



Boutique Body Corporate
& Community Managers

12 March 2026

Derek & Sheryll Simons

By email

Email: sheryllsimons@gmail.com

Re: Body Corporate 326889 – Providence on Eden, Unit PU7, 21 Hunters Park Drive, Three Kings, Auckland

Further to your request dated 9 March 2026, 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 Chubb Insurance. 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

pp. Alex McAllister for Craig Leishman
LLB/BComm/Dip Bs (Property)

DIRECTOR

email: craig@bbcl.co.nz

TJ



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Pre-Contract Disclosure Statement Section 146 of the Unit Titles Act 2010

Unit Number: PU7
Ownership Interest: 129.00/10,000.00
Body Corporate Number: 326889

Pre-Contract Disclosure Statement

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 (“**the Act**”) and the Unit Titles Amendment Act 2022.

General information providing a brief explanation of various matters as required by the Act is attached as Schedule 1.

Further information about the matters set out above can be obtained from the Body Corporate Secretary, Boutique Body Corporates Limited Craig Leishman PO Box 11131, Ellerslie, Auckland 1542. PO Box 11131, Ellerslie, Auckland 1542. Email: craig@bbcl.co.nz.

Information about the Unit

- a) The Body Corporate and Body Corporate Committee has **NO** knowledge, 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;

The Body Corporate and its Committee have knowledge of:

- ii) Weathertightness issues that have been remediated without a claim under the WHRS Act or other proceedings before a court or tribunal;
- iii) Weathertightness issues in the course of remediation on a block by block basis and a process to complete this is fully complete with all units now occupied.

The Body Corporate and its Committee have **NO** knowledge of:

- 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.
- vi) The unit nor the common property is not currently, the subject of a claim under the Weathertight Homes Resolution Services (WHRS) Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development – it is however unknown whether individual owners may have lodged a claim with the WHRS at an earlier stage however any such claims are believed out of time for pursuing. The Body Corporate has repaired/replaced the roof of all eighteen blocks of units and is completed additional drainage work on four blocks. The Body Corporate secured a report from Hampton Jones to identify what remaining units required remedial roof works and all owners have access to this. The work identified is now fully complete.



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- b) The Body Corporate is not involved in any proceedings in any Court or Tribunal, apart from debt collection. The debt collection includes \$455k of arrears, the vast majority being due by Unit PU1 (~\$360k) and Unit PU15A (~\$92k). PU1 is currently listed for a mortgagee sale and it is expected the arrears will be settled from the sale. Proceedings have been issued against PU15A.

The Body Corporate is considering a claim from its remedial contractor for the \$50k excess the Body Corporate paid on an insurance claim during works.

- 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 326889 accounts were last reviewed by Grant Thornton on 14 November 2024 for the financial period to 30 September 2024.

- 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) i) The amount of the annual ordinary contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is **\$6,967.60**.
- ii) Because of the Body Corporate incurring additional shared costs relative to the works recorded in a) vi) hereof it is believed there will be a need for the Body Corporate to raise further funds of between \$100k to \$200K over the next 12 months. The share of any additional levies for **Unit PU17** is 1.29% or **\$1,290.00** of the \$100k estimate or **\$2,580.00** of the \$200k estimate.

One unit has not paid any part of the remedial levy and the Body Corporate has borrowed to cover this shortfall with the costs and interests being oncharged. It appears the mortgagee of the unit is looking to sell the unit in arrear, and if sold, the loan can be largely repaid.

Water rates **are** included in the ordinary levy.

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A special interim levy of \$2m was raised on 9 December 2020 following the AGM to address systemic roof issues across the complex and unit **PU7's** share was **\$25,800.00**. This was subsequently postponed at an EGM in March 2021 and then revoked at a later EGM in July 2021. The March 2021 EGM directed the Body Corporate to await an updated roof assessment from Hampton Jones. An estimated budget total of \$9,371,842.00 was originally forecast for the complete repair of all units. The Body Corporate received the report from Hampton Jones and an Extraordinary General Meeting was held on 5 July 2021 to discuss the same. A further Extraordinary General Meeting was held on 28 July 2021 and Hampton Jones spoke to the meeting regarding block roof conditions. It was resolved full replacement of all roofs would occur as soon as possible. Each block is ultimately liable for their own direct costs for repair under S126 of the Unit Titles Act 2010. **PU7** is located within Block 3. Block 3 underwent full roof remediation and recladding works as part of the Body Corporate's remediation programme. The works have been completed, however no associated levies have been paid by the current owner of **PU7**, and a Code Compliance Certificate (CCC) has been issued for Block 1.

- g) The period covered by the annual ordinary contribution in paragraph (e) is 1 October 2025 to 30 September 2026 payable in **four** instalments.

The levies for the period 1 October 2026 to 30 September 2027 have not yet been raised and will be raised at the next Annual General Meeting anticipated to be held in November 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 ordinary Body Corporate levy. No further special levies are expected to be raised for this unit, potentially apart from a the wash-up referenced in f) ii) on page 2, as the remedial work has now been completed. The majority of remedial costs were met by each block, however some shared costs are still to be recovered for insurance, project management and secretarial.

- 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 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.


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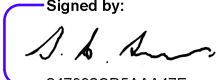
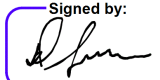
- n) The Body Corporate maintains the insurance for the unit title development based upon a replacement insurance valuation of \$55,860,000.00.
 - (i) Chubb Insurance, broker Marsh Limited.
 - (ii) Material Damage and Business Interruption policies covering the building, 36 months' loss of rent cover, Public 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 \$166,261.28 for **30 November 2025 to 30 November 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](#).
- 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:

Signed:  Date: 13 MAR 2025

Craig Leishman for and on behalf of Boutique Body Corporates Ltd as Manager of Body Corporate 326889

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

Signed by:  Signed by:  Date: 27/03/26

Signed: 247932CD5AAA47E... E555C2097DE0451... Vendor or Authorised Party



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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.