

Motel Holdings Limited

PRE-CONTRACT DISCLOSURE STATEMENT

Section 146, Unit Titles Act 2010

Property Address: 223 Main Road, Tairua

Property Information:

Identifier: 751526

Unit Plan Number: DP 499284

Body Corporate Number: 499284

Principal Unit Number: 18

Accessory Unit:

Pre-contract disclosure statement

(1) The following information is prescribed for section 146(2) of the Act (which requires a pre-contract disclosure statement to contain prescribed information) if the pre-contract disclosure is provided in relation to a sale and purchase of a unit other than an “off-the-plan” unit:

Motel Holdings Limited discloses the following information for the unit title development.

- i. ***There have not been*** weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006; or
 - ii. ***There have not been*** weathertightness issues that have been remediated without a claim under that Act or other proceedings before a court or tribunal; or
 - iii. ***There are not*** weathertightness issues which have not been remediated.
 - iv. ***The are no potential*** earthquake-prone issue.
 - v. ***There are no known*** significant defects in the land that the unit title development is situated that may require remediation.
- a) The body corporate **is not** involved in any proceedings in any court or tribunal.
 - b) The financial statements for the previous 3 years are attached. There are **NIL** audit reports for the previous 3 years as resolved annually at the Annual General Meeting of the Body Corporate:
 - c) Notices and minutes of general meetings of the body corporate and the body corporate committee for the previous 3 years are attached—
 - i. including all supporting documentation;
 - ii. excluding any information that may be redacted for the reasons specified in regulation 27A(2):
 - d) The name and contact details of the Body Corporate Manager are: About Body Corporates Ltd (Kim Jones) Phone: 09 6230221 / 021545716 Email: kim@aboutbodycorp.co.nz
 - e) The period covered by the contribution in paragraph (g) is; 1 November 2025 – 31st October 2026.

- f) 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 \$4,622.53 (Levy).
- g) Details of maintenance that the body corporate proposes to carry out on the unit title development in the year following is;

General Repairs and Maintenance as required. *Funded by the General Repairs and Maintenance budgeted amount in the Annual Budget for 2025-2026. This includes but is not limited to, Gardens, Building Washing and other General repairs and maintenance.*

- h) The body corporate has the following bank account(s) which have the following balance as at 31st October 2025.

Operating Account: \$123,013.13
 Long-Term Maintenance Fund: \$0
 Contingency Fund: Not Applicable
 Capital Fund: Not Applicable

About Body Corporates Ltd		Printed 31 OCT 25 19:38
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499284 Pacific Harbour Villas Statement of Financial Position as at 31 OCT 25		
Current Assets		
Pm Debtor Control Account	88,317.33	
Pacific Harbour Villas Trust Account	34,287.26	
Pacific Harbour Villas Sundry Account	408.54	
Total Current Assets	123,013.13	
Net Surplus for Period	72,634.15	
Appropriation Account	50,378.98	
		123,013.13

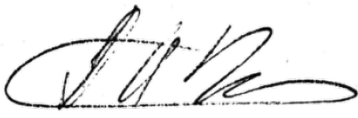
- i) A copy of the long-term maintenance plan *is* attached.
- j) Any proposed works under the Long Term Maintenance Item for the unit title development to be carried out or begun within the next 3 years are
- Painting
 - Roof Painting
 - Deck repair
 - Small fence repair/replacement
 - Garden Edging

- k) The next review date for the long-term maintenance plan for the unit title development is currently November 2026 – Please note final quotes and actual costs will be used to update the LTMP:
- l) Any remediation reports commissioned by the body corporate within the previous 3 years are attached. – there are none to attach.
- m) A summary of the insurance cover the body corporate maintains for the unit title development, including—
 - i. The Insurer is AIG Insurance Ltd and contact details are C/- ABC Ltd (09) 6230222.
 - ii. The type, the amount of cover, the annual amount payable for it, and the excess payable on any claim under is as per the Certificate of Currency and Renewal documents as attached.
 - iii. Any specific exclusions from cover are noted in the Policy.
 - iv. The insurance policy is attached:
- n) An explanation of the following:
 - i. **Unit title property ownership** is made up of three components: ownership of a principal unit and any accessory units; an undivided share in the ownership of the common property; and an undivided share in the ownership of the underlying land if the unit plan is cancelled. This means that owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership. Unit title developments also have a body corporate management structure. Every unit owner in a unit title development is automatically a member of the body corporate. The body corporate owns the common property in the unit title development.
 - ii. **A unit plan** is a survey plan showing the principal units, any accessory units and the common property in a unit title development. It is a formal record of the boundaries of units and common property.
 - iii. **Ownership and utility interests** are assigned to every unit in a unit title development. Ownership interests are based on the relative value of each unit in relation to the others in the same development. Utility interests are the same as ownership interest unless otherwise specified.
 - iv. **Body corporate operational rules** govern the development of unit titles. All unit owners, occupiers, tenants, and the body corporate must comply with these rules.
 - v. **Pre-settlement disclosure** must be provided by a vendor (at its cost) to a purchaser of property in a unit title development no later than 5 working days before settlement in the form of a pre-settlement disclosure statement (“PSDS”). If a PSDS is not provided at least 5 working days before settlement.
 - vi. the purchaser can delay settlement until 5 working days after the PSDS is provided or cancel the contract after giving 10 working days notice in writing to the vendor.
 - vii. **A computer register** (also commonly known as a records of title) formally records the ownership of land or a unit in a unit title development and the legal rights and restrictions that apply to that property. Computer registers are issued in respect of principal units and their related accessory units, but no computer register is issued in respect of common property

- viii. **Land information memoranda** (“LIMs”) are documents issued by territorial authorities (district and city councils) in respect of a particular property (on request and on payment of a fee). LIMs record information held by the council in respect of rates, special land features, water infrastructure, consents, certificates, licences, notices or orders issued by the council and other information the council considers relevant. LIMs do not contain all of the information relevant to the property such as any information held by the regional council for the area.
- ix. **Easements and covenants** are legal documents setting out particular rights and restrictions relating to the use of a property and are recorded on the computer registers of the land affected.

Signed by (or for and behalf of) the Vendor on (Date): 22/05/26

Name: David Fitton

Signature: _____