

**UNIT TITLES ACT 2010  
Section 146 (1) & (2)**

**Pre-contract disclosure statement  
Form 18**

Unit number: PU-2A, AU 34	Unit plan: DP 510698
Address: 54 Rawhiti Road, Manly, Whangaparaoa	Body Corporate No: 510698

**General information about the unit title ownership and documents relating to property:**

Unit title ownership:	5.14%
Unit plan:	510698
Ownership and utility interests:	9.46% - Residential Costs
Body Corporate operational rules:	<p>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.</p> <p>All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.</p> <p>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.</p>
Pre-settlement disclosure:	<p>Provides the following:</p> <ul style="list-style-type: none"> <li>• confirmation that the information contained herein is still accurate</li> <li>• whether the Levy Contributions are fully paid</li> <li>• if in the case of unpaid Levy Contributions whether Legal Proceedings have begun; and the rate of interest due and/or accrued</li> <li>• whether any metered charges are unpaid and the value thereof</li> <li>• whether any special levy contributions have been called</li> <li>• whether special levy contributions (if any) remain unpaid</li> <li>• any changes to the operational rules.</li> </ul>
Additional disclosure:	<p>Provides the following:</p> <ul style="list-style-type: none"> <li>• contact details for the body corporate and the body corporate committee, if any</li> <li>• the balance of every fund or bank account as at the date of the last financial statements</li> <li>• value of Accounts Payable as at date of document</li> <li>• details of regular expenses</li> <li>• value of Accounts Receivable as at date of document</li> <li>• insurance cover details</li> <li>• contracts entered into by the body corporate</li> <li>• lease details to which the base land is subject</li> <li>• text of motions voted on at the last AGM and whether motions were passed</li> <li>• whether operational rules are different to the rules in the Act</li> <li>• a summary of the long-term maintenance plan, how the plan is managed and funded</li> </ul>

Computer register:	Titles (identifiers) prove the ownership of land and the rights and restrictions that apply to the land. They have replaced paper certificates of title and are held and administered by LINZ.
Land Information Memorandum (LIM):	A land information memorandum (LIM) is a document issued (at your request and on payment of a fee) by a territorial authority (Council) in respect of a property. Anyone may apply for a LIM with respect to a property which will likely include information about rates and water charges, refuse and recycling collection information, building permits and consents, resource consents and subdivision consents, any special characteristics of the land or buildings, any current requisitions issued by the Council on the property, drainage information relating to sewer and/or storm water, resource consents issued in the immediate neighbourhood (100 metre radius default), compliance schedules, building warrant of fitness and registrations and licences.
Easements and covenants:	<p>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).</p> <p>Easements or covenants may apply to:</p> <ul style="list-style-type: none"> <li>• a unit and are usually recorded on the computer register for that unit.</li> <li>• common property and will be recorded on the supplementary record sheet for the unit title development.</li> </ul>

**Information about the unit (please complete):**

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 \$6,604.58pa GST Exclusive.
The period covered by the contribution above: 1 July 2018 to 30 June 2019.
The Body Corporate does not propose to levy for further funds under Section 121 of the Act in the next 12 months.
The body corporate proposes to carry out the following maintenance in the next 12 months: No specific maintenance planned at this time.
<p>The Body Corporate has the following bank accounts:</p> <p>BNZ Ltd Operating Account</p> <p>BNZ Ltd Savings Account</p> <p>These are interest bearing accounts, earning 0.00% and 0.10% respectively.</p>
Under section 148 of the Unit Titles Act 2010, a buyer may request an additional disclosure statement before the settlement of an agreement for sale and purchase of a unit. The buyer must pay to the seller all reasonable costs incurred by the seller in providing the additional disclosure statement. The estimated cost of providing an additional disclosure statement is \$700 + GST.

**Select which statement applies:**

The unit or the common property is or has been the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or other civil proceedings relating to water penetration of the buildings in the unit title development.

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.

Further information about all the matters set out in this document can be obtained from:

SHAY Strata Solutions Ltd  
**Authorised Party**

*Address:* 34 Triton Drive, ALBANY  
*Telephone:* 09 479 1394  
*Email:* office@shay.co.nz



.....Sarah Burkitt.....  
Dated this 29<sup>th</sup> day of June 2018

SHAY

*We work with you in mind*

**BODY CORPORATE 510698 - Manly**  
**BUDGET (GST EXCLUSIVE)**  
**1 July 2018 to 30 June 2019**

REGISTERED OWNER: Residential Unit  
UNIT NUMBER: 2A  
OWNERS INTEREST %: 5.14%  
RESIDENTIAL COSTS %: 9.46%

<b>Insurance</b>			
Insurance - Business assets		1,046	
Insurance - Natural disaster excess buy-down		189	
Insurance - Office Bearers		39	
Valuation for Insurance		19	
			\$1,294
<b>Community Costs</b>			
Rubbish Bay Cleaning (1/2 hour per week)		154	
Rubbish Collection		808	
Cleaning (1 hour/week)		548	
Power		771	
Water		51	
			\$2,333
<b>Compliance Costs</b>			
Annual Certificate		15	
Fire evacuation scheme		39	
Owners Checks		52	
			\$106
<b>Maintenance</b>			
Contingency		77	
Downpipes and Gutters		64	
Drains and Cesspits		39	
General		26	
Grounds		411	
Mechanical air		49	
Fire Protection		62	
Security Patrol		123	
Telephone - Lift and Fire Connection		107	
			\$959
<b>TOTAL ANNUAL OPERATIONAL LEVY</b>			<b>\$4,692</b>
<b>Long-term Funds</b>			
	Cost	Expected useful life	Annual contribution to maintenance fund
Painting	15,000	10	308
Carpark	20,000	20	103
Lift	60,000	30	308
Roof	40,000	20	103
			\$823
<b>TOTAL ANNUAL BUDGET</b>			<b>\$5,514</b>
<b>Separate residential budget</b>			
Lift Compliance Costs		170	
Lift Maintenance		473	
Power		47	
Water		95	
<b>TOTAL SEPARATE ANNUAL RESIDENTIAL BUDGET</b>			<b>\$785</b>
Administration Fee			\$305
<b>TOTAL BODY CORPORATE LEVY</b>			<b>\$6,604.58</b>
		GST	\$990.69
<b>TOTAL VALUE OF ANNUAL LEVY</b>			<b>\$7,595.27</b>

**BODY CORPORATE 510698 - Manly**

**BUDGET (GST EXCLUSIVE)**

1 July 2018 to 30 June 2019

<b>Insurance</b>			
Insurance - Business assets		20,351	
Insurance - Natural disaster excess buy-down		3,684	
Insurance - Office Bearers		750	
Valuation for Insurance		375	
		<hr/>	<b>\$25,160</b>
<b>Community Costs</b>			
Rubbish Bay Cleaning		3,000	
Rubbish Collection		15,716	
Cleaning		10,660	
Power		15,000	
Water		1,000	
		<hr/>	<b>\$45,376</b>
<b>Compliance Costs</b>			
Annual Certificate		300	
Fire evacuation scheme		750	
Owners Checks		1,020	
		<hr/>	<b>\$2,070</b>
<b>Maintenance</b>			
Contingency		1,500	
Downpipes and Gutters		1,250	
Drains and Cesspits		750	
General		500	
Grounds		8,000	
Mechanical air		960	
Fire Protection		1,200	
Security Patrol		2,400	
Telephone - Lift and Fire Connection		2,090	
		<hr/>	<b>\$18,650</b>
<b>TOTAL ANNUAL OPERATIONAL LEVY</b>			<hr/> <b>\$91,256</b> <hr/>
<b>Long-term Funds</b>	Cost	Expected useful life	Annual contribution to maintenance fund
Painting	60,000	10	6,000
Carpark	20,000	10	2,000
Lift	60,000	10	6,000
Roof	40,000	20	2,000
			<hr/> <b>\$16,000</b> <hr/>
<b>TOTAL ANNUAL BUDGET</b>			<hr/> <b>\$107,256</b> <hr/>
<b>Separate residential budget</b>			
Lift Compliance Costs			1,800
Lift Maintenance			5,000
Power			500
Water			1,000
			<hr/> <b>\$8,300</b> <hr/>
<b>TOTAL SEPARATE ANNUAL RESIDENTIAL BUDGET</b>			<hr/> <b>\$8,300</b> <hr/>
Administration Fee per unit			<hr/> <b>\$305</b> <hr/>

**Proposed Budget**

