



19 November 2025

Sung Kwan Cha
By Email

Email:



Re: **Body Corporate 203344 – Westwood Park Apartments, Unit 4A and Accessory Units 4A & 1/62 share of 1Y, 30 Westward Ho Road, Glen Eden, Auckland**

Further to your request dated 17 November 2025, please find the following documents:

- a) A Pre-Contract Disclosure Statement.
- b) Schedule One – the **link** to this and other documents contained in this disclosure can be found in the following link [Disclosure Documents](#).
- c) A note of our fee.

*Please note insurance is with Vero Insurance New Zealand Ltd. The noting of an interest on the policy can be obtained directly through the brokers, Marsh Limited [Body Corporate Certificate of Currency request form](#) | [Marsh New Zealand](#). ****Please note it may take up to two working days to receive your noting of interest*****

Yours faithfully

Craig Leishman
LLB/BComm/Dip Bs (Property)
DIRECTOR

email: craig@bbcl.co.nz

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Pre-Contract Disclosure Statement

Section 146 of the Unit Titles Act 2010

Unit Number: 4A and Accessory Units 4A & 1/62 share of 1Y (Located in Stage 1 of Body Corporate)

Ownership Interest: 0.70/100.03

Body Corporate Number: 203344

Pre-Contract Disclosure Statement

This Pre-Contract Disclosure Statement is provided to prospective buyers of the property by the seller as required by Section 146(1) of the Unit Titles Act 2010 ("**the Act**") and includes the prescribed information required pursuant to Section 146(2) of the Act.

Information about the Unit

a) The Body Corporate and Body Corporate Committee has knowledge that the Unit Title development has been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development. The civil proceeding related solely to Stage 1 (*being all the "A" and "B" units*) and were completed several years ago with all funds accounted for to Stage 1 owners. Stage 2 (*being all the "C", "D", "E" and "F" units*) was subject of a class action claim against James Hardie Limited which the costs of which are being met by litigation funders – this has now been settled and no longer available as potential recovery item for Stage 2 owners.

The Body Corporate and Body Corporate Committee has no knowledge, that any part of the Unit Title development has:

- (i) Weathertightness issues that have not been remediated, beyond the balance of the works due on Stage 2 which are the sole responsibility of Stage 2 owners in accordance with the S74 agreement.
 - (ii) Earthquake-prone issues, in respect of Stage 1 however Stage 2 is considering strengthening of its block. This will be solely a Stage 2 cost.
 - (iii) Other significant defects in the land (including the unit title development and the land on which it is situated) that may require remediation.
- b) The Body Corporate is not involved in any proceedings in any Court or Tribunal, apart from debt collection associated with Stage 2 debtors.
- c) Financial statements for the previous 3 years are included in the General Meeting material provided **in the link** and a Statement of Financial Position to date is **attached**.

In the last 3 years, the Body Corporate has by special resolution resolved to dispense with the need for ongoing annual audits, review or verification of the financial accounts, provided the Body Corporate in a General Meeting, or the Committee, may at any time require the accounts to be audited, reviewed or verified.

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As part of Boutique Body Corporate's management practice, accounts are reviewed quarterly, and every Body Corporate should be reviewed in each three-year cycle. There is no additional charge for this service. Body Corporate 203344 accounts were last reviewed by Grant Thornton on 26 April 2023 for the financial period 1 September 2021 to 31 August 2022.

- d) Notices and Minutes of General Meetings of the Body Corporate together with all supporting documentation for the previous 3 years is **contained in the link**. Committee meeting notices/agendas, minutes and supporting documentation for the previous 3 years are also **contained in the link**.
- e) The Body Corporate Manager is Boutique Body Corporates Limited who can be contacted by email on info@bbcl.co.nz or telephone (09) 524 9785. A copy of the service agreement with BBCL has been sent to the committee/owners and is deemed to have been accepted. A copy is provided in the **link**.
- f) The amount of the annual contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is **\$5,197.22**.

Water rates are included in the ordinary levy.

- g) The period covered by the annual contribution in paragraph (f) is **1 September 2025 to 31 August 2026** payable in **two** instalments representing a share of common area costs and stage 1 only costs.

The levies for the period 1 September 2026 to 31 August 2027 have not yet been raised and will be raised after the next Annual General Meeting which is anticipated to be held in October 2026.

- h) The Body Corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:

The Body Corporate will carry out standard maintenance to common areas, infrastructure and services which will be funded from the Administrative Fund.

- i) The balances of all funds and bank accounts held or operated by or on behalf of the Body Corporate at the date of this disclosure are set out in the Statement of Financial Position provided in the **link**.
- j) A copy of the Long-Term Maintenance Plan (covering 30 years) is provided in the **link**.
- k) The Long Term Maintenance Plan provided in the **link** includes a forecast of Long Term Maintenance costs for the next three years.
- l) The Body Corporate reviews its Long Term Maintenance Plan at each Annual General Meeting.
- m) Attached in the **link** are remediation reports commissioned by the Body Corporate within the previous 3 years.

A handwritten signature in blue ink, located at the bottom right of the page.



- n) The Body Corporate maintains the insurance for the unit title development based upon a replacement insurance valuation of \$37,910,000.00.
- (i) Vero Insurance New Zealand Ltd, broker Marsh Limited.
 - (ii) Material Damage and Business Interruption policies covering the building, 24 months' loss of rent cover, General Liability cover for \$10,000,000.00, Statutory and Employers Liability cover of \$1,000,000.00 each and Office Bearer's Liability Cover of \$5,000,000.00 at an annual cost of **\$94,373.44 (Stage 1) and \$116,636.69 (Stage 2)** for 1 August 2025 to 1 August 2026.
A Certificate of Insurance showing excesses is provided in the **link**.
 - (iii) The Material Damage and Business Interruption policy outlines any exclusions.
 - (iv) The Policy can be viewed in the provided link, the noting of an interest on the policy can be obtained direct through the brokers, Marsh Limited [Body Corporate Certificate of Currency request form | Marsh New Zealand](#). ****Please note it may take up to two working days to receive your noting of interest****
- o) Schedule One is provided in the **link** and this schedule provides an explanation of the following:
- (i) Unit title property ownership
 - (ii) Unit plans
 - (iii) Ownership and utility interests
 - (iv) Body corporate operational rules
 - (v) The information required to be contained in a pre-settlement disclosure statement
 - (vi) Records of title
 - (vii) Land information memoranda issued under section 44a of the local government official information and meetings act 1987
 - (viii) Easements and covenants.
- p) A copy of the current Operational Rules for the Body Corporate is also provided in the **link**.

The Body Corporate Manager certifies the information in the above Pre-Contract Disclosure Statement is correct:

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Signed: _____ Date: _____

Craig Leishman for and on behalf of Boutique Body Corporates Ltd as Manager of the Body Corporate 203344

The Body Corporate vendor certifies the information in the above Pre-Contract Disclosure Statement is correct:

Signed: _____ Date: _____

Vendor or Authorised Party



DISCLAIMER

The seller has requested Boutique Body Corporates Limited (“BBCL”) prepare this disclosure statement (“disclosure”) for and on behalf of the seller. BBCL has prepared this disclosure strictly on the basis that BBCL is not responsible for, and does not accept, any obligation or liability of the seller under section 150 of the Unit Titles Act 2010 (“Act”). BBCL shall not under any circumstances be deemed to be acting as the agent or representative of the seller in relation to such obligation or liability. BBCL expressly disclaims any liability to the buyer or any other party in relation to any breach of any obligation of the seller under section 150 of the Act.

To the best of BBCL’s knowledge and belief at the time of preparation of this disclosure statement, the contents of this disclosure are true and correct. BBCL is not liable for any fact or circumstance not included in disclosure which is not actually known to BBCL.

If requested by the seller, BBCL will prepare a correction of an inaccuracy in this disclosure that it becomes aware of, subject to BBCL receiving payment of its reasonable fee for correcting that inaccuracy.

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.