

PRE-CONTRACT DISCLOSURE STATEMENT

Section 146, Unit Titles Act 2010

Unit number:	Unit
Unit Plan:	Deposited Plan 618815
Body Corporate number:	618815

Pre-contract disclosure statement for existing units

- 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 information

- 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 being sold is \$2,350.00. This includes an apportioned amount per unit of \$200 per year for maintenance, \$100 per year for power, \$1,750.65 per year for insurance and \$299.35 per year for admin costs.
- 3 The period covered by the contribution in paragraph 2 is from 22 February 2025 to 21 February 2026.
- 4 The body corporate has the following accounts:

n/a

- 5 **The body corporate financial statements and audit reports for the last three years.**

Year ended [*insert financial year*]

The immediate past financial year.

The body corporate financial statement (*select one*)

☐ is attached

☒ is not attached because it does not exist

The body corporate audit report (*select one*)

☐ is attached

☒ is not attached because it does not exist

Year ended [*insert financial year*]

One year prior to the immediate past financial year.

The body corporate financial statement (*select one*)

☐ is attached

☒ is not attached because it does not exist

The body corporate audit report (*select one*)

☐ is attached

☒ is not attached because it does not exist

Year ended [*insert financial year*]

The body corporate financial statement (*select one*)

Two years prior to the immediate past financial year.

☐ is attached

☒ is not attached because it does not exist

The body corporate audit report (*select one*)

☐ is attached

☒ is not attached because it does not exist

[Attach the relevant financial statements and audit reports]

n/a

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, alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damage to it.

6 Select the statement that applies:

☐ The long-term maintenance plan is attached

☒ The long-term maintenance plan is not attached because it does not exist

[Attach the long-term maintenance plan]

n/a

7 The next review date for the long-term maintenance plan is [*insert date*]

8 The body corporate proposes to carry out or begin the following works under the long-term maintenance plan in the next three years:

n/a

9 The body corporate proposes to carry out the following maintenance on the unit title development in the year following the date of the disclosure statement:

Monthly gardening of the common property

10 Select the statement that applies:

☐ The body corporate or committee has actual 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.

☒ The body corporate or committee has no knowledge of any part of the unit title development currently, or ever having had, weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.

[Provide details of the claims if any]

11 Select the statement that applies:

☐ 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.

☒ The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.

[Provide details of the weathertightness issues, if any, and remediation]

12 Select the statement that applies:

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

☒ The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have not been remediated.

[Provide details of the weathertightness issues, if any]

13 Select the statement that applies:

☐ The body corporate or committee has actual knowledge that any part of the unit title development has earthquake-prone issues.

☒ The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.

[Provide details of the earthquake-prone issues, if any. The Building Act defines what an earthquake-prone building is, and whether a building or part of it is earthquake-prone is determined by the local authority]

14 *Select the statement that applies:*

☐ The body corporate or committee has actual knowledge that any part of the unit title development has any other significant defects in the land (including the unit title development) that may require remediation.

☒ 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.

[Provide details of the significant defects, if any]

15 *Select the statement that applies:*

☐ The remediation report/s commissioned by the body corporate in the last three years is attached.

☒ No remediation report/s commissioned by the body corporate in the last three years are attached, because *(select one)* no such reports have been commissioned

Governance information

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

Year ended [insert financial year] The body corporate and committee meeting notices, minutes and supporting documentation
The immediate past financial year. (select one)

☐ are attached

☒ are not attached because it does not exist

Year ended [insert financial year] The body corporate and committee meeting notices, minutes and supporting documentation
One year prior to the immediate past financial year. (select one)

☐ are attached

☒ are not attached because it does not exist

Year ended [insert financial year] The body corporate and committee meeting notices, minutes and supporting documentation
Two years prior to the immediate past financial year. (select one)

☐ are attached

☒ are not attached because it does not exist

[Attach the relevant notices of general meetings prepared under regulations 5, 6, 7, 8 and 8A and 9,

and all supporting documentation, and minutes prepared for general meetings and body corporate committee meetings, and all supporting documentation (includes agendas or similar) Note any information that is not available.]

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. It should be noted if information has been excluded.

17 Select the statement that applies:

☐ The body corporate manager(s) is/are **[organisations and individuals]** and their contact details are **[contact details]**.

☒ The body corporate has not currently engaged a body corporate manager.

18 The body corporate holds the following insurance cover for the unit title development:

Vero Christchurch Branch
Type of cover – Replacement value
Interest insured - Material Damage – Building.
Sum insured \$5,353,000.00
Annual amount payable for the unit - \$1,750.65
Period of insurance - 12/11/2025 to 21/02/2026

19 Select the statement that applies:

☒ The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.

☐ The body corporate is involved in proceedings in a court or tribunal. Details of the proceedings are:

[Set out or attach details of any proceedings brought by or against the body corporate. This could include any kind of dispute where the body corporate is a complainant or a defendant. It could also include any instance where the body corporate is suing or being sued – attach extra sheets if required]

General information

20 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: unittitles.govt.nz
- contacting the Ministry of Business, Innovation & Employment service 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

Corrections

20 Select the statement that applies:

- ☒ This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.
- ☐ This disclosure statement, including any additional information that forms part of the disclosure, does have any known inaccuracies. Details of the known inaccuracies are:

[If you have included any information in this disclosure statement that is inaccurate, you must explain where and what the known inaccuracies are below and add a correction here or explain what information cannot be corrected because either it does not exist, or despite reasonable efforts, cannot be found – attach extra sheets if required]

Signed by seller or person authorised by seller:	
Name:	Southeast Consulting Limited by its Director, Stephen Gill
Date:	21/11/2025