

Pre-contract disclosure statement

There is currently no prescribed form for pre-contract disclosure statements. This template has been created by the Ministry of Business, Innovation and Employment as an example of how to provide the information required for a pre-contract disclosure statement in regulation 33 of the Unit Titles Regulations 2011. The specific wording and layout used in this template are not requirements of the Unit Titles Regulations 2011.

The pre-contract disclosure statement must include the information required by regulation 33 of the Unit Titles Regulations 2011. **Important:** if the required information is not provided or is inaccurate, but isn't corrected, because the information required to complete this pre-contract disclosure statement or correct the inaccuracy does not exist, or despite reasonable efforts, cannot be found, this must be noted in this pre-contract disclosure statement.

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

Pre-contract disclosure statement

section 146, Unit Titles Act 2010

Unit Number: Unit **W** and accessory unit **AU23**
Unit plan: 194498

Body Corporate Number: 194498

Pre-contract disclosure statement

- 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 **\$5,110.68**.
- 3 The period covered by the contribution in paragraph 2 is **1 July 25 to 30 June 26**.
- 4 The body corporate has the following accounts (**as at 30 April 26**):

Operating Account	\$70,924
Long Term Maintenance Account	\$57,612
Contingency Account	\$38,775

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

- 5 *Select the statements that apply:*

Year ended *FY22/23(year 1)*:

The body corporate financial statement is attached

Year ended FY 23/24 (year 2):

The body corporate financial statement is attached

Year ended FY24/25 (year 3):

The body corporate financial statement is attached

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, or 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 The long-term maintenance plan is attached.
- 7 The next review date for the long-term maintenance plan is **April 2028**
- 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

- 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:

Nil

- 10 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.
- 11 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.
- 12 The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have not been remediated.
- 13 The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.
- 14 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.
- 15 No remediation report/s commissioned by the body corporate in the last three years are attached, because no such reports have been commissioned.

Governance information

The notices and minutes of body corporate general meetings and body corporate committee meetings for the last three years.

16 *Select the statements that apply:*

Year ended 2023	The body corporate and committee meeting notices, minutes and supporting documentation are attached
Year ended 2024:	The body corporate and committee meeting notices, minutes and supporting documentation are attached
Year ended 2025:	The body corporate and committee meeting notices, minutes and supporting documentation are attached

17 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:

NZI Policy Number 32-2458321-SCP. Certificate of Insurance attached

19 The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.

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:*
- *contacting the Ministry of Business, Innovation and Employment contact 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.

Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

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.

3 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

21 *Select the statement that applies:*

This disclosure statement, including any additional information that forms part of this disclosure, does not have any inaccuracies.

Date: 30 April 2026

Signed (by seller or person authorised by seller):

RJ Sinclair, Secretary Royale Vista Estate Body Corporate

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. 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.