

**Form 18 Equivalent
Pre-contract disclosure statement equivalent**

Deposited plan: Poulson Villas

**Residents'
association:** Poulson Villas

Lot Number: Lot 13 (17/45 Dickens Street)

Information about the unit

- 1 The amount of the contribution charged by the residents' association in respect of the unit is \$2,458.38. There is also LTMF contribution of \$1,219.11.
- 2 The period covered by the contribution in paragraph 1 is 30/06/2025 - 30/06/2026
- 3 The residents' association contribution for the next 12 months will be set at the next AGM.
- 4 The residents' association proposes to carry out the following maintenance on the complex in the next 12 months:

Please refer to the 2025 AGM minutes (attached) for maintenance matters.	
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- 5 The residents' association has the following accounts as at 29/05/2025

1. Operating Fund	\$(1,365.87)
2. Long Term Maintenance Fund	\$43,596.50
- 6 A buyer may request an additional disclosure statement before the date described in paragraph 2 above. 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 \$750.00
- 7 The unit or 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 complex.

Additional Note:

WorkSafe has issued a recall notice on 17th April 2024 regarding the Serene bathroom heater model S2068, S207T and S2069, which might present at this property at Resident Association Poulson Villas. Please note that it is illegal to sell any of the S2068, S2069, or S207T heaters. Please refer to this link for future reference: <https://www.worksafe.govt.nz/about-us/news-and-media/further-action-on-serene-bathroom-heaters/>


Date: 18/12/2025



- ❖ Level 3, 115 Queen Street, (Up Swanson Lane), Auckland
- ❖ P.O.Box 2322 Auckland 1140
- ❖ Phone +64 9 373 2336
- ❖ Fax +64 9 377 6743
- ❖ Mobile +64 21 612 336
- ❖ raal@bca.co.nz

Body Corporate Administration Limited > Residents' Societies and Associations Manager
Member of Strata Community Association (NZ) Ltd

Seller Signature:


[Martin Whelan Berney \(Jan 9, 2026 12:40:51 GMT+13\)](#)


[Glenda Berney \(Jan 9, 2026 14:59:53 GMT+13\)](#)

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Disclosure

This pre-contract disclosure statement has been prepared by Body Corporate Administration Limited ("BCA") on behalf of the vendor. While BCA endeavours to ensure that all information in this statement is accurate, BCA makes no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained in this statement. BCA expressly disclaims all liability for any loss arising from reliance on any information contained in this statement.



**BODY CORPORATE
ADMINISTRATION**

Body Corporate Administration Limited > Residents' Societies and Associations Manager
Member of Strata Community Association (NZ) Ltd

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❖ Mobile +64 21 612 336
❖ Email manager@bca.co.nz

Martin William & Glenda Anne Berney

Invoice Date: 18/12/2025

GST Invoice No.: RINV408582

Residents Association: Poulson Villas

RA: Poulson Villas

PROPERTY ADDRESS: 45 Dickens Street & 9 Grove Road, Addington, Christchurch, 8024

Unit Number: Lot 13

Our Client: Martin William & Glenda Anne Berney

S146 - BC:Poulson Villas, Unit:Lot 13, Debtor:Martin William & Glenda Anne Berney

Description

Amount

Our fees for issuing S146 Pre Contract Disclosure Statement Equivalent (GST Inclusive)

\$110.00

Sub Total:

\$110.00

Total:

\$110.00

BODY CORPORATE ADMINISTRATION

Please detach and return with your payment

GST Invoice NO: RINV408582

S146 fees: \$110.00

Total Amount: \$110.00

Please make payment at the bank to Body Corporate Administration Ltd or by Direct Crediting to our Account :: 12-3109-0170031-000 prior to 19/12/2025 Please use RA: Poulson Villas as the REFERENCE and Unit Lot 13 as the CODE

Poulson Villas - 43-45 Dickens Street & 9 Grove
Road, Addington, Christchurch 8024

45 Dickens Street & 9 Grove Road

Addington

8024

Statement No.: STMT681632

Date: 18/12/2026

Martin William & Glenda Anne Berney

14 Panorama Avenue

Whitianga 3591

ACCOUNT STATEMENT FOR UNIT Lot 13 From 01/07/2025 To 18/12/2026

<i>Date</i>	<i>Due</i>	<i>Detail</i>	<i>Levy</i>	<i>Payment</i>	<i>Balance</i>
		Opening Balance	0.00	0	0.00
01/07/2025	31/07/2025	RINV404028 - Annual Levy (Period 30/06/2025 - 30/06/2026)	2458.38	0	2458.38
01/08/2025	01/08/2025	RCPT368370 - M W & G A BERNEY PAR	0	2458.38	0.00
15/12/2025	31/01/2026	RINV404060 - LTMF Levy (Period 30/06/2025 - 30/06/2026)	1219.11	0	1219.11

Total Payable:

1,219.11

Interest 10% per annum will be charged on amount outstanding

Please deposit into the following account and quote your unit
number as a reference

Bank: ASB

Branch:

Swift Code:

Account Name: Poulson Villas RA Trust A/C

Account No.: 12-3109-0588868-37