

Lifestyle Village
Pre-contract disclosure statement
Section 146, Unit Titles Act 2010

Unit plan: DP 431284

**Body Corporate
Number:** 431284

Unit Number: 16

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.

General information

- 2 *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 “A quick guide to unit title developments”, which is available on the Department of Building and Housing’s website:
www.dbh.govt.nz/unit-titles*
- *contacting the Department of Building and Housing contact centre can answer questions on unit titles: 0800 UNIT TITLES*

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 have been any changes to the body corporate rules.

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.

Computer register. Previously known as a 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 computer register 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 computer register.

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 computer register 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	Department of Building and Housing www.dbh.govt.nz/unit-titles 0800 UNIT TITLES (0800 864 884)
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Unit plan	Land Information New Zealand
Ownership and utility interests	www.linz.govt.nz
Computer register	0800 ONLINE (0800 665 463)
Easements and covenants	
Body corporate operational rules	The body corporate of the unit title development
Pre-settlement disclosure statement	
Additional disclosure statement	
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Department of Building and Housing recommends you obtain independent legal advice from your lawyer.

Information about the unit

- 4 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 periodic weekly payments of \$29.40 in respect of Plan 1, 2, 4, 4.1 and 5 units and \$27.78 for Plan 3 units.
- 5 The period covered by the contribution in paragraph 4 is one week and is in place until further notice.
- 5A The body corporate weekly levy is payable to Villagent Management Limited (the manager appointed by the body corporate) fortnightly in advance by automatic payment. In addition, there is a management fee of \$64.87 per week including GST for fees payable in respect of the Brown Acre Village Management and Service Agreement which each proprietor and its assigns is a party to. The Manager collects the body corporate fee (on behalf of the body corporate), and the management and service fee (payable to the manager) together.
- 6 As at the date of this statement the body corporate has not determined or considered the levies for the next 12 months and cannot advise the amount it proposes to levy under section 121 of the Act in the next 12 months.
- 7 The body corporate proposes to carry out the following maintenance on the unit title development in the next 12 months:

Maintenance to be undertaken by the manager, in accordance with the management and services agreement (entered into by the manager Brown Acre Village Management Limited with each proprietor in the development), will be carried out by the manager at the cost of the manager. The Long Term Maintenance plan details what will be carried out by the Body Corporate which is reviewed annually.

- 8 The village does not have a long term maintenance fund instead having voted to maintain a long term contingency fund. A summary of the Long Term Maintenance Plan forms part of the pre contract disclosure information provided
- 9 The body corporate has the following accounts:
- Operating account – the balance as at the last financial statement as at the 31st day of March 2026 is \$1702.93.
- Savings account - the balance as at the last financial statement as at the 31st day of March 2026 is \$33540.50
- Long Term Savings Fund – the balance as at the last financial statement as at the 31st day of March 2026 is \$22817.31
- Term Deposits – balances are \$116538
- Please note that Annual Village Insurance is paid in April.
- 9a The Village Annual Reports for the last three years are included which includes Annual budgets.
- 9b There are no Body Corporate Audit reports as the Body Corporate has resolved each year not to appoint an auditor. Financial accounts are uncomplicated with the key operational cost being Village Insurance and prepared by the Body Corporate Manager. Financial accounts and statements are then fully scrutinised by the Body Corporate Committee each year before sign off.
- 9c AGM Minutes for the last three years are included.
- Please note that agreement was reached at the 2024 AGM that any leaks found to Water pipes located between/around the owner's water meter and their house boundary will result in the repair expenditure shared 50/50 with the Body Corporate and the individual house owner.
- 10 The unit or the common property is not currently, and has never been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.
- 11 The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.
- 12 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.
- 13 The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement
- 14 The village insurance is insured with AMP Insurance underwritten by Vero for a total sum insured of \$31,006,088 plus GST. The insurance premium effective 10 April 2026 is the amount of \$87783.00. Owner excess for any claim is \$400, \$650 if tenanted, and \$1000 if unoccupied. William Marshall of The Marshalls Insurance Partners is our insurance broker 04 498 8372. A full copy of the insurance policy details can be found: <https://www.amp.co.nz/content/dam/ampnz/documents/general-insurance/policy-documents/AMP-BusinessInsurance-PolicyDocument-July-2024.pdf>
- 15 The body corporate has adopted new Operational Rules.

- 16 The alerting system in the villa is non-operational.
- 17 The Body Corporate Manager is Villagent Management. Deb O'Rourke can be contacted on villagentservices@gmail.com
- 18 This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.
- 19 For Sale notices cannot be placed outside villas. They can be placed inside villa windows. All signs must be removed two weeks after a sale is confirmed.
- 20 All gardens are the responsibility of the owner.
- 21 Water tanks attached to the house are to remain as a chattel as a village resource consent requirement

Date:

Signed:

Vendor

Certification

Body Corporate 431284 hereby certifies the information contained in this pre-contract disclosure as set out in paragraph 4 to 21 is correct

Date: 05 May 2026

Signed:

Deb O'Rourke

Villagent Management Limited
for Body Corporate 431284