

Pre-contract disclosure statement

Section 146, Unit Titles Act 2010

Unit plan: 328629

Body Corporate Number: 328629

Unit number: UNIT G + AU (18,19,20)

Pre-contract disclosure statement:

This pre-contract disclosure statement is provided to prospective buyers of the property in accordance with section 146(1) of the Unit Titles Act 2010.

Information about the unit:

The amount of the contribution levied by the body corporate under section 121 of the Unit Titles Act 2010 in respect of the unit being sold is \$7,080.44 per 12 month period, subject to annual increases as determined by the board at its annual general meetings.

- The unit entitlement in respect of the unit being sold is 17.9% and equates utility interest and ownership interest.
- The period covered by the levy contribution stated is 1st February 2021 to 31st January 2022.
- The manner of payment for the levy contribution is in 2 equal lump sums, due 5th April and 5th October respectively. Note: A 10% discount applies if paid before the dates due. Interest rate for late settlement is 10% pa as determined by the Unit Titles Act 2010. These terms are subject to change as determined by the board's next AGM, February 2022.
- The levy is fully paid for the year ending 31st January 2022. Being a complete and discounted payment of both parts.
- No legal proceedings have been instituted in relation to any unpaid levy.
- Note that the Levy has not yet been set for the financial year beginning 1st February 2022. The next budget will be discussed in February 2022 and next year's Levy may be increased slightly but could remain the same.
- The body corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:
 - Just general maintenance – long term maintenance is up to date. Projected funds are expected to cover costs.
- The Body corporate funds in all bank accounts amount to \$41,280.48 on 3rd May 2021. This includes \$20,000 in a sinking fund.
- Water rates are metered separately.

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- Rubbish collection from the curb is included in the annual Levies.
- Insurance for the Building Structure is included in the Levies. Renewed 30/03/21. NZI Insurance policy number: MDE0004426.
- The Body Corporate rules are attached in a separate document.[rules.pdf]. These may be amended at the forthcoming AGM.
- Under section 148 of the Unit Titles Act 2010, the seller must provide a Pre-settlement disclosure statement before the settlement of an agreement for sale and purchase of a unit.
- The estimated cost of providing any additional disclosure statement is \$200.
- The unit or the common property is not currently, and has never been, the subject of a claim under the Watertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.
- The building as a whole and inclusive of the subject unit has a current Building Warrant of Fitness issued 24 February 2021.
- There are no legal proceedings against the body corporate.
- There are no unpaid costs relating to building elements or infrastructure.

The body corporate certifies that the information in this pre-contract disclosure statement is correct.

Date: 3 May 2021

Signature of S M Schroder

Body Corporate Secretary


