

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

**Pre-contract disclosure statement  
Form 18**

Unit number: PU-2M, AU-22	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:	4.227%
Unit plan:	DP 510698
Utility interests:	7.78% - 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 \$5,484.98pa GST Exclusive; this includes costs relating to the residential units.

The period covered by the contribution above: 1 July 2018 - 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.

The Body Corporate will have the following bank accounts:

BNZ Ltd Operating Account

BNZ Ltd Savings Account

These will be interest bearing accounts, earning 0.00% and 0.10% respectively.

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: 2M  
OWNERS INTEREST %: 4.23%  
RESIDENTIAL COSTS %: 7.78%

**Insurance**

Insurance - Business assets	860	
Insurance - Natural disaster excess buy-down	156	
Insurance - Office Bearers	32	
Valuation for Insurance	16	
	<hr/>	\$1,064

**Community Costs**

Rubbish Bay Cleaning (1/2 hour per week)	127	
Rubbish Collection	664	
Cleaning (1 hour/week)	451	
Power	634	
Water	42	
	<hr/>	\$1,918

**Compliance Costs**

Annual Certificate	13	
Fire evacuation scheme	32	
Owners Checks	43	
	<hr/>	\$88

**Maintenance**

Contingency	63	
Downpipes and Gutters	53	
Drains and Cesspits	32	
General	21	
Grounds	338	
Mechanical air	41	
Fire Protection	51	
Security Patrol	101	
Telephone - Lift and Fire Connection	88	
	<hr/>	\$788

**TOTAL ANNUAL OPERATIONAL LEVY** **\$3,858**

**Long-term Funds**

	Cost	Expected useful life	Annual contribution to maintenance fund	
Painting	15,000	10	254	
Carpark	20,000	20	85	
Lift	60,000	30	254	
Roof	40,000	20	85	
			<hr/>	\$676

**TOTAL ANNUAL BUDGET** **\$4,534**

**Separate residential budget**

Lift Compliance Costs	140	
Lift Maintenance	389	
Power	39	
Water	78	
	<hr/>	\$646

**TOTAL SEPARATE ANNUAL RESIDENTIAL BUDGET** **\$646**

Administration Fee \$305  
**TOTAL BODY CORPORATE LEVY** **\$5,484.98**

GST \$822.75

**TOTAL VALUE OF ANNUAL LEVY** **\$6,307.72**

**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/> <hr/> <b>\$91,256</b>
<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>
<b>TOTAL ANNUAL BUDGET</b>			<hr/> <hr/> <b>\$107,256</b>
<b>Separate residential budget</b>			
Lift Compliance Costs			1,800
Lift Maintenance			5,000
Power			500
Water			1,000
			<hr/>
<b>TOTAL SEPARATE ANNUAL RESIDENTIAL BUDGET</b>			<b>\$8,300</b>
Administration Fee per unit			<hr/> <hr/> <b>\$305</b>

**Proposed Budget**

