Property Disclosure Form

ARIZTO

Property Address: 29A/I Stewart Street, Whakatane

Listing Salesperson: Celéste de Haas

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a sales-person or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:
We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:
We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:
We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

1. Potential Asbestos: Due to the age of the building, asbestos-containing materials may have been used during its original construction. No testing has been carried out, and the vendors make no representation as to the presence or absence of asbestos. Prospective purchasers are encouraged to undertake their own due diligence and seek independent professional advice if this is of concern.
2. Moisture Under Kitchen Sink: Moisture is present inside the cupboard beneath the kitchen sink. While no active leak has been identified, the area is visibly damp. This disclosure is provided to ensure prospective purchasers are aware of the condition and can undertake any investigations they consider appropriate as part of their due diligence.
3. Estate Property: This property is being sold by the representatives of a deceased estate. As the vendors have never resided at the property, they are unable to provide first-hand knowledge of its condition or history. Accordingly, prospective purchasers are encouraged to undertake their own due diligence and obtain any independent advice or inspections they consider appropriate prior to purchasing.

Final Acknowledgment:
Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

Pre-contract disclosure statement for existing units

This is a sample template for providing the information required under Regulation 33(1) of the Unit Titles Regulations 2011 (the Regulation) for a pre-contract disclosure statement for existing units. There is currently no prescribed form for this statement, the specific wording and layout used in this template are not requirements of the Regulation.

Important: **If the information required under Regulation 33(1) of the Unit Titles Regulations 2011 is not provided, or is inaccurate but is not corrected as the information required to complete this pre-contract disclosure statement or to correct the inaccuracy does not exist or cannot be found despite reasonable efforts, then this must be noted in this pre-contract disclosure statement.**

If the requirements of Section 146 of the Unit Titles Act 2010 (the Act) are not met, the settlement date agreed to in an agreement for sale and purchase may be delayed in accordance with Section 149 of the Act, or the agreement may be cancelled in accordance with Section 149A of the Act.

For more information on delaying a settlement or cancelling an agreement for sale and purchase, refer to the pre-disclosure disclosure delay or cancel flowchart on the Unit Title Services website: unittitles.govt.nz

Pre-contract disclosure statement for existing units

Section 146, Unit Titles Act 2010

Unit number:	Unit I
Unit Plan:	Deposited Plan South Auckland 21125
Body Corporate number:	S21125

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 is $1165.14 (second installment building insurance) water rates amount unknown Note: Contribution will be required by either the Seller or the Buyer towards driveway upgrade and new fence required by Kainga Ora.

3 The period covered by the contribution in paragraph 2 is 01/12/2026-27/05/2027. Payment required 7/01/2027

Driveway upgrade and new fence monies required when jobs completed,

4 The body corporate has the following accounts:

Kiwi Bank	Balance as at 30th April 2026	$647.69

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

Year ended [30th April 2026

The immediate past financial year.

The body corporate financial statement *(select one)*

[#] is attached

[ ] is not attached because *(select one)* **it does not exist / it cannot be found**

The body corporate audit report *(select one)*

[ ] is attached

[#] is not attached because *(select one)* **it does not exist /**

Year ended [30th April 2025

One year prior to the immediate past financial year.

The body corporate financial statement *(select one)*

[#] is attached

[ ] is not attached because *(select one)* **it does not exist / it cannot be found**

The body corporate audit report *(select one)*

[ ] is attached

[#] is not attached because *(select one)* **it does not exist /**

Year ended 30th April 2024

Two years prior to the immediate past financial year.

The body corporate financial statement *(select one)*

| # | is attached

☐ is not attached because *(select one)* **it does not exist / it cannot be found**

The body corporate audit report *(select one)*

☐ is attached

| # | is not attached because *(select one)* **it does not exist /**

[*Attach the relevant financial statements and audit reports*]

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 *(select one)* **it does not exist /**

[*Attach the long-term maintenance plan*]

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

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

[*Set out details of proposed maintenance under the long-term maintenance plan and the estimated cost of the works- attach an extra sheet if required*]

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:

Upgrade driveway 29A Stewart Street Whakatane. 1/3rd 2026 1/3rd 2027 1/3rd 2028 Waiting on price from Tracks Concrete. Cost to each Owner will be equally divided x nine units

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 [18th May 2026 *The immediate past financial year.*	The body corporate and committee minutes and supporting documentation *(select one)* # are attached ☐ are not attached because *(select one)* **it does not exist / it cannot be found**
Year ended [17th May 2025 *One year prior to the immediate past financial year.*	The body corporate and committee minutes and supporting documentation *(select one)* # are attached ☐ are not attached because *(select one)* **it does not exist / it cannot be found**
Year ended [23rd May 2024 *Two years prior to the immediate past financial year.*	The body corporate and committee meeting minutes and supporting documentation *(select one)* # are attached ☐ are not attached because *(select one)* **it does not exist / it cannot be found**

[*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 – contact Team Russell phone 07 3070904

Business Plan Policy Number BSP 5411311 – Excess differs according to claim standard Excess $500.00. Full replacement up to sum insured (total building insured $5267.000. Annual payment 27/05/2026-27/05/2027 $18812.08 incl gst

Policy may be viewed by contacting Secretary/Treasurer Sue Thoumine 0272510654 Email suzie3@slingshot.co.nz

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 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.

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 (eg, 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 on 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 which 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 which 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 is 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

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:	[***signature***]
Name:	[***name***]
Date:	[***day, month, year***]

This form has been created by the Ministry of Business, Innovation and Employment as an example of a pre-contract disclosure statement that complies with the requirements of regulation 33(1) The information contained in the form is intended as an example of how these sections may be completed, and the specific wording used is not a requirement of the Unit Titles Regulations 2011.

BODY CORPORATE S21125
ATLAS APARTMENTS 29A STEWART STREET WHAKATANE

MINUTES AGM

MINUTES OF THE AGM HELD 23rd May 2026

PRESENT; Glenys Wilson Marie Davis Lois Moore Bernard Amoroa Sharon Moore Sue Thoumine

APOLOGIES; Eve Amoroa Steve Wilson Percy Ratahi Rebecca Hyland

CHAIRMANS REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and Payments for the year ended 30 April 2026 Balance at Kiwi Bank 30/04/2026 $647.69

ARISING FROM THE MINUTES 2025 NIL

BUDGET; The Secretary presented the Budget for 2026/2027 to the meeting. The Insurance Premium for the year $18812..08 It was moved for the year 2026/2027 Levy A will be paid.

CHAIRMAN & COMMITTEE;
All Owners are Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;
A constructive conversation was held on the subject to upgrade our Driveway. The Committee voted to make a start to upgrade the driveway 1/3 this year 2026 1/3 next year2027 1/3 in 2028. Tracks Concrete a local Company will do the work. Prices to be obtained.
Bernard suggested we install Judder Bars to slow traffic down.

Meeting Closed 2.15pm

BODY CORPORATE S21125
ATLAS APARTMENTS 29A STEWART STREET WHAKATANE

MINUTES AGM

MINUTES OF THE AGM HELD 17TH MAY 2025

PRESENT; Carol Huxford Marie Davis Percy Ratahi Rebecca Hyland Lois Moore Bernard Amaroa Eve Amaroa Tim Lindner Steve Wilson Glenis Wilson Ross Kilford

APOLOGIES; Ron Coley

CHAIRMANS REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and Payments for the year ended.30 April 2025 Balance at Kiwi Bank $1225.48.

ARISING FROM THE MINUTES 2024; NIL

BUDGET; The Secretary presented the Budget for 2025/2026 to the meeting. The Insurance Premium for the year $15817.17. It was moved for the year 2025/2026 Levy B will be paid.

CHAIRMAN & COMMITTEE;
All Owners and Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;
Our aging water pipes came up for discussion again three leaks over the year. Cost $1070.00 to get a Macgregor Plumbing from Tauranga to locate the leak. Water remission from Council $1044.76. Local Plumbers Whale Plumbing now have specialist equipment to find leaks.
Get cost of replacement before the next meeting.
As we have one water meter and nine units feeding of it a question was asked why we are charged $132 x9 for reading. Glenis to investigate.
Maintenance on our driveway Gary & Glenis have Hot mix and offered to repair potholes.
Sections of the driveway need to be resealed. Get prices for the next AGM.
Last Valuation done 2021. Vero have reminded us. Have Valuation done later this year.
Tim Lindner is our new Chairman.
Possible working bee suggested to trim trees etc. Marie raised the subject of lack of car parking – look at garden space to be used for parking. Evelyn bought up the subject of security – garages open – people walking through and homeless close by to be vigilant with security.

Meeting Closed 3.30.pm

BODY CORPORATE S21125

"Atlas Apartments" - 29A Stewart Street Whakatane

Minutes of the annual general Meeting of the Body Corporate S21125 held in the home Of Sue Thoumine commencing at 1pm on Saturday 18th May 2024

PRESENT: Marie Davis,Carol Huxford,Ross Kilford,Beth Logan,Lois Moore,,Harry Luxford Percy Ratahi Rebecca Tim Lindner Ron Coley Steve Wilson

APOLOGIES; Glenys Wilson

CHAIRMANS REPORT; NIL

FINANCIAL STATEMENT; The Secretary presented the Statement of Receipts and payments for the year ended 30 April 2024 . Balance at Kiwi Bank $1302.44

ARISING FROM THE MINUTES; NIL

BUDGET; The Secretary presented the Budget for 2024/2025 to the meeting. The Insurance Premium for the year is $15669.34 It was moved that for the year 2024/2025 Levy A will be paid

CHAIRMAN & COMMITTEE
All Owners are Committee

SECRETARY; Sue Thoumine was appointed again as Secretary

GENERAL BUSINESS;
Our aging water pipe system came up for discussion. With frequent burst pipes time has

come to look to renewal of the pipes. Over the next year prices to be obtained ready for the next AGM. Also look into installing Water Metres on each Unit.

Meeting closed 2.15pm

BODY CORPORATE S21125

29A STEWART STREET

WHAKATANE

Secretary/Treasurer Sue Thoumine
Phone 027 251 0654

To All Proprietors

The Annual General Meeting of the Body Corporate S21125 will be held on Saturday 17th May 2025 at 1pm in the home of Sue Thoumine Unit C to set the Agenda for the coming year 2025/2026

AGENDA

1. Apologies
2. Minutes Of Annual General Meeting Previous Year
3. Financial Report
4. Insurance and Levy for coming year
5. Appointment of Secretary
6. Secretarys Fees
7. General Business

Regards

Sue Thoumine

NOTE; PLEASE PUT THIS DATE AND TIME ON YOUR CALENDER. THERE WILL BE ITEMS UP FOR DISCUSSION IN GENERAL BUSINESS .

BODY CORPORATE S21125

29A STEWART STREET

WHAKATANE

Secretary/Treasurer Sue Thoumine
Phone 027 251 0654

To All Proprietors

The Annual General Meeting of the Body Corporate S21125 will be held on Saturday 18th May 2024 at 1pm in the home of Sue Thoumine Unit C to set the Agenda for the coming year 2024/2025

AGENDA

1. Apologies
2. Minutes Of Annual General Meeting Previous Year
3. Financial Report
4. Insurance and Levy for coming year
5. Appointment of Secretary
6. Secretarys Fees
7. General Business

Regards

Sue Thoumine

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE S21125 FOR THE YEAR ENDED:

30TH APRIL 2026

RECEIPTS

Balance Kiwi Bank 30th April 2025	1225.48
Vero Insurance ($15817.17 + $1438.48)	17255.65
Levies	3163.40
Water Rates	6179.86
Loan to Body Corp S Thoumine	1000.00
Gowing & Co Unit F	200.00
S Thoumine	151.42
Difference in Calculations	6.92
TOTAL	$29182.73

PAYMENTS

Community Lighting	120.00
Secretary Honorarium	NIL
Vero Insurance	17255.65
Bank Fees	NIL
WDC Water Rates	6179.86
Bunnings Hot Mix	233.37
Whale Plumbing	803.66
Terry Allen Ceiling Repair Unit B	700.00
Bay Valuations	2242.50
Body Corp Repay Loan S Thoumine	1000.00
BALANCE KIWI BANK 30/04/2026	647.69
TOTAL	$29182.73

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE S21125 FOR THE YEAR ENDED:

30TH APRIL 2025

RECEIPTS

Balance Kiwi Bank 30th April 2024	1302.44
Vero Insurance	15669.34
Levies	1566.95
Water Rates	5016.59
Vero Insurance Unit A Ceiling Repairs	450.00
Hammerton Lawyers Unit A Water	132.00
Vero Insurance Unit B Ceiling Repair	700.00
TOTAL	$24837.32

PAYMENTS

Community Lighting	120.00
Secretary Honorarium	Nil
Vero Insurance	15669.34
Bank Fees	3.60
WDC Water Rates	5016.59
Macgregors Plumbing Services	1070.60
Royal Flush Plumbing	172.10
Bunnings Hot Mix	175.00
Whale Plumbing	390.23
Mitre 10 Hot Mix	45.00
Terry Allen Ceiling Repair Unit A	700.00
Terry Allen Tree Removal	300.00
Balance at Kiwi Bank 30./04/2025	1225.48
TOTAL	$24837.32

STATEMENT OF RECEIPTS & PAYMENTS FOR BODY CORPORATE S21125 FOR THE YEAR ENDED:

30TH APRIL 2024

RECEIPTS

Balance Kiwi Bank 30th April 2023	1936.77
Vero AMP Insurance & Levies	12838.95
Water Rates	4051.08
TOTAL	$18826.80

PAYMENTS

Community Lighting	
Secretary Honorarium	400.00
Vero AMP Insurance	12838.95
Bank Fees	13.35
Water Rates	4051.08
RoyalFlush Plumbing	220.98
Balance Kiwi Bank 30/04/2024	1302.44
TOTAL	$18826.80

BODY CORPORATE S21125
29A Stewart Street
Whakatane

Local Rules in Place for Atlas Apartments.

These are a few of the Rules that Atlas Apartments Body Corporate has adopted at a Special General Meeting. Plus the Rules as recorded in The Unit Titles Act Schedule. The Committee is made up of all the Owners of the Body Corp.

1.	Parking	Parking of owners vehicles should be in the Carport or garage of the unit. Anywhere else in the Common ground (main car park) is not allowed. The main car park is for Visitors only. Owners and Tenants are responsible for their Visitors.
2.	Noise	Local council by laws applies for excessive noise. It is appreciated by all owners of Atlas Apartments that there be occasions when the noise levels rise, just don't forget that there are other residents who may be disturbed by your revelry. Common sense prevails.
3.	Animals	No dogs allowed. One cat permitted per Unit.
4.	Fences	Repairs and maintenance of fences are the responsibility of the owner, Entrance way/Exit way responsibility of the Corporate Body.
5.	Maintenance	Maintenance of the Car park Gardens, Entrance way and Exit way is the responsibility of the Body Corporate. Maintenance of individual Units is the responsibility of the owner. If a Unit falls into a state of neglect the Body Corporate committee has the right to request the owner to upgrade.
6.	Alterations	The Body Corporate committee must approve alterations any changes to the outside appearance of the unit.
7.	Painting	Painting of units to be done when required as part of

normal maintenance. If colour of unit is to be changed, permission from a sub committee of four members of the Body Corporate shall approve the colour scheme on behalf of all owners.

As presented and passed at Special General Meeting on the 17th September 2011.