

30 April 2024

Dear Owner,

**Re: Body Corporate 411943  
Property at "Hulme Apartments", Hampton Downs Road, Meremere  
Annual General Meeting**

We advise that the Annual General Meeting of your Body Corporate is to be held at 11:00am on Tuesday, 14 May 2024 at the Remuera Club, 27-33 Ohinerau Street, Remuera, Auckland and via MS Teams.

**Should you need to attend remotely, please use the link in the cover email to register before the meeting date. You will then receive an MS Teams link to access the meeting.**

Please find enclosed:

- the Agenda and supporting documentation for the meeting;
- a postal voting form for you to complete if you are unable to attend the meeting, and wish your vote to be counted without appointing a proxy; and
- a proxy form for you to complete if you wish to appoint someone to represent you.

**Please bring the agenda and the attachments with you to the Annual General Meeting.**

I look forward to seeing you at the meeting.

Yours sincerely,



Kyle O'Reilly  
Senior Body Corporate Manager

## BODY CORPORATE NO 411943 (BODY CORPORATE)

### Property at "Hulme Apartments", Hampton Downs Road, Meremere

**NOTICE IS HEREBY GIVEN** that the **ANNUAL GENERAL MEETING** (AGM) of the Body Corporate will be held at the Remuera Club, 27-33 Ohinerau Street, Remuera, Auckland and via MS Teams on Tuesday, 14 May 2024 commencing at 11:00am.

A link to register to attend the meeting online via MS Teams has also been emailed to all owners.

#### AGENDA:

**1 APPOINTMENT OF CHAIRPERSON OF THE MEETING**

To consider resolving: That the Body Corporate elects a representative of Strata Title Administration Ltd (Strata) to chair the meeting.

**2 APOLOGIES, PROXIES AND POSTAL VOTES**

To consider resolving: That the apologies, proxies and postal votes be accepted and the meeting declared quorate.

**3 FINANCIAL STATEMENTS**

Discussion of the attached financial report.

To consider resolving: That the Body Corporate approves the financial report for the period 1 March 2023 to 28 February 2024.

**4 REPORT FROM THE COMMITTEE**

In accordance with Unit Titles Regulations 28(1) and 28(3) to receive a report from the Committee (*to be tabled at the meeting*).

To consider resolving: That the Committee's report is adopted.

**5 CHAIRPERSON OF THE BODY CORPORATE**

No nominations have been received prior to the agenda being issued. Therefore, nominations will be requested at the meeting.

To consider resolving: That the Body Corporate appoints [insert name] as the Chairperson of the Body Corporate and Committee.

**6 COMMITTEE**

**(i)** No nominations have been received prior to the agenda being issued. Therefore, nominations will be requested at the meeting.

To consider resolving: That the Body Corporate elects a committee of [insert number] members, which shall have a quorum of [insert number] members, comprising:[insert names]

**(ii) Conflict of interest register:** In accordance with Unit Title Regulation 6(5)(ca) to receive a copy of the body corporate committee interests register (attached).

To consider resolving: That the Interests Register is received.

**7 DELEGATION OF DUTIES**

To consider resolving by special resolution: That pursuant to Section 108(1) of the Unit Titles Act (the Act) until the end of the next annual general meeting of the Body Corporate all of its powers and duties are delegated to the Committee, save those powers reserved to the Body Corporate under Section 108(2); and that this resolution is evidence of the Committee's authority to perform the powers and duties so delegated to it; and serves as notice of delegation; that the Chairperson's duties set out in Regulation 11 are delegated to the Committee; and that the Committee will report to the Body Corporate on an annual basis regarding its performance of these powers and duties.

**8 OFFICE BEARERS LIABILITY (OBL) INSURANCE**

To acknowledge the liability on owners elected to the positions of chairperson and members of a committee, and also the Body Corporate as an entity. Quotations for OBL cover have been requested from Wallace McLean. It is anticipated that these quotations will be received prior to the AGM, in which case they will be tabled at the meeting.

To consider resolving: That the Body Corporate Committee is to decide which quote to accept for OBL cover of \$1,000,000.00, to cover both indemnity and defence costs, for the period 23 May 2024 to 23 May 2025 and provide placing instructions to Strata prior to 23 May 2024.

**9 BODY CORPORATE REINSTATEMENT INSURANCE**

Discussion of the Body Corporate's reinstatement insurance and valuation requirements. Quotations for reinstatement insurance have been requested from Wallace McLean. It is anticipated that these quotations will be received prior to the AGM, in which case they will be tabled at the meeting.

To consider resolving: That the Body Corporate Committee is to decide which quote to accept for principal insurance cover for the period 23 May 2024 to 23 May 2025 and provide placing instructions to Strata prior to 23 May 2024.

**10 INSURANCE EXCESS**

To consider resolving: That the owner, and not the Body Corporate, is to pay any excess in the event of a claim except where a claim relates to common property in which case the Body Corporate is to pay the excess, notwithstanding that if the damage being claimed for is attributable to the actions, or inaction, of an owner(s) or their resident(s) then the owner(s) of the unit is to pay the excess.

**11 SERVICE CONTRACT**

Discussion of the administrative requirements of the Body Corporate.

To consider resolving: That the Body Corporate renews its Service Contract with Strata to assist the Body Corporate to perform its duties under the Act and Regulations, which Service Contract is to be agreed with and signed by the Committee or Chairperson.

**12 BUILDING MANAGER'S REPORT**

To receive a report from the Building Manager (*to be tabled at the meeting*).

To consider resolving: That subject to any direction of the meeting and/or the Committee the Building Manager's report and recommendations are adopted.

**13 COMMON MAINTENANCE MATTERS**

To consider resolving: That the Body Corporate's Chairperson/Committee/Building Manager is to agree, approve and arrange the maintenance required over the forthcoming year.

**14 BUILDING ACT COMPLIANCE**

To consider resolving:

That the Committee is to oversee the Body Corporate's Building Act compliance requirements and the issuance of the annual Building Warrant of Fitness.

**15 LONG TERM MAINTENANCE PLAN (LTMP)**

To discuss the Body Corporate's obligation to have a LTMP and review it at least every three years.

The Body Corporate has a LTMP drafted by Solutions In Engineering which is reviewed by the Committee and Building Manager each year to plan annual maintenance and set the proposed contingency fund budget (see budget and levy item of the agenda) to fund the LTMP.

To consider resolving:

**(i)** That the Committee and Building Manager are to continue to review the Body Corporate's LTMP drafted by Solutions In Engineering on an annual basis and arrange for any changes arising as a result of the review process to be incorporated into the LTMP.

**(ii)** That the Body Corporate's Committee and Building Manager are to continue to arrange the required maintenance set out in the plan as and when required.

**16 LONG TERM MAINTENANCE FUND (LTMF)**

Explanation of Section 117 of the Act pertaining to a LTMF.

To consider resolving by special resolution: That the Body Corporate does not maintain a LTMF but utilises a Contingency Fund to finance its LTMP.

## 17 HEALTH & SAFETY AT WORK ACT 2015

The Body Corporate has a health & safety report and hazard register for the complex which the Committee review and update to ensure any hazards noted are removed, minimised or highlighted and any new hazards are noted. Owners are encouraged to ensure they have reviewed the Hazard Register and advise any other relevant parties, including tenants of these hazards where necessary.

The Body Corporate also resolved procedures in relation to the induction of contractors to site and asbestos at its 2020 AGM.

To consider resolving: That the Body Corporate instructs the Committee to continue to update the hazard register for the complex and to attend to any hazards as may be required to either remove, minimise or highlight them to ensure a safe environment for all residents, owners and visitors.

## 18 BUDGET AND LEVIES

To review the proposed budget (*attached*) for the Body Corporate for the forthcoming financial year.

To consider resolving:

**(i)** That the Body Corporate adopts an **operating account budget of \$60,420.00 + GST** and a **contingency fund budget of \$27,500.00 + GST** for the period 1 March 2024 to 28 February 2025 and sets the levy due date as **15 June 2024**.

**(ii)** That Strata is authorised to pay standard/regular accounts on behalf of the Body Corporate as they fall due, which accounts relate to the day to day operation of the Body Corporate in accordance with the approved budget, but that any non-standard accounts are to be approved by the Chairperson/Committee/Building Manager.

## 19 DEBT RECOVERY REGIME

To consider resolving: That if a duly authorised levy or any sum payable by an owner to the Body Corporate is not paid by due date that the owner is liable to the Body Corporate for interest on the outstanding balance at 10% per annum; all debt collecting costs; including Tenancy Tribunal/court costs incurred by the Body Corporate in accordance with the following procedure:

- If payment of the levy notice is not made by the due date a reminder letter is sent to the defaulting owner requesting payment of the levy and stating that if the levy is not paid within seven (7) days a Late Payment Charge of \$126.50 including GST (if any) will be incurred; [letter #1]
- If payment of the levy notice is not received within seven (7) calendar days of the due date, a letter is sent to the defaulting owner requesting payment of the levy and the \$126.50 including GST (if any) Late Payment Charge, and advising that if these amounts are not paid within seven (7) calendar days an additional Late Payment Charge of \$253.00 including GST (if any) will be incurred; [letter #2]
- If payment of the levy notice and Late Payment Charges are not received within seven (7) calendar days of Letter #2 being sent, a third letter is sent to the defaulting owner requesting payment of the levy plus all accumulated Late Payment Charges and advising that if these amounts are not paid within seven (7) calendar days an additional Late Payment Charge of \$253.00 including GST (if any) will be applied; [letter #3]
- If payment of the levy notice and accumulated Late Payment Charges are not received within seven (7) calendar days of Letter #3 being sent, a "Notice of Impending Legal Action" letter is sent to the defaulting owner requesting payment of the levy plus all accumulated Late Payment Charges and advising that the debt will be turned over to a solicitor if the total outstanding amount is not paid within seven (7) calendar days; [letter #4] and
- Pursuant to Section 171(3) of the 2010 Act, the Body Corporate hereby appoints Price Baker Berridge (PBB) to act as its agent on its behalf in relation to any dispute.

## 20 TAX AGENT

To consider resolving: That the Body Corporate authorises Strata to appoint a tax agent on their behalf which shall have access to the Body Corporate's tax types and be able to liaise with the Inland Revenue Department and obtain information from the Inland Revenue Department on the Body Corporate's behalf.

## 21 AUDIT OF THE BODY CORPORATE'S FINANCIAL STATEMENTS

Explanation of section 132(8) of the Act.

To consider resolving by special resolution: That all transactions of the Body Corporate are to be made through the Strata Trust Account, which is subject to a two monthly transactional audit by Forbes, Chartered Accountants, and that any interest earned on Body Corporate funds be retained by Strata to offset the Trust Account operating and audit costs, on the proviso that any monies other than those in the working/operational account, may at the direction of the Committee be held in a separate deposit (saver/fixed term deposit) account with interest accruing for the benefit of the Body Corporate, less handling and administration fees; and that in terms of Section 132(8) of the Unit Titles Act 2010, the Body Corporate does not appoint an auditor for the financial statements for the most recently completed financial year.

## 22 COMMUNICATION

To consider resolving: That if Strata has an email address on file for an owner, all correspondence will be sent by email only and not by post, notwithstanding that if Strata is notified in writing by an owner that correspondence is to be sent to them by post that this request will be actioned and no information will be sent to that owner by email.

## 23 MINUTES TO BE A RECORD OF THE BUSINESS OF THE ANNUAL GENERAL MEETING

To consider resolving: That if within thirty days of distribution of the minutes Strata does not receive any written request from a person who attended the meeting to amend any part of the minutes, that the minutes are adopted as a true and accurate record of the Annual General Meeting.

## 24 GENERAL BUSINESS

Please note that no "new" items of business may be tabled for voting on at the AGM that are not already set out on the AGM agenda. Comments may however be tabled for notation in the minutes of the AGM.

## 25 AGM CLOSURE

### NOTES:

- (a) **Quorum:** For a valid meeting 25% of unit owners must be present either by postal votes or in person or by proxy. If a quorum is not reached the meeting must be adjourned until the same day 1 week later and the reconvened meeting must be held at the same time and place. The number of unit owners at the adjourned meeting are deemed to be a quorum.
- (b) **Voting at the Meeting:** You cannot vote at the meeting unless all levies and any other money due from the owner has been paid to the Body Corporate.
- (c) **Resolutions:** For voting purposes an ordinary resolution is passed if a majority of eligible voters who vote on the resolution vote in favour of the resolution. A special resolution is passed if 75% of eligible voters who vote on the resolution vote in favour of the resolution.
- (d) **Payment of levies:** A levy notice will be distributed with the minutes of this AGM. Levies can be paid electronically by:
- **Internet Banking** - Banking details will be shown on the levy notice.
  - **Eftpos** - Eftpos facilities are available at Strata's office.
  - **Credit Card** - Credit card payments can be made by phone or at the offices of Strata. Please note that any payment by credit card attracts a 4% merchant fee. **Visa/Mastercard only.**
- (e) **Strata Owner Portal Access:**  
Owners have 24 hour access to their body corporate information via Strata's website. To access this service visit [www.bodycorporate.co.nz](http://www.bodycorporate.co.nz) and click on the Owner Portal button to login. If owners require their personal login details would they please email [bc@stratatitle.co.nz](mailto:bc@stratatitle.co.nz) and we will issue/reissue the necessary access login and password.
- Information which can be accessed via the owner portal is:**
- Personal address details (which can be changed on owner's instructions);
  - Personal levy account history; and
  - **Copies of many body corporate documents including: recent AGM notices, agendas, minutes, insurance certificate and your Body Corporate's rules.**
- (f) **Code of Conduct for body corporate committee members:** The members of a body corporate committee must comply with the code of conduct for committee members as prescribed in the regulations below:
- A member must have a commitment to acquiring an understanding of anything in the Unit Titles Act, including the code of conduct, that is relevant to the member's role on the committee.
  - A member must act honestly and fairly in performing the member's duties as a committee member.
  - A member must not unfairly or unreasonably disclose information held by the body corporate, including information about an owner of a unit, unless authorized to do so by law.
  - A member must act in the best interests of the body corporate in performing the members duties as a committee member, unless it is unlawful to do so.
  - A member must comply with the Act, these regulations, including this code, and any other applicable legislation relating to matters for which the committee has responsibility in performing the members duties as a committee member.
  - A committee member who is eligible to vote must disclose to the committee any conflict of interest the member may have in a matter before the committee.

### FOR FURTHER INFORMATION ON THE:

**UNIT TITLES ACT 2010:** please go to the link

<http://www.legislation.govt.nz/act/public/2010/0022/latest/DLM1160440.html>

**UNIT TITLES REGULATIONS 2011:** please go to the link

<http://www.legislation.govt.nz/regulation/public/2011/0122/latest/DLM3695701.html>

**BODY CORPORATE 411943**

**PROPERTY AT HAMPTON DOWNS ROADS, MEREMERE**

**SPECIAL PURPOSE FINANCIAL REPORTS**

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**FOR THE FINANCIAL YEAR 01 MARCH 2023 TO 29 FEBRUARY 2024**

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- 1. Annual Financial Reports**
  - a) Statement of Financial Position Report (Balance Sheet)**
  - b) Statement of Financial Performance Report (P & L A/c)**
- 2. Notes to Annual Financial Reports**
- 3. Audit Certificate - Strata Title Admin. Ltd – Trust Account**

**Strata Title Administration Ltd**  
**Dated: 06 March 2024**

## Statement of Financial Position

### As at 29/02/2024

Body Corporate 411943

"Hulme Apartments", Hampton Downs Road,  
Meremere

	Current period
<b>Owners' funds</b>	
<b>Operating Account</b>	
Operating Surplus/Deficit--Working	656.66
Owners Equity--Working	64,706.99
	65,363.65
<b>Contingency Fund</b>	
1 Operating Surplus/Deficit--Contingency	6,798.27
1 Owners Equity--Contingency	62,144.86
	68,943.13
<b>Net owners' funds</b>	<b>\$134,306.78</b>
<b>Represented by:</b>	
<b>Assets</b>	
<b>Operating Account</b>	
Cash at Bank--Working Account	64,087.60
	64,087.60
<b>Contingency Fund</b>	
1 Cash at Bank--Contingency	25,226.58
1 Investments--TD--Contingency	43,499.33
	68,725.91
<b>Unallocated Money</b>	
Cash at Bank--Unallocated	6,382.80
	6,382.80
<i>Total assets</i>	139,196.31
<b>Less liabilities</b>	
<b>Operating Account</b>	
Creditor--GST--Working	(1,276.05)
	(1,276.05)
<b>Contingency Fund</b>	
1 Creditor--GST--Contingency	(217.22)
	(217.22)
<b>Unallocated Money</b>	
Prepaid Levies	6,382.80
	6,382.80
<i>Total liabilities</i>	4,889.53
<b>Net assets</b>	<b>\$134,306.78</b>

## Statement of Financial Performance for the financial year to 29/02/2024

Body Corporate 411943

"Hulme Apartments", Hampton Downs Road,  
Meremere

### Operating Account

		Current period	Annual budget	Budget / Actual
		01/03/2023-29/02/2024	01/03/2023-29/02/2024	(%)
<b>Revenue</b>				
143000	Levies Due--Admin	56,613.36	56,613.36	100.00
	<i>Total revenue</i>	56,613.36	56,613.36	100.00
<b>Less expenses</b>				
154000	Admin--Management Fees--Standard	5,916.00	5,916.00	100.00
152802	Admin--Prof. Fee - IRD Returns (GST & Income Tax)	1,150.00	1,150.00	100.00
182600	Building Manager--Contract	7,259.39	7,000.00	103.71
159100	Insurance--Premiums	23,377.36	23,377.36	100.00
159200	Insurance--Valuation	580.00	520.00	111.54
161400	Maint Bldg--Building Wash	5,333.80	3,950.00	135.03
161600	Maint Bldg--Building WOF (Compliance)	0.00	2,000.00	-
167200	Maint Bldg--General Maintenance & Disbursements	2,634.08	3,000.00	87.80
176850	Maint Bldg--Special Projects	956.52	5,000.00	19.13
178400	Maint Grounds--Maintenance-Contract	3,855.02	0.00	-
190200	Utility--Electricity (Common Area)	1,385.73	2,000.00	69.29
190800	Utility--Rubbish & Waste Removal	3,508.80	2,700.00	129.96
	<i>Total expenses</i>	55,956.70	56,613.36	98.84
<b>Surplus/Deficit</b>		656.66	0.00	
	Opening balance	64,706.99	64,706.99	
<b>Closing balance</b>		<b>\$65,363.65</b>	<b>\$64,706.99</b>	

**Contingency Fund**

		<b>Current period</b>	<b>Annual budget</b>	<b>Budget / Actual</b>
		01/03/2023-29/02/2024	01/03/2023-29/02/2024	(%)
<b>Revenue</b>				
243000	1 Levies Due--Contingency Fund	8,500.00	8,500.00	100.00
242600	1 Net Intt. on Investments--Cont.	1,046.83	0.00	-
	<i>Total revenue</i>	9,546.83	8,500.00	112.32
<b>Less expenses</b>				
251401	1 Contingency--Bank/Admin. Fee	52.34	0.00	-
254400	1 Contingency--Other Expenses	2,696.22	8,500.00	31.72
	<i>Total expenses</i>	2,748.56	8,500.00	32.34
<b>Surplus/Deficit</b>		6,798.27	0.00	
	Opening balance	62,144.86	62,144.86	
<b>Closing balance</b>		<b>\$68,943.13</b>	<b>\$62,144.86</b>	

**BODY CORPORATE 411943**  
**PROPERTY AT HAMPTON DOWNS ROADS, MEREMERE**

**NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR 01 MARCH 2023 TO 29 FEBRUARY 2024**

**1. STATEMENT OF ACCOUNTING POLICIES**

(a) **Reporting Entity**

These Special Purpose Financial Statements of **BODY CORPORATE 411943**, property at **'HULME APARTMENTS', HAMPTON DOWNS ROADS, MEREMERE** under s132 of the Unit Titles Act 2010, are prepared for the purpose of reporting to the Body Corporate members on the receipts and payments of the Body Corporate for the period. Under the Unit Titles Act 2010 the Body Corporate must present Financial Statements each year.

(b) **Measurement Base**

The accounting principles recognised as appropriate for the measurement and reporting of earnings and financial position on a historical cost basis have been used, except for certain items for which specific accounting policies have been identified.

The financials statements of the Body Corporate are prepared on a going concern basis.

- (c) **Specific Accounting Policies Base:** The Financial Statements are prepared on a cash basis. The amount shown as Levies Due represents the full amount levied in the period, not the levies paid.

**Goods and Services Tax:** The Body Corporate is **GST registered** and the amounts shown in the Financial Statements are **exclusive** of GST where applicable.

(d) **Taxation**

Income from Interest and Dividends are taxable in the Bodies Corporate hands. The correct tax is deducted at source or available by way of Imputation Credits. All interest/dividends are recorded net of tax.

(e) **Changes in Accounting Policies**

There have been no changes in accounting policies. All policies have been applied on basis consistent with those in previous years.

**NOTES TO THE ACCOUNTS**

**1. Capital Commitments**

The entity has no capital commitments **as at 29 February 2024** not accounted for in the financial statements.

**2. Levies & Owners' Invoices (including GST) contained in the Statement of Financial Position**

The entity has no outstanding levies and owners' invoices **as at 29 February 2024**.

**3. Outstanding Accounts (including GST) contained in the Statement of Financial Position**

The body corporate has no outstanding accounts **as at 29 February 2024**.

#### 4. Variances in Accounts contained in the Statement of Financial Performance (excluding GST)

##### Expenses:

##### Working Account:

- **Insurance – Valuation** expenses were over the budget due to the cost increased.
- **Maint Bldg – Building Wash** was over the annual budget due to a building cleaning service approved.
- **Maint Ground – Maintenance - Contract** was an unbudgeted item. The expenditure was for lawn mowing.
- **Utility – Rubbish & Waste Removal** exceeds the annual budget due to increased costs.

##### Contingency Account:

- **Contingency – Other Expenses** related to installation of cylinder and the supply of VingCards and access keys for each cylinder.

#### 5. Additional Notes:

##### Unallocated Money:

The entity has unallocated funds of \$6,382.80 as at 29 February 2024.

## **INDEPENDENT ASSURANCE REPORT**

### **To the Directors of Strata Title Administration Limited**

We have undertaken a limited assurance engagement on the compliance of Strata Title Administration Limited's operation of the Trust Account for the two months ended 31 January 2024.

#### **Conclusion**

Based on the procedures performed and evidence obtained from the procedures we have performed, nothing has come to our attention that causes us to believe that Strata Title Administration Limited does not comply, in all material respects, with the following criteria for two months ended 30 Nov 2023

- The funds held for each of the entities under Strata Title Administration Limited umbrella can be identified within the Trust account;
- Receipts and payments are correctly accounted for;
- Appropriation of the funds is properly authorised.

#### **Basis for Conclusion**

We conducted our limited assurance engagement in accordance with Standard on Assurance Engagements (SAE) 3100 (Revised) Compliance Engagements issued by the New Zealand Auditing and Assurance Standards Board.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

#### **Strata Title Administration Limited's Responsibilities**

The Directors are responsible for compliance of Strata Title Administration Limited with the applicable criteria stated above namely transactions correctly accounted for and charged to the correct entities within the Trust Account.

#### **Our Independence and Quality Control**

We have complied with the relevant ethical requirements of Professional and Ethical Standard 1 (Revised) relating to assurance engagements, which include independence and other requirements founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behaviour.

In accordance with the Professional and Ethical Standard 3 (Amended) Forbes Audit and Accounting Limited maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards, and applicable legal and regulatory requirements.

#### **Assurance Practitioner's Responsibilities**

Our responsibility is to express a limited assurance conclusion on Strata Title Administration Limited's compliance with the requirement that transactions correctly accounted for and charged to the correct entities within the Trust Account, in all material respects. Our review has been conducted in accordance with SAE 3100 (Revised) to provide limited assurance that Strata Title Administration Limited has complied with the correct accounting for transactions to various entities managed within their Trust Account. Our procedures included:

- An assessment of the Reporting Criteria, policies, and principles, with respect to their relevance, completeness, neutrality, and reliability;
- Assess to MRI software, which provides us with access trust account ledger of each of entities and access to archived invoices;
- An assessment of Strata Title's internal system to ensure the controls are adequate to size, business and criteria named above;
- At the corporate level, we have conducted interviews with responsible staff to assess the system of internal controls;
- At the corporate level, we have collected and reviewed supporting documents for the transactions sampled for testing;

Given the circumstances of the engagement, in performing the procedures listed above we: Through discussion, enquiries, and observation, obtained an understanding of Strata Title Administration Limited's compliance framework and internal control environment to meet the applicable criteria stated above namely transactions correctly accounted for and charged to the correct entities within the Trust Account.

Through discussion, enquiries, observation and walk throughs, obtained an understanding of relevant compliance activities that are undertaken to meet the compliance requirements, as required for the operation of the Trust Account.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement and consequently the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we do not express a reasonable assurance opinion on compliance with the compliance requirements.

Other than in our capacity as the independent assurance practitioners, we have no relationship with, or interests in, Strata Title Administration Limited.

### **Use of Report**

This report has been prepared for the Directors of Strata Title Administration Limited in accordance with the criteria above. We disclaim any assumption of responsibility for any reliance on this report to any persons or users other than the Directors of Strata Title Administration Limited, or for any purpose other than that for which it was prepared.

*Forbes*

**Forbes Audit and Accounting Limited**  
29 February 2024  
Auckland



**Strata Title  
Administration Ltd**

bc@stratatitle.co.nz

www.bodycorporate.co.nz

**Auckland** Phone (09) 307 3721  
PO BOX 3187, Auckland 1140

**Wellington** Phone (04) 974 1011  
PO Box 384, Wellington 6140

**Christchurch** Phone (03) 925 8749  
Unit 5, 71 Gloucester Street,  
Christchurch 8013

### Body Corporate 411943

#### Property at: "Hulme Apartments", Hampton Downs Road, Meremere

As per Section 114(C) of the 2010 Unit Titles Acts, the Body Corporate Committee is to keep a register of all disclosed conflicts of interest made by the committee members.

Name	Unit #	Conflict of Interest	Date Lodged

Definition of a matter of interest:

- May derive a financial benefit from the matter; or
- Is the spouse, civil union partner, de facto partner, child or parent of a person who may derive a financial benefit from the matter; or
- May have a financial interest in a person to whom the matter relates; or
- Is a partner, director, officer, board member, or trustee of a person who may have a financial interest in a person to whom the matter relates; or
- May be interested in the matter because the body corporate's operational rule say so.

## **SERVICE CONTRACT WITH BODY CORPORATE MANAGER**

**AGREEMENT** dated the 14 of May 2024

**PARTIES: BODY CORPORATE NO 411943**

AND

**STRATA TITLE ADMINISTRATION LIMITED (Strata)**

### **BACKGROUND:**

- A. The Body Corporate has appointed Strata, as the Body Corporate Manager, to provide Body Corporate management and secretarial services.
  
- B. The parties have agreed the terms of that appointment and record them in this agreement.

### **1. APPOINTMENT**

The Body Corporate appoints Strata to provide the services set out in the First and Second Schedules and has appointed Strata as its agent for those purposes and Strata agrees to such appointment.

### **2. SERVICE FEE**

The service fee for this contract is payment by the Body Corporate of **\$6,300.00 plus GST**, per annum, aligned to the financial year of the Body Corporate, plus disbursements which sums may be changed by resolution at a general meeting of the Body Corporate. The service fee represents remuneration for performance by Strata of the services set out in the First Schedule and does not include the additional services set out in the Second Schedule which will be charged for on a time and attendance basis plus disbursements.

### **3. TERM**

Initially 3 years commencing on 1 June 2024 and ending on 31 May 2027 and if written notice of termination is not given within the 30 day period prior to the date on which this agreement ends the agreement will continue in perpetuity for further periods of three (3) years on the same terms and conditions.

### **4. BREACH BY STRATA**

If Strata is in breach of any of its obligations hereunder the Body Corporate by its agent the Committee or the Chairperson shall give Strata written notice of the breach and if such breach continues for four weeks after receiving written notice specifying such breach then, but not otherwise, this agreement may be terminated by the Body Corporate by giving two months' written notice to that effect to Strata.

**5. RETURN OF RECORDS AND FUNDS ON TERMINATION**

In the event of a termination, all records, funds and other things of or relating to the Body Corporate shall be returned by the manager in compliance with the requirements of Strata Communities Association of New Zealand and no later than 30 days following such termination.

**6. TAX AGENT**

The Body Corporate authorises Strata to appoint a tax agent on its behalf. The tax agent will have access to the Body Corporate’s tax types and be able to liaise with the Inland Revenue Department and obtain information from the Inland Revenue Department on the Body Corporate’s behalf.

**7. CODE OF CONDUCT**

Strata will comply with the managers’ code of conduct set out in the Unit Titles Regulations 2011. The parties acknowledge that Strata may receive a commission from the placement of insurance by the Body Corporate from time to time.

**8. REPORTING REQUIREMENTS**

Strata shall report annually in detail as required from time to time by the Body Corporate committee on the performance of its functions and duties under this agreement.

**9. REVIEWS**

The parties may require reviews of Strata’s performance annually measuring the provision of its services against the requirements for notice and conduct of general meetings of the Body Corporate set out in the Unit Titles Act 2010 (**the Act**) and the Unit Titles Regulations 2011 (**the Regulations**).

**EXECUTION**

Signed by Body Corporate \_\_\_\_\_  
by its duly authorised agent

\_\_\_\_\_  
\_\_\_\_\_ as Chairperson of the Body Corporate

Witness:

\_\_\_\_\_  
\_\_\_\_\_ as a Committee Member of the Body  
Corporate

Signed on behalf of Strata  
Title Administration Limited

\_\_\_\_\_  
\_\_\_\_\_ as a Director of Strata

## FIRST SCHEDULE: SERVICES

Strata shall provide the following services;

- (a) Maintaining a register of unit owners;
- (b) Preparing the agenda for each Annual General Meeting;
- (c) Assisting the Chairperson in the convening and chairing of each Annual General Meeting and, if agreed at the start of the Annual General Meeting, chairing that meeting;
- (d) Recording resolutions voted on and whether they were passed at any Annual General Meeting;
- (e) Preparing the Minutes of each Annual General Meeting;
- (f) Keeping financial accounts and records and assisting the Body Corporate to comply with either section 132(2) or 132(8) of the Act by submitting the Body Corporate's financial statements to an auditor or to an accountant unless otherwise resolved by the Body Corporate;
- (g) Preparation of the annual operating budget to be reviewed and accepted by the Body Corporate at its Annual General Meeting or as alternatively directed by the Chairperson/Committee/Body Corporate.
- (h) Issuance and collection of annual levies from unit owners. To be administered in accordance with debt collection arrangements agreed with the Body Corporate which will usually be via a resolution at a general meeting. This includes annual levies paid in **[insert here:]** \_\_\_\_\_ instalments.
- (i) Receiving reports from the Body Corporate Committee and distributing them to unit owners;
- (j) Signing documents as directed to do so by the Body Corporate or its Committee or its Chairperson;
- (k) Dealing with any insurer providing insurance for the Body Corporate, including engaging a valuer and assisting with enquiries to or from the relevant insurance broker including without limitation receiving quotes for insurance and assisting with insurance claims;
- (l) Appointing on behalf of the Body Corporate an agent pursuant to section 171 of the Act, and notifying the Tenancy Tribunal of the appointment of any such agent;
- (m) Appointing and engaging any solicitors on behalf of the Body Corporate, including in accordance with any direction by the Body Corporate or its Committee or its Chairperson, to enforcing collection of any funds due from any debtor by virtue of any money order or any other issue either within or outside of the jurisdiction of the Tenancy Tribunal;
- (n) Undertaking all dealings on behalf of the Body Corporate with any Building Manager (if any) and in relation to any management agreement pursuant to the directions of the Body Corporate or its Committee or its Chairperson;
- (o) Paying all accounts of the body corporate as they fall due;
- (p) Operating bank accounts on behalf of the Body Corporate within Strata's audited Trust Account held with the ASB Bank, (which shall always enable the body corporate's funds to be able to be identified and verified), subject to any terms or directions given by the Body Corporate or its Committee or its Chairperson.

## SECOND SCHEDULE: ADDITIONAL SERVICES

Upon written request from the Body Corporate or its Committee or its Chairperson, Strata will undertake the following additional services and charge on a time and attendance basis plus disbursements:

- (a) Providing any certificates or information on behalf of the Body Corporate or on behalf of an owner under Part 2 Subpart 14 of the Act;
- (b) Attendance on any solicitors or other agents appointed to act for the Body Corporate either under section 171 of the Act or in any other Court or Tribunal;
- (c) Convening and attending any meetings additional to an Annual General Meeting in terms of paragraphs (b), (c), (d), and (e) of the First Schedule herein;
- (d) Convening and attending any committee meetings for the Body Corporate;
- (e) Preparing and issuing notices of resolutions to be passed without a general meeting;
- (f) Notifying unit owners of the result of any vote on a resolution to be cast without a general meeting;
- (g) Issuance and collection of levy instalments in excess of those provided for as a First Schedule service, collected in accordance with debt collection arrangements agreed with the Body Corporate via a resolution at a general meeting or on instructions from the committee.
- (h) Keeping any investment bank account, wage, income tax, GST or records of any employees or contractors of the Body Corporate, and completion and submission of any returns to Inland Revenue in respect thereof;
- (i) Attendance on an auditor or accountant of the Body Corporate and provision of accounts and lodgement of prescribed reports and statements where applicable;
- (j) On-charging to the owners or occupants of a unit, as the case may be, the cost of utilities such as electricity, water and gas used by the occupants of the unit on the proviso that the usage is metered. Strata shall be entitled to include a reasonable fee in the on-charged invoice to cover the additional administrative work involved in invoicing and collecting the charges;
- (k) Subject to the terms of any Building Manager's contract or written directions from the Body Corporate or its Committee or its Chairperson, dealing with any consulting engineer or other professional for purposes relating to a building warrant of fitness, the Health and Safety Plan, the long term maintenance plan or other maintenance matters relating to the Body Corporate;
- (l) All and any other services where directed by the Body Corporate or its Committee or its Chairperson relating to the administration of the Body Corporate or its common property or infrastructure outside of those matters referred to above and in the First Schedule.
- (m) Retaining and storing such records as it has to facilitate the provision of the certificates referred to in (a) above and to otherwise comply with the requirements of the Act and the Regulations.

## Proposed Budget to apply from 01/03/2024

Body Corporate 411943

"Hulme Apartments", Hampton Downs Road,  
Meremere

### Operating Account

		Proposed budget	Actual 01/03/2023-29/02/2024	Previous budget
<b>Revenue</b>				
143000	Levies Due--Operating	60,420.00	56,613.36	56,613.36
	<i>Total revenue</i>	60,420.00	56,613.36	56,613.36
<b>Less expenses</b>				
154000	Admin--Management Fees--Standard	6,300.00	5,916.00	5,916.00
152802	Admin--Prof. Fee - IRD Returns (GST/ICT)	1,150.00	1,150.00	1,150.00
182600	Building Manager--Contract	7,000.00	9,009.38	7,000.00
159100	Insurance--Premiums	26,000.00	23,377.36	23,377.36
159200	Insurance--Valuation	580.00	580.00	520.00
161400	Maint Bldg--Building Wash	3,500.00	3,469.80	3,950.00
161600	Maint Bldg--Building WOF (Compliance)	1,870.00	0.00	2,000.00
167200	Maint Bldg--General Maintenance & Disbursements	3,000.00	2,634.08	3,000.00
176850	Maint Bldg--Special Projects	5,000.00	2,995.80	5,000.00
178400	Maint Grounds--Maintenance-Contract	1,320.00	1,929.75	0.00
190200	Utility--Electricity (Common Area)	1,500.00	1,385.73	2,000.00
190800	Utility--Rubbish & Waste Removal	3,200.00	3,508.80	2,700.00
	<i>Total expenses</i>	60,420.00	55,956.70	56,613.36
<b>Surplus/Deficit</b>		0.00	656.66	0.00
	Opening balance	65,363.65	64,706.99	64,706.99
<b>Closing balance</b>		\$65,363.65	\$65,363.65	\$64,706.99
	Total units of entitlement	100000		100000
	Levy contribution per unit entitlement	\$0.69		\$0.65
	Budgeted standard levy revenue	60,420.00		56,613.36
	Add GST	9,063.00		8,492.00
	Amount to raise in levies including GST	\$69,483.00		\$65,105.36

**Contingency Fund**

	<b>Proposed budget</b>	<b>Actual</b>	<b>Previous budget</b>
	01/03/2023-29/02/2024		

**Revenue**

243000	1 Levies Due--Contingency Fund	27,500.00	8,500.00	8,500.00
242600	1 Net Intt. on Investments--Cont.	0.00	1,046.83	0.00
	<i>Total revenue</i>	27,500.00	9,546.83	8,500.00

**Less expenses**

251401	1 Contingency--Bank/Admin. Fee	0.00	52.34	0.00
254400	1 Contingency--Other Expenses	0.00	2,696.22	8,500.00
259900	1 Long Term Maintenance Exp--Common Areas	27,500.00	0.00	0.00
	<i>Total expenses</i>	27,500.00	2,748.56	8,500.00

**Surplus/Deficit**

	Opening balance	68,943.13	62,144.86	62,144.86
	<b>Closing balance</b>	<b>\$68,943.13</b>	<b>\$68,943.13</b>	<b>\$62,144.86</b>

Total units of entitlement	100000	100000
Levy contribution per unit entitlement	\$0.32	\$0.10

Budgeted standard levy revenue	27,500.00	8,500.00
Add GST	4,125.00	1,275.00
Amount to raise in levies including GST	\$31,625.00	\$9,775.00

# POSTAL VOTING FORM

## Form 12

(pursuant to Section 103, Unit Titles Act 2010)

**TO MANAGER:** Kyle O'Reilly @ Strata Title Administration Limited

**EMAIL ADDRESS:** kyle@stratatitle.co.nz

**BODY CORPORATE:** 411943

**PROPERTY AT:** "Hulme Apartments", Hampton Downs Road, Meremere

**Instructions**

You are entitled to vote at the Body Corporate AGM by casting a postal vote. The motions to be decided at the meeting are summarised in the table below and more particularly set out in the notice of meeting. If you intend to cast a postal vote, you must indicate your vote by ticking one of the 3 right hand columns of the table.

I/We,

being the owner(s) of Unit(s)  intend to cast the following postal vote at the meeting of Body Corporate Number 411943 to be held at **11:00am on Tuesday, 14 May 2024.**

**Important: this completed Postal Voting form needs to be submitted to Strata Title Administration Limited by Monday, 13 May 2024.**

		Vote For	Vote Against	Abstain
<b>Item</b>	<b>See agenda for wording of resolution</b>	<i>Please tick one of the boxes to vote.</i>		
1	Appoint a Chairperson of the Meeting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Accept Apologies, Proxies and Postal Votes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Financials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Report from the Committee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chairperson Nominee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6(i)	Committee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6(ii)	Conflict of Interest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Delegating powers & duties to Committee (Section 108)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Office Bearer's Liability Insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Renewal of Insurance policy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Insurance Excess	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Service Contract	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Building Manager's Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Common Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Building Act Compliance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15(i)	Review Long Term Maintenance Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15(ii)	Arrange required Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Long Term Maintenance Fund*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Health & Safety – Hazard Register	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

		Vote For	Vote Against	Abstain
Item	<i>See agenda for wording of resolution</i>	<i>Please tick one of the boxes to vote.</i>		
18(i)	Budget adopted and levy due date set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18(ii)	Strata to pay standard/regular accounts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Debt Collection regime	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Tax Agent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Audit*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Communication	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Minutes to be a record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* *Special Resolution required whilst all others require Ordinary Resolutions to pass*

**Date:**

**Signature/s of eligible voter/s**

**If the unit is owned by more than 1 person, every owner must sign the form.**

**Notes**

- 1 Your postal vote will not be counted if any body corporate levies, or other amounts that are payable in respect of your unit, are outstanding.
- 2 If a poll is requested, your ownership interest will be counted as part of the poll. If no poll is requested, your postal vote will be counted as 1 vote. You cannot request a poll.
- 3 If at the general meeting of the body corporate the wording of a motion is materially altered, your postal vote in relation to that motion will not be counted. It is the responsibility of the chairperson to decide what constitutes a material alteration. If you are concerned that your postal vote may not be counted as a result of an amendment to a motion, you should consider appointing a proxy to attend and vote at the meeting on your behalf.
- 4 If a quorum is not present at the general meeting of the body corporate, and regulation 13(1) of the Unit Titles Regulations 2011 does not apply, the meeting will be adjourned until the same day 1 week later and your postal vote will be counted at that meeting.
- 5 If the unit owner is a body corporate or an unincorporated body, the form must be signed by the representative (recorded in the register of unit owners) of the unit owner.
- 6 If the unit is owned by more than 1 person, every owner or his or her authorised representative must sign the form.



**Strata Title  
Administration Ltd**

bc@stratatitle.co.nz

www.bodycorporate.co.nz

**Auckland** Phone (09) 307 3721  
PO BOX 3187, Auckland 1140

**Wellington** Phone (04) 974 1011  
PO Box 384, Wellington 6140

**Christchurch** Phone (03) 925 8749  
Unit 5, 71 Gloucester Street,  
Christchurch 8013

## PROXY APPOINTMENT FORM

Form 11: Section 102(3), Unit Titles Act 2010

**TO MANAGER:** Kyle O'Reilly @ Strata Title Administration Limited  
**EMAIL ADDRESS:** kyle@stratatitle.co.nz  
**BODY CORPORATE:** 411943  
**PROPERTY AT:** "Hulme Apartments", Hampton Downs Road, Meremere

### PROXY APPOINTMENT

I/We,   
being the owner(s) of Unit(s)  and therefore an eligible voter within the meaning of section 96(1)  
of the Unit Titles Act 2010, appoint:   
as my/our proxy for the purposes of the general meeting of the Body Corporate to be held at:  
**11:00am on Tuesday, 14 May 2024.**

*If the general meeting is adjourned and reconvened, this proxy appointment is valid for the purposes of the reconvened meeting.*

**Date**

**Signature/s of eligible voter/s**

(If the unit is owned by more than 1 person, every owner must sign the form).

**Important: this completed Proxy form needs to be submitted to Strata Title Administration Limited by 5.00pm on Monday, 13 May 2024.**

#### Notes

- 1) This proxy appointment expires at the end of the general meeting referred to in the form or, if that meeting is adjourned, the end of the reconvened meeting.
- 2) The full texts of motions are contained in the notice of general meeting, a copy of which should be provided to the proxy.
- 3) Your proxy may not vote unless all body corporate levies, and other amounts that are owing in respect of your unit, have been paid.
- 4) If the unit owner is a body corporate or an unincorporated body, the representative (recorded in the register of unit owners) of the unit owner must sign the form.
- 5) If the unit is owned by more than 1 person, every owner must sign the form.
- 6) If the unit is owned by more than 1 person, one of the unit owners may be appointed as proxy.
- 7) The person(s) signing this proxy form signs as duly authorised agent of the owner.

	<b>AGENDA ITEMS   Summary of Motions</b>	<b>TYPE OF RESOLUTION</b>	<b>DIRECTION ON RESOLUTION (i.e. how does the eligible voter want to vote on the resolution)</b>
1	Appoint a Chairperson of the Meeting	<i>Ordinary Resolution</i>	
2	Accept Apologies, Proxies and Postal Votes	<i>Ordinary Resolution</i>	
3	Financials	<i>Ordinary Resolution</i>	
4	Report from the Committee	<i>Ordinary Resolution</i>	
5	Chairperson Nominee	<i>Ordinary Resolution</i>	
6(i)	Committee	<i>Ordinary Resolution</i>	
6(ii)	Conflict of Interest Register	<i>Ordinary Resolution</i>	
7	Delegating powers & duties to Committee (Section 108)*	<i>Special Resolution</i>	
8	Office Bearer's Liability Insurance	<i>Ordinary Resolution</i>	
9	Renewal of Insurance policy	<i>Ordinary Resolution</i>	
10	Insurance Excess	<i>Ordinary Resolution</i>	
11	Service Contract	<i>Ordinary Resolution</i>	
12	Building Manager's Report	<i>Ordinary Resolution</i>	
13	Common Maintenance	<i>Ordinary Resolution</i>	
14	Building Act Compliance	<i>Ordinary Resolution</i>	
15(i)	Review Long Term Maintenance Plan	<i>Ordinary Resolution</i>	
15(ii)	Arrange required Maintenance	<i>Ordinary Resolution</i>	
16	Long Term Maintenance Fund*	<i>Special Resolution</i>	
17	Health & Safety – Hazard Register	<i>Ordinary Resolution</i>	
18(i)	Budget adopted and levy due date set	<i>Ordinary Resolution</i>	
18(ii)	Strata to pay standard/regular accounts	<i>Ordinary Resolution</i>	
19	Debt Collection regime	<i>Ordinary Resolution</i>	
20	Tax Agent	<i>Ordinary Resolution</i>	
21	Audit*	<i>Special Resolution</i>	
22	Communication	<i>Ordinary Resolution</i>	
23	Minutes to be a record	<i>Ordinary Resolution</i>	

**Note:** *This is not a voting form and is for reference only. If you wish to vote and cannot attend the meeting please complete the Postal Voting Form.*