

## PRE-CONTRACT DISCLOSURE STATEMENT

Section 146 Unit Titles Act 2010

UNIT PLAN: DP 211741

BODY CORPORATE NUMBER: 211741

UNIT NUMBER: GA and AU 12-14, 17.

### 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 ("the Act").

### General Information

#### 2. Unit Title Property Ownership

A unit title (sometimes called a strata title) is a special form of ownership governed by the Unit Titles Act 2010 and the Unit Titles Regulations 2011. All owners of units within the unit title development become members of the body corporate, which deals with a range of management, financial and administrative matters relating to the common property and the unit title development as a whole.

#### Unit Plan

This is a plan of the unit title development registered with Land Information New Zealand which shows the common property, the principal units and the accessory units in the development and their respective boundaries.

#### Ownership and Utility Interests

The ownership interests and utility interests of principal units and accessory units are recorded on the unit plan. Utility interests are the same as ownership interests unless the body corporate has elected to have separate utility interests. Ownership interests and utility interests are used to determine a unit's share in the body corporate's operating costs and other matters such as the share in common property and the underlying land.

#### Body Corporate Operational Rules

All unit owners, occupiers, tenants and the body corporate itself are bound by the operational rules which govern the unit title development.

#### Pre-Settlement Disclosure

The seller or its authorised agent must provide you with a pre-settlement disclosure statement no later than five working days before the settlement date in accordance with section 147 of the Act.

#### Additional Disclosure

A buyer may request an additional disclosure statement in accordance with paragraph 9 below and in accordance with section 148 of the Act.

#### Computer Register

This is the certificate of title (also known as the "Identifier") which relates to the unit. It records the legal description of the unit and shows any interests that the Identifier is subject to. There is also a Computer Register for the unit title development as a whole called a Supplementary Record Sheet.

#### Land Information Memorandum

This is a report containing information about the property held in the local council's records and obtained from council under Local Government Official Information and Meetings Amendment (No. 2) Act 1991.

Easements and Covenants

The Identifier to the unit is subject to the easements and covenants (if any) registered on the Computer Register. There may also be easements and covenants registered on the Supplementary Record Sheet relating to the unit title development as a whole.

3. Further information about the matters set out above can be obtained from the Body Corporate Secretary, Strictly Body Corporate Limited, P O Box 106-545, Auckland City, Auckland 1143, phone (09) 368-5023, fax (09) 368-5029, e-mail [info@sbcltd.co.nz](mailto:info@sbcltd.co.nz) , Land Information New Zealand, local council or your solicitor.

**Information about the unit**

4. The amount of the contribution levied by the body corporate under section 121 of the Act in respect of the unit is **\$17,668.06**.
5. The period covered by the contribution in paragraph 4 is 1 April 2021 to 31 March 2022.
6. The Body Corporate proposes to levy NO LESS than the amount specified in paragraph 4 above under section 121 of the Act in the next 12 months.
7. The Body Corporate is proposing to carry out NO SPECIFIC maintenance to the unit title development
8. The Body Corporate has the following accounts, as at the date of this certificate:

Operational Account	\$58,190.52
Interest Bearing Account	\$13,568.60
9. Under section 148 of the Act, 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 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 \$500 plus GST for the first (3) hours then at an hourly rate of \$200 for every hour thereafter (7 Day turn around).
10. The unit or the common property is not currently, and has never been, the subject of a claim under the Weather tight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.

Date: 18<sup>th</sup> January 2022

Signed by: Folau Vaka

**Strictly Body Corporate Limited**

**(Authorised to sign on behalf of the unit owner to which this statement relates)**

*FVaka*

Folau Vaka for  
Darren van der Wal,  
Manager, Body Corporate 211741.

## Income and Expenditure Statement for period 1 APR 21 to 18 JAN 22 211741 Belgravia Apartments

	Actual	Period		Variance	Actual	Year to date		Variance
		Actual	Budget			Budget	Actual	
<b>Income</b>								
<u>INCOME</u>								
Body Corporate Levy	98649.05			98649.05	98649.05			98649
Interest Received	43.71			43.71	43.71			44
	98692.76			98692.76	98692.76			98693
<b>Expenses</b>								
<u>EXPENSES</u>								
Water Rates	156.66	811.39		-654.73	156.66	811.39		-655
Insurance Premium	13446.46	14308.95		-862.49	13446.46	14308.95		-862
Valuation	713.00	667.00		46.00	713.00	667.00		46
Office Bearers Insurance	862.50			862.50	862.50			863
Cleaning Contract Fees	3073.39	4400.00		-1326.61	3073.39	4400.00		-1327
Window/Exterior Cleaning		2000.00		-2000.00		2000.00		-2000
Electricity Common Area	1382.48	2000.00		-617.52	1382.48	2000.00		-618
Fire Protection Contracts	2428.80	1500.00		928.80	2428.80	1500.00		929
Fire Alarm Monitoring Fee	1328.12	1600.00		-271.88	1328.12	1600.00		-272
Lift Contract Fees	1173.00	4000.00		-2827.00	1173.00	4000.00		-2827
Lift Phone	716.67	960.00		-243.33	716.67	960.00		-243
R&M Auto Doors	414.00	650.00		-236.00	414.00	650.00		-236
R&M General	1267.47	2771.32		-1503.85	1267.47	2771.32		-1504
Building Wof	2783.50	1812.90		970.60	2783.50	1812.90		971
Security System Maintenance	-526.13	700.00		-1226.13	-526.13	700.00		-1226
Ground/Garden Maintenance	5598.49	10550.00		-4951.51	5598.49	10550.00		-4952
Income Tax	12.19			12.19	12.19			12
Health & Safety	575.00	690.00		-115.00	575.00	690.00		-115
B C Management Fees	1725.00	1725.00			1725.00	1725.00		
Long Term Maintenance Fund		35000.00		-35000.00		35000.00		-35000
Prior Year Surplus / (Deficit)	37130.60	12502.49		-12502.49	37130.60	12502.49		-12502
		98649.05		-61518.45		98649.05		-61518



URBAN BELGRAVIA  
CITY OF BELGRAVIA  
CITY OF BELGRAVIA

## Income and Expenditure Statement for period 1 APR 21 to 18 JAN 22 211741 Belgravia Apartments

	Actual	Period Budget	Variance	Actual	Year to date Budget	Variance
<b>Total</b>	37130.60	98649.05	-61518.45	37130.60	98649.05	-61518
<b>Excess Income over Expenditure</b>	61562.16	-98649.05	160211.21	61562.16	-98649.05	160211



## 211741 Belgravia Apartments Statement of Financial Position as at 18 JAN 22

### Assets

Debtor Control Account	22,207.72	
ASB Bank Trust Account	58,190.52	
I B A (1) Long Term Maintenance Fund	13,568.60	
Total Assets		93,966.84

### Liabilities

Creditor Control	31,400.98	
Total Liabilities		62,565.86

### Represented By

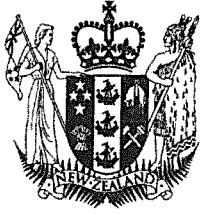
Long Term Maintenance Fund	93,506.19	
Long Term Maintenance Fund Expenses	(80,000.00)	
Total Equity		62,565.86

**Net Surplus for Period** 61,562.16

**Appropriation Account** (12,502.49)

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62,565.86



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
UNIT TITLE  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** NA139D/33  
**Land Registration District** North Auckland  
**Date Issued** 31 May 2002

**Prior References**  
NA375/6

**Supplementary Record Sheet**  
NA139D/38

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**Estate** Stratum in Freehold  
**Legal Description** Unit GA and Accessory Unit 12-14, 17  
Deposited Plan 211741


**Registered Owners**

Mark Christopher Brightwell and Brenda Kay Brightwell

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**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

10686671.3 Mortgage to The Hongkong and Shanghai Banking Corporation Limited - 17.3.2017 at 3:13 pm



3  
DP 120963

96° 54' 30" 31.60

Unit 2A  
Unit 1B  
Unit GB  
AUI1  
AUI2  
AUI3

Common Property

SECTION Y-Y1 : Scale 1:250

DP 142260

96° 59' 30" 8.33

Unit 1A  
Unit 1B  
Unit GB

Common Property

SECTION Y-Y1 : Scale 1:250

DP 16825

96° 58' 30" 15.92

Unit 2A

Common Property

SECTION Y-Y1 : Scale 1:250

3  
DP 16825

96° 58' 30" 40.08

HIRIRI AVENUE  
Legal Road

Unit 1A  
Unit 1B  
Unit 2A  
Unit GA  
Unit GB  
AUI4  
AUI5

Common Property

SECTION X-X1 : Scale 1:250

DP 16825

96° 58' 30" 40.08

Unit 1A  
Unit 1B  
Unit 2A  
Unit GA  
Unit GB  
AUI4  
AUI5

Common Property

SECTION X-X1 : Scale 1:250

3  
DP 16825

96° 58' 30" 40.08

HIRIRI AVENUE  
Legal Road

Unit 1A  
Unit 1B  
Unit 2A  
Unit GA  
Unit GB  
AUI4  
AUI5

Common Property

SECTION X-X1 : Scale 1:250

DP 16825

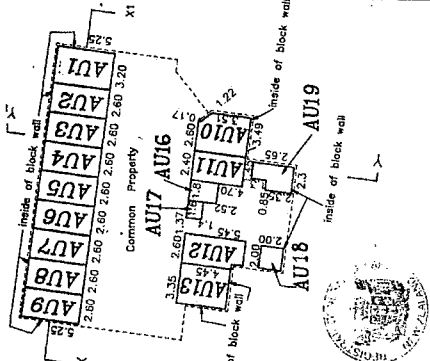
96° 58' 30" 40.08

Unit 1A  
Unit 1B  
Unit 2A  
Unit GA  
Unit GB  
AUI4  
AUI5

Common Property

SECTION X-X1 : Scale 1:250

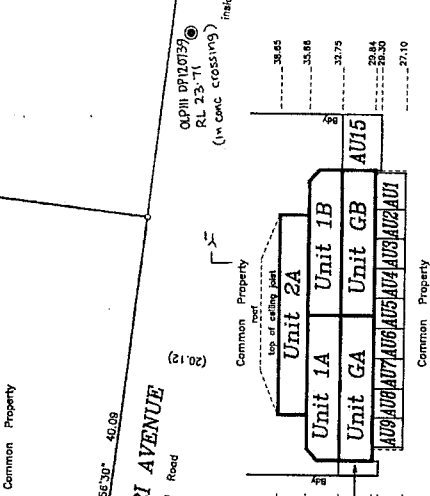
Basement Floor Plan



Basement Floor Plan

Basement Floor Plan

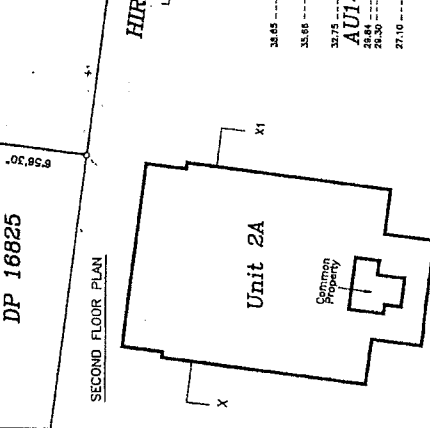
Second Floor Plan



Second Floor Plan

Second Floor Plan

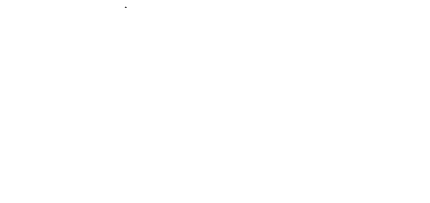
Third Floor Plan



Third Floor Plan

Third Floor Plan


Fourth Floor Plan



Fourth Floor Plan

Fourth Floor Plan

Fifth Floor Plan



Fifth Floor Plan

Fifth Floor Plan



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972**

Search Copy

**Identifier** NA139D/38  
**Land Registration District** North Auckland  
**Date Issued** 31 May 2002  
**Plan Number** DP 211741

**Subdivision of**  
Lot 2 Deposited Plan 16825

**Prior References**  
NA375/6

**Unit Titles Issued**

NA139D/33	NA139D/34	NA139D/35	NA139D/36
NA139D/37			

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

5239077.3 Change of rules of the Body Corporate - 31.5.2002 at 2:34 pm

9204619.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 23.10.2012 at 3:44 pm

10700248.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 10.2.2017 at 12:55 pm

10727998.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 10.3.2017 at 3:02 pm