

## Pre-Contract Disclosure Statement

**Property Address:** 58A Molesworth Street, Taita, Lower Hutt

**Unit plan:** DP 90148

**Body Corporate Number:** 90148

**Unit Number:** 15

### 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.

### Financial Information

2. The Body Corporate financial year runs from 1 October to 30 September.
3. The amount of contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 is \$6,220.88 comprising operating levies, paid in quarterly instalments of \$1,555.22.
4. The period covered by the contribution in paragraph 2 is for the year 1 October 2024 to 30 September 2025.
5. The Body Corporate has the following bank accounts:

Bank Account Name	Balance at 30 September 2024
Molesworth Mews – Operating Account	\$100,832.89

Bank Account Name	Balance at 31 July 2025
Molesworth Mews – Operating Account	\$100,379.15

6. The Body Corporate financial statements as listed below for the last three years are uploaded to Dropbox at this **[DROPBOX LINK](#)**

- Financial Statements for the year ended 30 September 2024
- Financial Statements for the year ended 30 September 2023
- Financial Statements for the year ended 30 September 2022

The Body Corporate has passed by way of special resolutions to audit past financial statements, so none of the above financial statements have been audited.

### Maintenance, weathertightness and related matters

For the purposes of this statement, a unit title is considered to have a weathertightness issue if water has penetrated it because of some aspect of its design, construction, alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damage to it.

7. The long-term maintenance plan as passed at the 2024 Annual General Meeting is uploaded to the **[DROPBOX LINK](#)**

8. The next review date for the long-term maintenance plan is mid-2026 and will then be approved at the 2027 Annual General Meeting.
9. The body corporate proposes to carry out or begin the following works under the long-term maintenance plan in the next three years:

Planned maintenance for the next 12 months is listed below in paragraph 10.  
Planned maintenance for the 24 months following the next 12 months (1 August 2026 to 31 July 2028) includes:

- Painting = \$70,000 + GST (Scheduled for 2028)

10. The body corporate proposes to carry out the following maintenance on the unit title development in the year following the date of the disclosure statement:

The following works are scheduled for the next 12 months:

There are currently no scheduled long term maintenance works planned for the next 12 months.

11. The body corporate has no knowledge that any part of the unit title development has weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.
12. The body corporate has no knowledge that any part of the unit title development had weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.
13. The body corporate has knowledge that Unit 11 of the Unit title development has weathertightness issues that have not been remediated. In accordance with the Unit Titles Act, due to the substantial delays associated with the notification of the water ingress, the Body Corporate believe the costs of remediation fall solely on the owner of Unit 11. The costs of remediation are unknown at this stage.
14. The body corporate has no knowledge of the unit title development having earthquake-prone issues.
15. The body corporate has no knowledge of the unit title development having any other significant defects in the land (including the unit title development) that may require remediation.
16. There have been no known remediation report/s commissioned by the body corporate during the last three years.

### **Governance Information**

17. The notices and minutes of body corporate general meetings and body corporate committee meetings for the last three years as listed below:
  - For the year ended 30 September 2024
  - For the year ended 30 September 2023
  - For the year ended 30 September 2022

18. The Body Corporate Managers Contact details are:

Complete Body Corp Solutions Limited  
Gr Fl, 271 Willis Street, Te Aro, Wellington, 6011  
[admin@cbcs.nz](mailto:admin@cbcs.nz)  
04-970-5435

The Body Corporate Building Manager Contact details are:

The Body Corporate does not have an appointed Building Manager.

19. The Body Corporate holds the following insurance cover for the Unit Title Development:

Residential Housing & Site Improvements (\$12,960,000)  
Broadform Liability (\$2,000,000)  
Statutory Liability (\$1,000,000)

Insurance coverage is brokered through IPG (Insurance Partners Group) with 100% of the coverage provided by NZI, a division of IAG NZ Limited; and a full copy of the insurance documentation can be found via the **DROPBOX LINK**

20. The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.

### **General information**

21. 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 "Short guide to unit titles", which is available on the Unit Title Services website: [unittitles.govt.nz](http://unittitles.govt.nz)
- contacting the Ministry of Business, Innovation & Employment service centre: 0800 UNIT TITLES (0800 864 884).

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 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.

All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.

**Pre-settlement disclosure statement.** Before settlement of the sale of a unit, the seller (at their cost) must provide a pre-settlement disclosure statement no later than 5 working days prior to settlement 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 are any legal proceedings initiated by the body corporate or intended to be initiated by the body corporate
- whether there is any written claim by the body corporate against a third party that has not been resolved
- whether there have been any changes to the body corporate rules since the pre-contract disclosure statement was provided.

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.

**Records of Title.** Previously known as a computer register or 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 record of title for a unit should come with:

- the unit plan is uploaded to the **[DROPBOX LINK](#)** Unit title plans were discussed earlier in this section; and
- supplementary record sheet. 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 stormwater 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 a way of any land, the falling of rock or earth, flooding and possible contamination or hazardous substances; and
- 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.

Further information about the matters set out above can be obtained from:

Unit title property ownership	Ministry of Business, Innovation and Employment <a href="http://www.unittitles.govt.nz">www.unittitles.govt.nz</a> 0800 UNIT TITLES (0800 864 884)
Unit plan, Ownership and utility interests, Computer register and Easements and covenants	Land Information New Zealand <a href="http://www.linz.govt.nz">www.linz.govt.nz</a> 0800 ONLINE (0800 665 463)
Body corporate operational rules, Pre-settlement disclosure statement and Additional disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Lower Hutt City 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.

### Corrections

22. This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.

Signed:

D.S. R

Full Name:

DANNY LLOYD

Dated:

4/8/2025