

26 February 2025

Backhouse Holdings Limited
PO Box 29036
Ngaio
Wellington 6443

Dear Backhouse Holdings Limited

Owner(s): Backhouse Holdings Limited
Body Corporate: 403787
Unit: 2A
Property At: 15 College Street, Wellington
Email: nurture@simplyskin.co.nz

Further to your request, we enclose a pre-contract disclosure statement for the subject property.

You must arrange for the statement to be signed before providing it to any interested parties. Therefore, please ensure the document is checked for accuracy prior to signing.

Please also note that you may exclude information if disclosing the information would breach the Privacy Act 2020 or any other enactment. It is important that you review all the documents associated with this pre-contract disclosure statement and exclude any information that is subject to legal professional privilege or commercial sensitivity. You should note in the pre-contract disclosure statement if information has been excluded.

We also suggest you seek legal advice should you have any questions about the requirement to provide a pre-contract disclosure statement under Section 146 of the Unit Titles Act 2010.

This statement is completed on the basis of information available to the body corporate account manager.

Kind regards

Laura Jones
Senior Account Manager
Crockers Body Corporate Management Limited
Manager, Body Corporate 403787

DDI 09 300 5008
Email laura@crockers.co.nz
Web www.crockers.co.nz

UNIT TITLES ACT 2010
PRE-CONTRACT DISCLOSURE STATEMENT
Section 146

BODY CORPORATE NUMBER 403787
of 15 College Street, Wellington

Unit 2A, 1/2 share AU A & 1/2 share AU B

Pre-contract disclosure statement

- 1 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.

Financial Statements

- 2 The amount of the contribution levied by the body corporate under section 121 of the Unit Titles Act 2010 in respect of the unit is \$55,200.08.
- 3 The period covered by the contribution in paragraph 2 is 1 April 2024 to 31 March 2025.
- 4 The body corporate has the following accounts as of 31 March 2024:
- | | | |
|-----------------|----|------------|
| Operating Fund: | \$ | 90,598.58 |
| Facade Fund | \$ | 172,978.27 |
- 5 Year ended 31 March 2024: The body corporate financial statement is attached. The body corporate audit report is not attached because it does not exist.
- 6 Year ended 31 March 2023: The body corporate financial statement is attached. The body corporate audit report is not attached because it does not exist.
- 7 Year ended 31 March 2022: The body corporate financial statement is attached. The body corporate audit report is not attached because it does not exist.

Maintenance, weathertightness, and related matters

For the purposes of this statement, a unit title is considered to have a weathertightness issue if water has penetrated it because of some aspect of its design, construction, or alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damaged to it.

- 8 The long-term maintenance plan is attached.
- 9 The next review date for the long-term maintenance plan is March 2025.
- 10 Any maintenance that the body corporate proposes to carry out in the next three years is detailed in the General Meeting minutes and approved budgets at the most recent AGM.
- 11 Any maintenance that the body corporate proposes to carry out in the year following the date of the disclosure statement is detailed in the General Meeting minutes and approved budgets at the most recent AGM.
- 12 The body corporate or committee has no knowledge that any part of the unit title development has weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.
- 13 The body corporate or committee has actual knowledge that any part of the unit title development had weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.

Date of Remediation	Details of Remediation
16 January 2025, being the date on which the Practical Completion Certificate was issued.	As a result of water ingress on the north side of the building the windows for units 2A, 3A & level 4 were removed and discarded. Substantial kanga hammering was undertaken around the window cavities to remove the compromised concrete, and new concrete was poured into boxing around the cavities. New double-glazed windows were then fitted followed by plastering and painting.

- 14 The body corporate or committee has actual knowledge that any part of the unit title development has weathertightness issues that have not been remediated.

Remediation Issues	Action Taken (if any)
There is evidence of water ingress around the windows in unit 3B, which is on the south side of the building, but in no other unit on this side.	The matter was noted at the Body Corporate's last Annual General Meeting (held on 11 June 2024) and steps will be taken to identify the source of the leaks.

- 15 The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.
- 16 The body corporate or committee has no knowledge of the unit title development having any other significant defects in the land (including the unit title development) that may require remediation.
- 17 The remediation report commissioned by the body corporate in the last three years is attached. The Committee has advised that the Prendos report dated 21 05 2021 is no longer relevant due to a significant change in the scope of works subsequent to the report, however, a copy is attached for full disclosure.

Governance information

The notices and minutes of body corporate general meetings and body corporate committee meetings for the last three years.

- 18 Year ended 31 March 2024: The body corporate meeting notices, minutes, and supporting documentation are attached. The committee meeting notices, minutes, and supporting documentation are not attached because they do not exist.
- 19 Year ended 31 March 2023: The body corporate meeting notices, minutes, and supporting documentation are attached. The committee meeting notices, minutes, and supporting documentation are not attached because they do not exist.
- 20 Year ended 31 March 2022: The body corporate meeting notices, minutes, and supporting documentation are attached. The committee meeting notices, minutes, and supporting documentation are not attached because they do not exist.

Note: information may be excluded if disclosing the information would breach the Privacy Act 2020 or any other enactment, if the information is subject to legal professional privilege or the confidentiality of the information must be protected because of commercial sensitivity.

- 21 The body corporate manager is Crockers Body Corporate Management Limited, and the Account Manager is Laura Jones and their contact details are laura@crockers.co.nz, Ph: 09 300 5008.
- 22 The body corporate holds insurance cover for the unit title development for which the following details can be found in the accompanying documents:
- The insurer's name and contact details
 - The type and amount of cover, the annual amount payable for the insurance, and the excess payable on any claim under the insurance
 - Any specific exclusions from cover
 - The insurance policy
- 23 The body corporate is not involved in any proceedings in any court or tribunal as of the date of this pre-contract disclosure statement.

General information

The following section contains a brief explanation of important matters relevant to the purchase of a unit in a unit title development. You should read and understand the information contained in this section and this statement before signing a contract to buy a unit in a unit title development.

Further information on buying, selling a unit and living in a unit title development can be obtained by:

- reading the publication "Short Guide to Unit Titles", which is available on the Unit Title Services website: www.unittitles.govt.nz
- contacting the Ministry of Business, Innovation, and Employment contact centre: 0800 UNIT TITLES (0800 864 884)

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

Unit title property ownership. Unit titles are a common form of multi-unit property ownership. They allow owners to privately own an area of land or part of a building and share common property with other unit owners. Unit title developments may also be structured in varied ways including staged unit title developments and layered unit title developments.

This combination of individual and shared ownership of land and buildings, often in an intensive built environment, means owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership.

Unit title developments have a body corporate management structure to ensure decisions affecting the development can be made jointly by the unit owners. The creation and management of unit title developments is governed by the Unit Titles Act 2010 and supporting regulations.

Unit plan. Every unit title development has a unit plan, which shows the location of the principal units as well as any accessory units and common property in the development. The unit plan is the formal record of all of the boundaries of the units, and the common property.

Ownership and utility interests. Each unit is allocated an ownership interest and a utility interest, and such interests are relevant to the determination of many of the unit owner's rights and responsibilities under the Unit Titles Act 2010.

Ownership interest is a number that reflects the relative value of each unit to the other units in the development and is used to determine a range of matters including the unit owners' beneficial share in the common property and share in the underlying land if the unit plan is cancelled.

By default, the utility interest of a unit is the same as the ownership interest (unless it is otherwise specified on the deposit of the unit plan or subsequently changed) and is used to calculate how much each owner contributes to the operational costs of the body corporate.

Body corporate operational rules. The body corporate for a unit title development can make its own operational rules on the use of the development, and governance of the body corporate. These operational rules are subject to the provisions of the Unit Titles Act 2010 and regulations made under that Act.

All unit owners, occupiers, tenants, and the body corporate must follow the body corporate operational rules that apply to their unit title development.

Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

Pre-settlement disclosure statement. Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (e.g. for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much
- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there are any legal proceedings initiated by the body corporate or intended to be initiated by the body corporate
- whether there is any written claim by the body corporate against a third party that has not been resolved
- whether there have been any changes to the body corporate rules since the pre-contract disclosure statement was provided.

There are legal consequences for the seller for failing to provide the pre-settlement disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Records of title. Previously known as a computer register or certificate of title, for a unit title development this document records the ownership of a unit, contains a legal description of the unit boundaries, and records any legal interest that is registered against the title to the unit (for example a mortgage or easement). A copy of the record of title for a unit should come with:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- a supplementary record sheet attached. A supplementary record sheet records the ownership of the common property, any legal interests registered against the common property or base land, and other information such as the address for service of the body corporate and the body corporate operational rules.

The common property in a unit title development does not have a record of title.

Land Information Memorandum. A land information memorandum (LIM) is a report that provides information held by the local council about a particular property. You must order and pay for a LIM from the applicable local council. Delivery times vary between councils. The information contained in a LIM will vary between councils, but is likely to include details on:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders, or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type, and possible contamination or hazardous substances
- any other information the local council deems relevant

Full details of what a local council is obliged to provide in a LIM are contained in section 44A of the Local Government Official Information and Meetings Act 1987.

Easements and covenants. An easement is a right given to a landowner over another person's property (for example, a right of way, or right to drain water). A land covenant is an obligation contained in a deed between two parties, usually relating to the use of one or both properties (for example a covenant to restrict one party using their property in a certain way).

Easements or covenants may apply to:

- a unit and are usually recorded on the record of title for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

Further information about the matters set out above can be obtained from:

Unit title property ownership	Ministry of Business, Innovation and Employment www.unittitles.govt.nz 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Record of title Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment recommends you obtain independent legal advice from your lawyer.

Corrections

24 This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.

Date: day of 2025

Signed by the Seller or person authorised by the Seller:

.....
Signature

.....
Name:

DISCLAIMER

Crockers Body Corporate Management (“Crockers”) has been requested to prepare this disclosure statement for and on behalf of the Unit Owner. Crockers take no responsibility and hold no liability as placed on the Owner under Sections 146, and 150 of the Unit Titles Act 2010. The information contained in the disclosure statement is true and accurate to the best knowledge of Crockers at the time of preparation. Crockers is not liable for any inaccuracy or omission in this disclosure statement.



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.