Boutique Body Corporate
& Community Managers

Pre-Contract Disclosure Statement

Section 146 of the Unit Titles Act 2010

Unit Number: **3 and Accessory Unit 3**

Ownership Interest: **2.29/100.00**

Body Corporate Number: **209549 / 209549WAT**

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 actual knowledge, **except (iv)** that any part of the Unit Title development has:

(i) Weathertightness issues for which a claim has been made under the Weathertightness Homes Resolution Services Act 2006; (please refer below)

(ii) Weathertightness issues that have been remediated without a claim under that Act or other proceedings before a court or tribunal; (please refer below)

(iii) Weathertightness issues that have not been remediated. (please refer below)

(iv) Earthquake-prone issues.

(v) Other significant defects in the land (including the unit title development and the land on which it is situated) that may require remediation. (please refer below)

The unit or the common property is not currently but has been the subject of proceedings in the High Court in relation to water penetration of the buildings in the unit title development. The proceedings have been settled.

Units have undertaken their own remedial works. Northbridge were engaged by the Body Corporate to oversee the remedial work in the past. It is recommended purchasers should obtain from the owner the confirmation of a record of a signoff by Peter Beran of Northbridge Consulting. It is also recommended purchasers should satisfy themselves as to the weathertightness of any unit and if in doubt have a building report commissioned by a qualified building surveyor.

Please find the Northbridge sign off information (in the link). We do not have much information on the remedial work arranged by owners in the past, that was before BBCL's involvement on your property.

The information in the link, is all the information the body corporate has on file. You may wish to provide this information to your agent. If a potential buyer has any concerns, they will need to arrange a building report.

Early in 2022, WorkSafe required individual unit owners to check whether their units have the PDL 20/2/30 C20 installed. If the unit has the PDL 20/2/30 C20 installed, the owner was advised to arrange a registered electrician to check and carry out any necessary repairs. A notice was sent to all units on 28th January 2022 along with the email request from WorkSafe.

b) The Body Corporate is not involved in any proceedings in any Court or Tribunal.

A lawyer has been engaged by the Body Corporate to issue statutory demand to an owner. Details in relation to any unpaid levies on other units are available from the Secretary/Manager upon request.

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.

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 209549 accounts were last reviewed by Grant Thornton in March 2025 for the financial period to 31 January 2025.

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 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 **$3,459.84.**

Water rates are not included in the ordinary levy.

Water is oncharged periodically to the proprietor based on water readings.

The most recent reading was carried out in June for the period 2 March 2026 to 1 June 2026 has been paid in full.

g) The period covered by the annual contribution in paragraph (f) **is 01 February 2026 to 31 January 2027** payable in **four instalments.**

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 ordinary Body Corporate levy.

The re-pointing of roof, moss & lichen treatment and installation of the lead flashing to vent pipes was completed in February 2024. This was funded from the existing Contingency Fund.

i) The Body Corporate has the accounts as at the financial statement date of this disclosure as set out in the Statement of Financial Position attached:

j) A copy of the Long-Term Maintenance Plan is provided in the **link** and this records all planned Long Term Maintenance and forecast costs for the next three years.

k) The Body Corporate reviews its Long-Term Maintenance Plan at each Annual General Meeting.

l) Attached in the **link** are remediation reports commissioned by the Body Corporate within the previous 3 years.

m) The Body Corporate maintains the insurance for the unit title development based upon a replacement insurance valuation of $31,350,000.00.

(i) NZI Insurance, broker Rothbury.
(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 $1,000,000.00 at an annual cost of $66,112.55 + GST for 31 March 2026 to 31 March 2027.
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 Rothbury, **fiona.jamieson@rothbury.co.nz**.
****Please note it may take up to two working days to receive your noting of interest****

n) Schedule One attached details an explanation of various terms as required by the Regulations. A copy of the current Operational Rules is provided in the **link**.

o) 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:

Signed: ______________________________ **Date: 14 August 2026**
Sandy Wu for and on behalf of Boutique Body Corporates Ltd as Manager of the Body Corporate 209549

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

Signed: MClose **Date:** 18/8/2026
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.