

# Pre-Contract Disclosure Statement

s. 146, Unit Titles Act 2010 and reg 33 (1), Unit Titles Regulations 2011  
Sale of an Existing Unit in a Unit Title Development

**Date Prepared:** 3 June 2026  
**Body Corporate Name and Number:** Deposited Plan 349938  
**Address:** 30 Heather Street, Parnell, Auckland  
**Unit Number:** Principal Unit H, AU8

The following information as required by the new Section 146(2) of the Unit Titles Act 2010 that was introduced by the Unit Titles Amendment Act 2022 on 9th May 2023.

## Known Issues: does the Body Corporate or Body Corporate Committee have actual knowledge that any part of the unit title development has?

Section 146 reg. 33 (1)(a)(i)	<u>Weathertightness</u> issues for which a claim has been made under the <u>Weathertight Homes Resolution Services Act 2006</u>	No
Section 146 reg. 33 (1)(a)(ii)	<u>Weathertightness</u> issues that <u>have been remediated</u> without a claim under the Act or other proceedings before a court or tribunal	No
Section 146 reg. 33 (1)(a)(iii)	<u>Weathertightness</u> issues that <u>have not been remediated</u>	No
Section 146 reg. 33 (1)(a)(iv)	<u>Earthquake-prone</u> issues	No
Section 146 reg. 33 (1)(a)(v)	Any other significant <u>defects in the land</u> (including the unit title development and the land on which it is situated) that may require remediation.	No

## Legal Proceedings

Section 146 reg. 33 (1)(b)	Is the Body Corporate involved in any <u>proceedings in any court or tribunal</u> ?	None advised
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## Financials Statements

Section 146 reg. 33 (1)(c)	The Financial Statements for the previous year is found in the <b>Document Pack</b> . There has been no Financial Audit in the last year as the body corporate has resolved against an audit (refer minutes of AGMs over last year).
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## General Meeting and Committee Minutes

Section 146 reg. 33 (1)(d)	Minutes of general meetings of the body corporate and the body corporate committee for the previous year are found in the <b>Document Pack</b> .
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## Body Corporate Manager

Section 146 reg. 33  
(1)(e)

The Body Corporate Manager is:  
Nicki Pugh - First Street Body Corp Management Ltd  
PO Box 318332 Westpark Village  
Phone: 09 417 0005, 021 287 9404  
Email: [manager@firststreet.co.nz](mailto:manager@firststreet.co.nz) or [bc@firststreet.co.nz](mailto:bc@firststreet.co.nz)

## Current 12-Month Financial Period

Section 146 reg. 33  
(1)(f)

Financial Period: **1 September 2025 to 31 August 2026**

## Current Body Corporate Levies for this Unit

Section 146 reg. 33  
(1)(g)

Body Corporate Levies for this Unit are: **\$7,386.78**

### Body Corporate Bank Accounts

Westpac 03 0162 018238 000

Balance as at 31/08/2025 \$9,814.08

Westpac 03 0162 0182388 001

Balance as at 31/08/2025 \$43,993.55

Westpac 03 0162 0182388 002

Balance as at 31/08/2025 \$115,008.64

### Levies are payable in four (4) instalment/s:

20<sup>th</sup> November 2025

20<sup>th</sup> January 2026

20<sup>th</sup> March 2026

20<sup>th</sup> May 2026

**Water and Gas usage is on-charged by Smart Metering**

## Long Term Maintenance Planning

Section 146 reg. 33  
(1)(j)

The Long-Term Maintenance Plan is attached in the document pack.

Section 146 reg.33  
(1)(l)

The next review date for the LTMP for the unit title development is scheduled to be completed 3 years from the date of the current plan.

## Proposed General Maintenance

Section 146 reg. 33  
(1)(h)

Any maintenance that the Body Corporate proposes to carry out in the year following the date of the disclosure statement are detailed in the General Meeting

minutes, Committee minutes, Approved Budget at the most recent AGM as well as the building manager's report where applicable.

## Remediation Reports

Section 146 reg. 33  
(1)(m)

No remediation reports commissioned by the body corporate in the last 3 years are included in the pack as none have been provided to the Body Corporate Manager.

## Insurance

Section 146 reg. 33  
(1)(n)

Insurance is placed with Vero and documentation can be found in the **Document Pack**. The Broker is Jolene Rautenbach at PSC Insurance Brokers – Jolene.rautenbach@pscbroking.co.nz

## General Information

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](http://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 <a href="http://www.unittitles.govt.nz">www.unittitles.govt.nz</a> 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Record of title Easements and covenants	Land Information New Zealand <a href="http://www.linz.govt.nz">www.linz.govt.nz</a> 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.

Signed by seller or person authorised by seller:	<b>[signature]</b> <i>Genevieve Ambrose REES</i>
Name:	<b>[name]</b> Genevieve Ambrose REES as Director of Heather Investments Ltd
Date:	<b>[day, month, year]</b> Jun 05 2026

*This disclosure statement is given strictly in accordance with Section 146 of the Unit Titles Act 2010 and the Unit Title Regulations 2011. Information provided in this statement has been provided by First Street Body Corp Management Ltd at the request of the Seller of the Unit, and the Seller of the Unit is responsible for ensuring the accuracy of the information*

*contained in this statement. While all care has been taken by First Street Body Corp Management Ltd to ensure the accuracy of the information provided in this statement, First Street Body Corp Management Ltd accepts no liability or responsibility for any inaccuracies or incorrect information contained herein. Any liability arising in any way from this statement is disclaimed by First Street Body Corp Management Ltd.*