) Property, plant and equipment

i) Recognition and measurement
Items of property, plant and equipment are initially measured at cost, except those acquired through non-exchange transactions, which are instead measured at fair value as their deemed cost at initial recognition.

Items of property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment.

Cost includes expenditure that is directly attributable to the acquisition of the asset.

When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Any gain or loss on disposal of an item of property, plant and equipment (calculated as the difference between the net proceeds from disposal and the carrying amount of the item) is recognised in surplus or deficit.

Upon disposal of revalued items of property, plant and equipment, any associated gain or losses on revaluation to that item are transferred from the revaluation surplus to accumulated surplus.

ii) Subsequent expenditure
Subsequent expenditure is capitalized only when it is probable that the future economic benefits associated with the expenditure will flow to the Association. Ongoing repairs and maintenance are expensed as incurred.

iii) Depreciation
For property, plant and equipment, depreciation is based on the cost of an asset less its residual value and for buildings is based on the revalued amount less its residual value.

Significant components of individual assets that have a useful life that is different from the remainder of those assets, those components are depreciated separately.

Depreciation is recognized in surplus or deficit on a diminishing value basis over the estimated useful lives of each component of an item of property, plant and equipment.

The estimated useful lives are:

- Motor Vehicles 30% DV
- Office Equipment 16% - 50% DV
- CCTV 67% DV

Depreciation methods, useful lives, and residual values are reviewed at the reporting date and adjusted if appropriate. Gains and losses on disposal of assets are taken into account in determining the operating result for the year.

e) Impairment of non-financial assets
The carrying amounts of the Association's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the future remaining service potential (for non-cash-generating assets) is discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or CGU.

Impairment losses are recognized in surplus or deficit. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognised.

f) Equity
Equity is the community's interest in the Association measured as the difference between total assets and total liabilities. Equity is made up of the following components:

- Accumulated comprehensive revenue and expense is the Association's accumulated surplus or deficit since the formation of the
- Association adjusted for transfers to/from specific reserves.

g) Income Tax
The Association is liable for tax only on income earned from entities or activities outside the circle of membership. The Association also receives an exemption of $1,000 on income earned from outside entities or activities.

h) Goods and Services Tax
Items of income and expenditure are stated exclusive of Goods and Services Tax. All items in the statement of financial position are net of GST, with the exception of receivables and payables, which include GST.

i) Leases

i) Classification and treatment
Leases in terms of which the Association assumes substantially all the risks and rewards of ownership are classified as finance leases.

Operating leases are leases that do not transfer substantially all the risks and benefits incidental to ownership of the leased item to the Association Operating lease payments are recognised as an operating expense in surplus or deficit on a straight-line basis over the lease term.

The Association does not have a finance lease.

	2025	2024
3. Cash and Cash Equivalents		
Cheque Account	464,632	335,843
Credit Cards	(4,510)	(4,391)
Total Cash and Cash Equivalents	**460,122**	**331,452**

	2025	2024

4. Trade and Other Receivables

Receivables from Exchange Transactions		
Trade Debtors	552	1,449
Total Receivables from Exchange Transactions	**552**	**1,449**
Receivables from Non-Exchange Transactions		
Bond - 10a Earl Richardson Ave	2,600	2,600
Prepayments	5,000	-
Total Receivables from Non-Exchange Transactions	**7,600**	**2,600**
Total Trade and Other Receivables	**8,152**	**4,049**

5. Related Party Transactions and Balances

An honorarium fee of $5,230 was paid to the Chairperson during the year. No other meeting fees were paid to the Executive Committee during the year. Businesses that are a tenant of a commercially rated property within the Targeted Rating Area which engage in business transactions with the Association are related parties by virtue of being members of the Association.

Murray Phillips of Insight CA Limited, Financial Advisor for the year, amounted to $Nil (2023: $2,394) Murray Phillips is no longer acting for the business association.

6. Income Tax

The Association is exempt from income tax under Section CW 40 of the Income Tax Act 2007, therefore only liable for tax on revenue derived outside the circle of membership.

7. Financial Instruments

The table below shows the carrying amounts of the Association's financial assets and financial liabilities.

i. Classification and Fair Values of Financial Instruments

	2025	2024
Financial Assets and Liabilities		
Cash and Cash Equivalents	460,122	331,452
Receivables from Exchange Transactions (Excl Prepayments)	-	-
Payables	-	-
Total Financial Assets and Liabilities	**460,122**	**331,452**

	2025	2024

8. Trade and Other Payables

Trade Payables	29,930	55,659
Revenue Received in Advance	196,411	-
Total Trade and Other Payables	**226,340**	**55,659**

	2025	2024

9. Revenue

Targeted Rates Income	755,425	566,569
Events Recovery - General	-	2,415
Event Recovery-First Aid	8,026	4,570
Membership Fees Received	250	-
Other Revenue	-	810
Advertising Revenue	-	450
Total Revenue	**763,701**	**574,814**

	2025	2024

10. Other Operating Expenses

Accident Compensation	284	-
AGM and Board Expenses	8,870	6,919
Bank Fees	363	177
Brand Proposition Project	-	18,081
Business Training & Development	-	11,276
Contractors and Consulting Fees	104,720	126,561
Emergency Response Planning	-	34,362
Equipment Lease	958	958
Function Expenses	63,038	87,403
First Aid	9,576	10,726
General Expenses	17	-
Mural and Graffiti Costs	1,850	5,347
Honorarium	9,970	-
Insurance	6,560	6,094
Loss on Sale of Fixed Assets	3,044	-
Marketing and Promotional Costs	30,490	-
Motor Vehicle Expenses	1,368	2,124
Office Expenses	8,537	16,544
Repairs and Maintenance	15,581	19,477
Rent and OPEX	35,614	38,522
Secretarial Costs	14,473	16,695
Salaries	147,387	133,877
Staff Expenses	9,282	2,693
Sustainability and Regeneration Initiatives	4,745	35,931
Subscriptions	4,073	8,342

Sponsorship	696	835
Telephone & Internet	2,739	4,359
Wiri Link - members magazine	19,221	25,373
Waste Management Review and Rubbish Recovery	15,390	10,127
Total Other Operating Expenses	**518,845**	**622,803**

11. Capital Commitments
The Association had no known capital commitments in the current year (2024: Nil).

12. Contingent Assets and Liabilities
There are no contingent assets or liabilities at the reporting date (2024: Nil).

13. Events after the Reporting Date
The Executive Committee are not aware of any other matters or circumstances since the end of the reporting period not otherwise dealt with in these financial statements that have significantly or may significantly affect the operations of the Association (2024: Nil).

14. Operating Lease Commitments
On 16 November 2021, the Association entered a 60-month lease arrangement with Conbrio Technology Group Limited.

- Amount due within 12 months after the balance date: $958 + GST
- Amount due beyond 12 months after the balance date: $2,713 + GST

15. Going Concern
These financial statements have been prepared on a going-concern basis. The Association is heavily reliant on funding from Auckland Council. The Executive Committee believes that the Association will be able to meet its financial and regulatory obligations for the foreseeable future and that the going concern assumption adopted in the preparation of these financial statements is appropriate.

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COMPILATION REPORT

WIRI BUSINESS ASSOCIATION INCORPORATED FOR THE YEAR ENDED 30 JUNE 2025

Compilation Report to the Directors of Wiri Business Association Incorporated.

Scope
On the basis of information provided and in accordance with Service Engagement Standard 2 Compilation of Financial Information, we have compiled the financial statements of Wiri Business Association Incorporated for the year ended 30 June 2025.

These statements have been prepared in accordance with the accounting policies described in the Notes to these financial statements.

Responsibilities
The Directors are solely responsible for the information contained in the financial statements and have determined that the Special Purpose Reporting Framework used is appropriate to meet your needs and for the purpose that the financial statements were prepared.

The financial statements were prepared exclusively for your benefit. We do not accept responsibility to any other person for the contents of the financial statements.

No Audit or Review Engagement Undertaken
Our procedures use accounting expertise to undertake the compilation of the financial statements from information you provided. Our procedures do not include verification or validation procedures. No audit or review engagement has been performed and accordingly no assurance is expressed.

Independence
We have no involvement with Wiri Business Association Incorporated other than for the preparation of financial statements and management reports and offering advice based on the financial information provided.

Disclaimer
We have compiled these financial statements based on information provided which has not been subject to an audit or review engagement. Accordingly, we do not accept any responsibility for the reliability, accuracy or completeness of the compiled financial information contained in the financial statements. Nor do we accept any liability of any kind whatsoever, including liability by reason of negligence, to any person for losses incurred as a result of placing reliance on these financial statements.



JBM & Associates Limited

Dated: 10/10/2025



PROPOSED 2026/27 BUSINESS PLAN / BUDGET

Our Vision
Wiri is a thriving, forwardthinking and socially aware business community.

Purpose
We are champions for an engaged, connected, and informed community to empower Wiri businesses to succeed.

Our values
- We put people first: Wiri businesses, owners, and their staff are at the centre of what we do.
- We are trusted: as advocates for our business community, we are professional and respectful of others.
- We work in partnership: we are inclusive and by working together, we help our business community grow.
- We care for our community and environment: we promote social connection and are custodians for the natural environment in Wiri.

This Business Plan details the operational, project and governance activities that the WBA will undertake over FY26/27.

STRATEGIC FOCUS AREA: SECURITY

Security Patrols
The WBA will continue to provide regular security patrols in in the WBA district including:

- Marked security vehicle/s will patrol the district seven nights a week, and check for breakages in fence lines, windows, doors, and gates that have been left open as well as illegal truck parking. All issues are reported to the WBA who in turn will notify the tenant and/or property owner.
- Patrol staff will also respond to alerts raised through the AI monitoring done by Crime Watch and report environmental issues to the WBA who in turn will notify the Council, Manukau Beautification Trust or our own contractor.
- All illegal activities such as breakins, street racing and suspicious behaviour will be reported directly to the Police.

CCTV Camera system & AI monitoring
We will continue with maintaining and adding to our CCTV network as well as remote monitoring of the CCTV network.

STRATEGIC FOCUS AREA: ENVIRONMENT

The WBA will continue to monitor and address district environmental issues by gathering information and providing this to the appropriate enforcement agency that has the legal authority to act.
Environmental issues include:

- Illegal rubbish dumping
- Water and other pollution
- Graffiti removal
- Safety issues including parking hazards, street lighting, potholes, speeding traffic, dangerous intersections, blocked drains, and illegal truck parking.
- General Council maintenance issues

Wiri Rubbish Recovery & Environmental Enhancements
Wiri Rubbish Recovery will continue with our contractor utilising our branded Wiri trailer to collect dumped rubbish on a regular basis - both reactive to reports of dumping but also proactively looking out for rubbish to collect. The rubbish collected is dropped off to Enviro Waste Wiri depot. Other enhancements include actions to ensure that street berms are clean and tidy with regular lawn mowing of overgrown berms, moth plant removal and recycling education for businesses.

Sustainability initiatives
We will continue our programme focussed on environmental sustainability including opportunities that exist for businesses, such as rediverting waste, social impact solutions to give back to the community, recycling, and other shared services to save money, events that enable networking and generate support for local business, as we look top grown a Circular Wiri economy.

STRATEGIC AREA: NETWORKING

Networking events
Getting Wiri businesses to use one another, share ideas and opportunities, increases our district's economic activity. The WBA has a history of organising networking events to assist this interaction. Over time these events have become increasingly successful as the WBA's understanding of what brings people together grows.

Business Breakfast
We will continue to host occasional business breakfasts with a range of topical and informative speakers and to provide an opportunity to bring our members together to network and have an opportunity to share information about what their business offers.

Lunch and Learn sessions
We will continue to explore ways to offer opportunities for members to network as well as hear from presenters and speakers on a range of topics as part of a lunchtime event.

Networking - Women's business group
We will continue with the successful networking group with local businesswomen with quarterly events.

Business After Five
An opportunity for local businesses to showcase their products / services by hosting networking drinks and nibbles at their place of business. Held bimonthly.

Coffee Outreach
We will continue to hold regular coffee outreaches where we will set up a coffee cart in different parts of the BID boundary as a way of raising awareness of the WBA and bringing local business areas together to meet each other.

STRATEGIC AREA: WORKPLACE TRAINING & WELLBEING

First aid

By law New Zealand businesses must provide their workers with access to trained first aiders, either from within their business or from another business. (Reference: The Health and Safety at Work Act, General Risk, Workplace Management Regulations 2016, Section 13).

Working with Safety In Action, the WBA will continue to organise courses to train workers to become first aid qualified. To date these courses have been oversubscribed which highlights the potential compliance gap that exists in Wiri.

STRATEGIC AREA: ADVOCACY AND SUPPORT

Organisational interface

The WBA will continue to establish and build relationships with key partners and manage on behalf of its members key interactions with other organisations that impact the district. These include:

- Auckland Council including Auckland Transport, Watercare, and Auckland Urban Development Office.
- Manurewa and OtaraPapatoetoe Local Boards
- NZ Police
- Manukau Beautification Trust
- Manurewa Crime and Safety Forum
- Community Impact Forum (related to the Auckland South Corrections Facility)
- Other Business Associations
- Community patrols and local residential groups

Youth Employment Initiatives

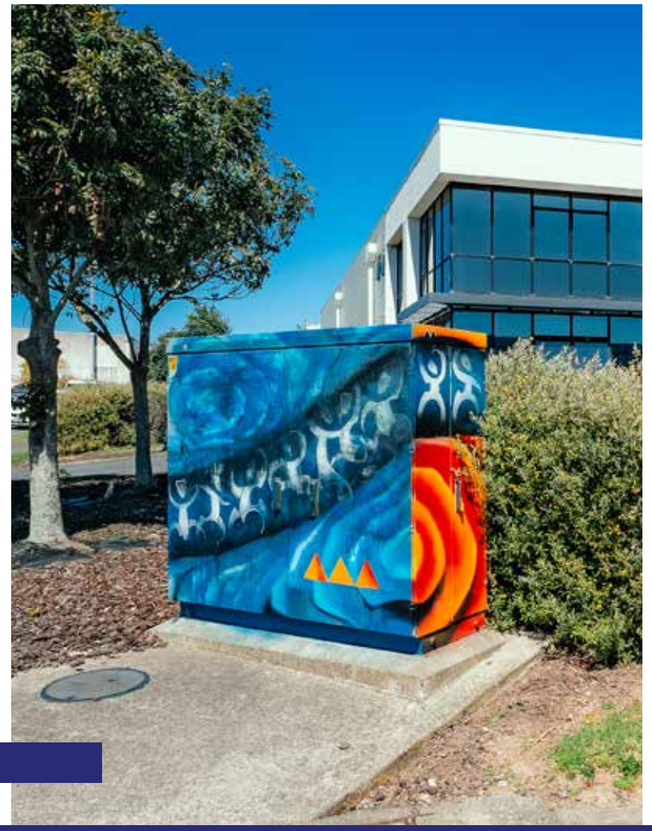
We will continue to support partnerships with our local high school, Manurewa High School, to help facilitate the opportunity for the integration of young talent into the Wiri business ecosystem, creating a dynamic pipeline for future employment.

Transport Management Initiative

We will continue to seek opportunities and funding to improvement transport options for employees in the area to get to work and decrease the number of single occupancy vehicle trips.

Wiri Link and member communications

We will continue to produce and distribute four issues of our member magazine WiriLink each year as well as maintaining and growing our website and social media platforms including Facebook and LinkedIn.



2026/27 PROPOSED BUDGET

Security		Budget $285,000	
Action	**Timeframe**	**Budget**	**KPI**
Conduct security patrols throughout the BID area 7 nights per week.	Ongoing	$180,000	95% of nightly patrol reports submitted on time to the WBA. Monthly meetings with management
Crime Watch CCTV monitoring.	Daily monitoring	$30,000	95% of AIgenerated security alerts are reviewed and actioned within 15 minutes.
CCTV Network – new cameras.		$20,000	100% of budgeted new cameras installed and operational by **Q4 FY27**.
CCTV Maintenance	Monthly	$55,000	Average network uptime maintained at 95% throughout the financial year.
Environment Budget $35,000			
Action	**Timeframe**	**Budget**	**KPI**
Wiri Rubbish Recovery	Weekly	$35,000	Average member satisfaction rating of district cleanliness (15) improves by 10% in the annual member survey compared to the previous FY.
Networking Budget $68,000			
Action	**Timeframe**	**Budget**	**KPI**
Networking Breakfasts	Two - three events during the year	$40,000	**KPI 1 (Delivery):** 90% of all scheduled events successfully delivered in the FY.
Women in Wiri Allocation for womenspecific events	TBC	$5,000	**KPI 2 (Value):** Average attendee satisfaction rating across all events maintained at **4.0/5.0** or higher.
Business After 5	Monthly	$5,000	**KPI 3 (Outcome):** 75% of attendees across all events report making one or more new business connections or gaining actionable insight.
Lunch & Learn	Quarterly	$5,000	
Christmas Event	December	$7,000	
Coffee Outreach Monthly	Monthly	$6,000	



Workplace Support Budget $10,000			
Action	**Timeframe**	**Budget**	**KPI**
First Aid Course – three courses held with 20 participants per course.	Quarterly	$10,000	Minimum of three courses run, achieving at least 90% occupancy. 100% of participants pass the course and rate the quality of instruction as 'Excellent'.

Administration Budget $462,000			
Action	**Timeframe**	**Budget**	**KPI**
Personnel and associated costs Professional development	Ongoing	$280,000	100% of annual staff performance reviews completed on time. 100% of budget allocated for PD is utilised.
Office expenses – internet, cleaning, subscriptions		$50,000	100% of expenses maintained within the allocated budget.
Office Rent	Monthly	$80,000	New office space secured and transition complete by **Q3 FY27.**
Accounting, Audit etc	Monthly	$12,000	Annual audit completed on time with no material findings.
Board expenses including meeting fees, annual dinner & meeting expenses/honorarium	Monthly	$25,000	100% of scheduled Board meetings held (with an average attendance of 85%).
Board Secretarial services.	Monthly	$15,000	100% of Board minutes distributed within 5 working days of the meeting.

Advocacy & Support Budget $40,000			
Action	**Timeframe**	**Budget**	**KPI**
Wiri Link – members magazine includes delivery.	Aug / Nov / Mar / Jun	$25,000	Four issues produced and distributed on time. Annual member survey shows an 80% readership rate and a 75% 'relevance/ usefulness' rating.
Other advocacy initiatives / projects	As required	$15,000	Minimum of two key advocacy submissions/ engagements initiated or completed.

2026/27 PROPOSED EXPENDITURE

Total		**$900,000**
Funded by:	BID Targeted Rate	$785,642
	4% increase	$ 31,426
	First Aid income	$6,000
	Reserve funds	$ 77,000

*Increase will go towards increased office rent when we move early 2026.



PROJECT PROPOSAL: PUBLIC OUTDOOR EXERCISE EQUIPMENT INSTALLATION

The Wiri Business Association (WBA) is dedicated to fostering a vibrant, healthy, and prosperous community. We also firmly believe that a fit and healthy workforce supports a reduction in absenteeism and overall business productivity.

To further this mission, we are pleased to propose the installation of public outdoor exercise equipment in the Wiri area or other suitable locations identified by the WBA. This project, titled **"Exercising Equipment for Installation in Public Places,"** is a direct investment in the health and wellness of our community's employees and residents.

Project Overview

The modern workplace and urban environment often contribute to sedentary lifestyles, which can negatively impact both physical and mental well-being. This proposal addresses this challenge head-on by creating **accessible, free, and engaging health & wellbeing opportunities.** By strategically placing durable, all-weather exercise equipment in public spaces, we can encourage physical activity, promote social interaction, and improve the overall quality of life for everyone in the area.

This initiative is more than just installing equipment; it's about building a healthier, more connected business community. The project will provide a valuable amenity that serves a diverse population, from business employees seeking a quick workout during a break to local residents looking for a convenient way to stay active.

Key Objectives

This project is guided by four primary objectives:

- **Community Health & Wellness:** Our core aim is to promote physical activity among the business community and local residents. By providing easily accessible exercise options, we can help improve mental and physical health outcomes, contributing to a more energetic and productive workforce.
- **Public Engagement:** The equipment will create a new, inviting outdoor environment that encourages social interaction. These shared spaces will serve as informal meeting points, helping to strengthen community bonds and foster a sense of shared well-being.
- **Sustainability & Durability:** We are committed to a long-term, low-maintenance solution. The selected equipment will be specifically designed to withstand the elements, ensuring longevity and durability. We will also prioritize eco-friendly materials and sustainable processes wherever possible.



- **Inclusivity:** The project will be designed to be truly inclusive. The equipment will cater to all ages and fitness levels, including seniors and those with mobility challenges, ensuring that everyone can benefit from this initiative.

Project Scope and Phases

The project will be executed in a structured, phased approach to ensure its success. We anticipate the full rollout will occur within the next five years.

Site Selection and Equipment

- **Site Selection:** Installation will focus on a suitable location(s) identified by the WBA, with the flexibility to identify multiple optimal public access points, ensuring even distribution and accessibility to business units, residential areas, and transport stops.
- **Equipment to be Installed:** The final selection will be determined during Phase 1, but the inventory will include a diverse range of equipment covering all major fitness areas, such as strength training (e.g., pull-up bars and chest presses), cardio (e.g., stationary bikes and elliptical trainers), and flexibility/mobility stations. The plans currently allow for approximately 14 units, including interactive features like QR codes linking to workout guides.
- **Design Considerations:** Equipment will prioritize safety, ergonomics, and ease of use for all abilities. This includes non-slip surfaces, padded stations, and clear signage.

Project Phases (Proposed Rollout within the next five years)

1. **Planning & Consultation:** Engage stakeholders, consult with local authorities (Manurewa and Otara/Papatoetoe Local Boards), obtain permits, and finalize locations. This phase is critical for establishing a solid foundation for the subsequent rollout stages.
2. **Design & Procurement:** Select and procure durable outdoor fitness equipment and collaborate with contractors for site preparation, aligning with the overall implementation schedule.
3. **Installation:** Site preparation (levelling, safety surfacing) and final installation of equipment and signage in the designated areas. Establish ongoing maintenance protocols.
4. **Launch & Community Engagement:** Organize launch events for completed phases and promote facilities through various community channels to ensure maximum utilization.
5. **Ongoing Maintenance & Evaluation (Ongoing):** Implement routine inspections and conduct surveys to gather community feedback and usage metrics.

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Project Budget and Funding

Total Estimated Cost: The capital investment for this project is currently estimated to be upwards of $100,000 upon completion of detailed scoping and final contractor quotes.

The project will be financed through an initial WBA contribution of up to $50,000 in member funds, with the remainder of the capital and all ongoing maintenance costs being sourced through proactive pursuit of external funding sources and grants.

A project team, comprised of WBA Board members and specialist advisors, will be responsible for advancing this project.

Risk Management

- **Weather Delays:** The timeline includes buffers to account for adverse weather during the installation phase.
- **Vandalism or Damage:** Regular maintenance inspections and implementing security measures (e.g., surveillance cameras) will be prioritized.
- *Community Engagement:* Broad consultation during Phase 1 will minimize dissatisfaction and ensure high usage rates.

Evaluation and Impact Measurement

The success of the project will be monitored through:

- **User Feedback Surveys:** To assess the impact on fitness levels and community engagement.
- **Usage Metrics:** To record the frequency of use.
- **Health Data:** Working with local authorities to monitor long-term public health outcomes.

Conclusion and Resolution

This project is a timely and impactful opportunity for the Wiri Business Association to champion a healthier, more vibrant community. By providing free, accessible exercise options, we can significantly contribute to the well-being of our members' employees and the wider community, reinforcing Wiri as a forward-thinking and community-focused business hub.

Proposed Resolution

RESOLUTION TO BE CONSIDERED BY THE WIRI BUSINESS ASSOCIATION MEMBERS

RESOLUTION: "That the Wiri Business Association members support, in principle, the proposed Exercising Equipment for Installation in Public Places project, and approve the WBA Executive to progress the project, including the immediate commencement of Phase 1 (Planning & Consultation), detailed site assessments, and initial preparatory expenditure, with the full capital project budget and funding strategy to be presented for final expenditure approval at the next Annual General Meeting (AGM)."

Moved: Dr Vimal Agarwal
Seconded: Jeremy Young



WIRI
Business Association

WIRI BUSINESS ASSOCIATION SAYS

THANK YOU!

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