

17 February 2022

Zheng Huang  
Unit 240 Waipuna Road  
Mt Wellington  
Auckland 1060

Dear Zheng Huang

**Owner(s):** Zheng Huang  
**Body Corporate:** 073246  
**Unit:** 03 (1C)  
**Property At:** 44 - 46 Esplanade Road, Mt Eden, Auckland  
**Email:** edward.huang@greenstream.net

Further to your request, we enclose a pre-contract disclosure statement for the subject property.

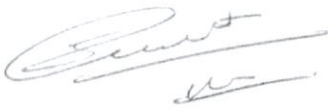
You will need to arrange for the statement to be signed before providing it to any interested parties. Therefore, please ensure the document is checked for accuracy prior to signing.

**Please note in Section 10.2 you will need to delete whichever option is not applicable to your unit.**

We also suggest you seek legal advice should you have any questions about the requirement to provide a pre-contract disclosure statement under Section 146 of the Unit Titles Act 2010.

**This statement is completed on the basis of information available to the body corporate account manager.**

Kind regards



**Sumeet Tanwar**  
Account Manager  
Crockers Body Corporate Management Limited  
Manager, Body Corporate 073246

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**UNIT TITLES ACT 2010**  
**PRE-CONTRACT DISCLOSURE STATEMENT**  
*Section 146*

**BODY CORPORATE NUMBER 073246**  
of 44 - 46 Esplanade Road, Mt Eden, Auckland

Unit 03 (1C)

**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 Tenancy Services website: [www.tenancy.govt.nz](http://www.tenancy.govt.nz)*
- *contacting the Ministry of Business, Innovation and Employment 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 management and use of the development. 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 and 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 (e.g. 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.

**Additional disclosure statement:**

The buyer of a unit can request an additional disclosure statement at any time before whichever of these dates occurs first:

- the close of the fifth working day after they enter into the sale and purchase agreement; or
- the close of the tenth working day before settlement of the unit.

The seller has five working days to provide the additional disclosure statement.

An additional disclosure statement must contain the information prescribed by Regulations.

The seller may require the buyer to meet the reasonable cost of providing the additional disclosure statement. An estimate of that cost is set out in paragraph 9 below.

There are legal consequences on the seller for failing to provide the additional 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 storm water 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	Ministry of Business, Innovation and Employment www.tenancy.govt.nz 0800 UNIT TITLES (0800 864 884)
Unit plan Ownership and utility interests Computer register Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement Additional disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment 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 \$5,090.04.
- 5 The period covered by the contribution in paragraph (4) is 1 August 2021 to 31 July 2022.
- 6 The body corporate has levied the amount outlined in paragraph (4) in the current financial period. The amount to be levied for the forthcoming year under section 121 of the Unit Titles Act 2010 will be determined in or about September 2022.
- 7 The body corporate proposes carrying out the maintenance summarised in the attached approved budget. Please also refer to minutes of previous general meetings, plus the long term maintenance plan, hazard register and Asbestos Management Register for the complex.
- 8 The financial position is attached showing the balance of every fund held or operated by the body corporate as at 31 July 2021.
- 9 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 \$1,000 + GST. Alternatively, if you require part or not all of the disclosure statement the rate of \$165 + GST per hour or part thereof will apply.
- 10.1 The common property is not currently, and has never 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.
- 10.2 The unit is or has been / is not currently and has never been (*please delete one*) 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.

Signed by the Seller or person authorised by the Seller:

Date:



DISCLAIMER

Crockers Body Corporate Management ("Crockers") has been requested to prepare this disclosure statement for and on behalf of the Unit Owner. Crockers takes no responsibility and holds no liability as placed on the Owner under Sections 146, and 150 of the Unit Titles Act 2010. The information contained in the disclosure statement is true and accurate to the best knowledge of Crockers at the time of preparation. Crockers is not liable for any inaccuracy or omission in this disclosure statement.