



15 November 2024

Lawrence Wayne Roach  
**By Email**

Email: kwozman@yahoo.com

**Re: Body Corporate 403082 – Opononi Hotel, Unit 5 and Accessory Units 5A & 5B, 19 State Highway 12, Opononi Hokianga**

Please find the following documents:

- a) An updated 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) No charge

*Please note insurance is with AIG New Zealand Limited. 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

Ivy Zhou  
Body Corporate Manager  
Email: ivy@bbcl.co.nz





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

**Unit Number:** Unit 5 and Accessory Units 5A & 5B

**Ownership Interest:** 89.40/1,000.00

**Body Corporate Number:** 403082

### Pre-Contract Disclosure Statement

This Pre-Contract Disclosure Statement is provided to prospective buyers of the property by the seller as required by Section 146(1) of the Unit Titles Act 2010 ("**the Act**") and includes the prescribed information required pursuant to Section 146(2) of the Act.

### 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;
  - (ii) Weathertightness issues that have been remediated without a claim under that Act or other proceedings before a court or tribunal;
  - (iii) Weathertightness issues that have not been remediated.
  - (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.
- b) The Body Corporate is not involved in any proceedings in any Court or Tribunal.
- 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, a selection of clients' financial records are reviewed quarterly by Grant Thornton, and each Body Corporate should be reviewed once every three years. There is no additional charge for this service. Body Corporate 403082 financial records were last reviewed by Grant Thornton in November 2023 for the financial period to 30 November 2022.

- 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](mailto:info@bbcl.co.nz) or telephone (09)524 9785. The service agreement with BBCL is adopted at the 2024 AGM,
- f) The amount of the annual contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is \$3,198.61.

Water rates are not included in the Body Corporate Levy.

Water is oncharged periodically to the proprietor based on water readings.

Electricity is not included in the Body Corporate levy however is on charged monthly based on check meter readings. **Electricity will be required to be paid to settlement date. Please note, a fee may be incurred for special readings.**

- g) The period covered by the annual ordinary contribution in paragraph (f) is 1 December 2023 to 30 November 2024 payable in one instalment.

The levies for the period 1 December 2024 to 30 November 2025 have not yet been raised and will be raised at the next Annual General Meeting anticipated to be held in February 2025.

- 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 Administrative Fund.

The concrete parking platform of lower units have been repaired in 2023-2024, cost has been met by the accumulated Body Corporate funds. The Body Corporate intends to carry out repair of the parking platform of the upper level units when there are enough funds available.

- 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.
- n) The Body Corporate maintains the insurance for the unit title development based upon a replacement insurance valuation of \$2,740,00.00.



- (i) AIG New Zealand Limited], broker Marsh Limited.
- (ii) Material Damage and Business Interruption policies covering the building, 24 months' loss of rent cover, General 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 \$ 8,798.59 for 23 February 2024 to 23 February 2025. 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](#)

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- 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: **15 November 2024**  
Ivy Zhou for and on behalf of Boutique Body Corporates Ltd as Manager of the Body Corporate 403082

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Vendor or Authorised Party

**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.