

PRE-CONTRACT DISCLOSURE STATEMENT

Section 146 Unit Titles Act 2010

UNIT PLAN: DP 180794

BODY CORPORATE NUMBER: 180794

UNIT NUMBER: PU 2D and AU 91.

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, 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 \$2,700.95
5. The period covered by the contribution in paragraph 4 is 1 May 2016 to 30 April 2017.
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 proposes to carry out no specific maintenance on the unit title development in the next 12 months:
8. The body corporate has the following accounts, as at the date of this statement:

Operational Account	\$82,524.31
Interest Bearing Account	\$4,467.09
Long Term Maintenance Fund IBA	\$33,625.55
Contingency IBA	\$113,842.09
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 \$345.00 including GST.
10. Select the statement that applies:

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: 27 July 2016

Signed by: Michael Demchy

Strictly Body Corporate Limited

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



Michael Demchy
Business Manager

180794 Darlinghurst Statement of Financial Position as at 27 JUL 16

Assets

I B A (2) Re Contingency	113,842.09
Debtor Control Account	57,384.36
I B A (1) Long Term Maintenance Fund	33,625.55
ASB Interest Bearing Account	4,467.09
ASB Trust Account	82,524.31

Total Assets	291,843.40
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Liabilities

Gst Control	28,519.44
Pm Suspense Account	3,351.78
Creditor Control	9,960.51

Total Liabilities	250,011.67
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Represented By

Long Term Maintenance Fund	34,442.94
Contingency Fund	111,147.84

Total Equity	250,011.67
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Net Surplus for Period	72,681.53
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Appropriation Account	31,739.36
	250,011.67

Income and Expenditure Statement for period 1 MAY 16 to 27 JUL 16 180794 Darlinghurst

	Actual	Period Budget	Variance	Actual	Year to date Budget	Variance
Income						
INCOME						
Body Corporate Levy	164967.46		164967.46	164967.46		164967
Interest Received	613.17		613.17	613.17		613
	165580.63		165580.63	165580.63		165581
Expenses						
EXPENSES						
Water Rates	6727.25	8500.00	-1772.75	6727.25	8500.00	-1773
Insurance Premium	37034.40	37057.00	-22.60	37034.40	37057.00	-23
Valuation	890.00	890.00		890.00	890.00	
Office Bearers Insurance	1250.00	1250.00		1250.00	1250.00	
Air Handling Systems Contract Fees	292.50	438.75	-146.25	292.50	438.75	-146
Air Handling System Repairs		650.00	-650.00		650.00	-650
Window/Exterior Cleaning		1680.00	-1680.00		1680.00	-1680
Cleaning Materials		125.00	-125.00		125.00	-125
Rubbish Removal	2384.56	3158.73	-774.17	2384.56	3158.73	-774
Pest Control	149.22	223.83	-74.61	149.22	223.83	-75
B.M. Contract Fee	6249.99	6250.00	-0.01	6249.99	6250.00	0
B.M. Accommodation	5499.99	7149.99	-1650.00	5499.99	7149.99	-1650
Electricity Common Area	2575.17	4625.00	-2049.83	2575.17	4625.00	-2050
Fire Protection Contracts	1572.59	2250.00	-677.41	1572.59	2250.00	-677
A F A Monitoring Fee	332.22	332.22		332.22	332.22	
Fire Equipment R & M		1000.00	-1000.00		1000.00	-1000
Trial Evacuation		400.00	-400.00		400.00	-400
Lift Contract Fees	1797.51	1797.51		1797.51	1797.51	
Lift/Escalator R&M	4682.40		4682.40	4682.40		4682
Lift Phone	159.75	147.75	12.00	159.75	147.75	12
R&M Auto Doors	92.50	90.00	2.50	92.50	90.00	3
R&M Electrical	746.09	625.00	121.09	746.09	625.00	121
R&M General	1806.20	2500.00	-693.80	1806.20	2500.00	-694

Income and Expenditure Statement for period 1 MAY 16 to 27 JUL 16 180794 Darlinghurst

	Actual	Period Budget	Variance	Actual	Year to date Budget	Variance
R&M Plumbing	485.24	4500.00	-4014.76	485.24	4500.00	-4015
R&M Gates	135.00	260.00	-125.00	135.00	260.00	-125
Building Wof	1750.39	3000.00	-1249.61	1750.39	3000.00	-1250
Security System Maintenance		1500.00	-1500.00		1500.00	-1500
Building Telephone & Cctv Access	475.04	458.07	16.97	475.04	458.07	17
Ground/Garden Maintenance	55.00	60.00	-5.00	55.00	60.00	-5
Income Tax	182.92		182.92	182.92		183
Sky Tv	6633.18	6633.18		6633.18	6633.18	
Consultants	1250.00		1250.00	1250.00		1250
B C Management Fees	4749.99	4750.00	-0.01	4749.99	4750.00	0
Contingency Fund	2940.00	8375.00	-5435.00	2940.00	8375.00	-5435
Long Term Maintenance		10000.00	-10000.00		10000.00	-10000
	92899.10	120677.03	-27777.93	92899.10	120677.03	-27778
Total	92899.10	120677.03	-27777.93	92899.10	120677.03	-27778
Excess Income over Expenditure	72681.53	-120677.03	193358.56	72681.53	-120677.03	193359



**COMPUTER UNIT TITLE REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier NA111D/621
Land Registration District North Auckland
Date Issued 24 April 1997

Prior References
NA104C/698

Supplementary Record Sheet
NA111D/686

Estate Stratum in Freehold
Legal Description Unit 2D and Accessory Unit 91 Deposited
Plan 180794

Proprietors
Michael Robin Page and Lesley Lauren Cork

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

7626473.1 Mortgage to ANZ National Bank Limited - 23.11.2007 at 10:33 am

1 MAY 1957

CENTIMETRES

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

[illegible]

CENTIMETRES

1 MAY 1997

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47

Identifier

NA111D/621



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

Search Copy

Identifier

NA111D/686

Land Registration District **North Auckland**

Date Issued 24 April 1997

Plan Number DP 180794

Subdivision of

Lot 1 Deposited Plan 171244

Unit Titles Issued

NA111D/610	NA111D/611	NA111D/612	NA111D/613
NA111D/614	NA111D/615	NA111D/616	NA111D/617
NA111D/618	NA111D/619	NA111D/620	NA111D/621
NA111D/622	NA111D/623	NA111D/624	NA111D/625
NA111D/626	NA111D/627	NA111D/628	NA111D/629
NA111D/630	NA111D/631	NA111D/632	NA111D/633
NA111D/634	NA111D/635	NA111D/636	NA111D/637
NA111D/638	NA111D/639	NA111D/640	NA111D/641
NA111D/642	NA111D/643	NA111D/644	NA111D/645
NA111D/646	NA111D/647	NA111D/648	NA111D/651
NA111D/652	NA111D/653	NA111D/654	NA111D/655
NA111D/656	NA111D/657	NA111D/659	NA111D/660
NA111D/661	NA111D/662	NA111D/663	NA111D/664
NA111D/665	NA111D/667	NA111D/668	NA111D/669
NA111D/670	NA111D/671	NA111D/672	NA111D/673
NA111D/675	NA111D/676	NA111D/677	NA111D/678
NA111D/679	NA111D/680	NA111D/681	NA111D/683
NA121C/803	NA133C/25	NA133C/624	NA133C/799
NA133C/800	NA133C/801	NA134D/242	NA134D/243

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.

Subject to a light and air right over part marked A on Plan 171244 created by Transfer C664035.2

D135005.4 Change of rules of the Body Corporate - 24.4.1997 at 12.07 pm

6150287.1 Change of address of the Body Corporate - 15.9.2004 at 9:00 am

7052253.1 Change of address of the Body Corporate - 2.10.2006 at 9:00 am

9112914.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 29.6.2012 at 2:03 pm