PBCS
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20th August 2026

A & R Petterson, GHP Trustees 2022 Ltd
as TTEES of the Arthur Vera Trust
[redacted]

Dear Ashley

BODY CORPORATE NO. 359630 (CANTERBURY LAND REGISTRY) - UNIT 26, AU26, 41-43 Cambridge Terrace

In connection with your forthcoming sale of the above-mentioned unit/s, we enclose herewith:

(a) a Pre-Contract Disclosure Statement in conformity with Regulation 33 of the Unit Titles Regulations 2011.

AFTER THE UNIT IS SOLD, PLEASE NOTE THAT WE MUST RECEIVE A COPY OF THE NOTICE OF SALE SO THAT WE MAY PROMPTLY REGISTER THE NEW OWNER DETAILS INTO THE REGISTER OF UNIT OWNERS.

Until this is done, the current Unit Owner will continue to receive Body Corporate Levy Contribution Accounts and may be held liable for payment of them.

Thank you for your instructions in this matter.

Yours faithfully

Lisa Armstrong

146, Unit Titles Act 2010 and reg 33 (1), Unit Titles Regulations 2011

Sale of an Existing Unit in a Unit Title Development

Unit Plan: 359630

Body Corporate Number: 359630

Unit Number: 26, AU26, 41-43 Cambridge Terrace

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.

2 **General Information**

2.1 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.

2.2 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.

2.3 Unit title property ownership

(a) 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.

(b) 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.

(c) 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.

2.4 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 the boundaries of the units, and the common property.

2.5 Ownership and utility interests

(a) 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.

(b) 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.

(c) 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.

2.6 Body corporate operational rules

(a) 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.

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

(c) Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

2.7 Pre-settlement disclosure statement

(a) Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

(i) the unit number and body corporate number;

(ii) the amount of the contribution levied by the body corporate under section 121 of the Act in respect of the unit being sold;

(iii) the period covered by such contribution;

(iv) the manner of payment of the levy;

(v) the date on or before which payment of the levy is due;

(vi) whether a levy, or any part of a levy, due to the body corporate is unpaid and, if so, the amount of the unpaid levy;

(vii) whether legal proceedings have been instituted in relation to any unpaid levy;

(viii) whether any metered charges due to the body corporate are unpaid and, if so, the amount of unpaid metered charges;

(ix) whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, the amount of unpaid costs;

(x) the rate at which interest is accruing on any money owing to the body corporate by the seller;

(xi) whether there are any proceedings pending against the body corporate in any court or tribunal;

(xii) whether there are any proceedings:

(A) initiated by the body corporate and pending in any court or tribunal; or

(B) intended to be initiated by the body corporate in any court or tribunal;

(xiii) whether there is any written claim by the body corporate against a third party that is yet to be resolved; and

(xiv) whether there have been any changes to the body corporate rules since the pre-contract disclosure statement.

(b) 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.

2.8 Records of title

(a) 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:

(i) the unit plan attached. Unit title plans were discussed earlier in this section.

(ii) 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 record of title.

2.9 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:

(a) rates information

(b) information on private and public stormwater and sewerage drains

(c) any consents, notices, orders or requisitions affecting the land or buildings.

(d) District Plan classifications that relate to the land or buildings

(e) any special feature of the land the local council knows about including the downhill movement, gradual sinking or erosion of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances.

(f) 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.

2.10 Easements and covenants

(a) An easement is a right given to a person 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).

(b) Easements or covenants may apply to:

(i) a unit and are usually recorded on the computer register for that unit.

(ii) common property and will be recorded on the supplementary record sheet for the unit title development.

3 **Defects, and Weathertightness and Earthquake Issues**

Does the body corporate or body corporate committee have actual knowledge that any part of the unit title development has:

Description	**Yes/No**
Weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.	No
Weathertightness issues that have been remediated without a claim under that Act or other proceedings before a court or tribunal	No
Weathertightness issues that have not been remediated	No *The Body Corporate have no knowledge of any weathertight issues that have not been remediated*
Earthquake-prone issues	No *The Body Corporate have no knowledge of any earthquake issues*
Any other significant defects in the land (including the unit title development and the land on which it is situated) that may require remediation	Painting on the building to be remediated. No land defects.

4 **Proceedings**

4.1 Is the body corporate involved in any proceedings in any court or tribunal?

No

4.2 The details of the proceedings referred to in 4.1 above are **attached**.

N/A

5 **Financial Statements and Audit Reports**

5.1 Financial statements and audit reports for the previous 3 years are **attached**.

Audit Reports not attached as the Body Corporate resolved not to appoint an auditor – see AGM Minutes.

5.2 The 12-month period comprising the current financial year for the purposes of the financial statements of the body corporate is 01/04/2026 to 31/03/2027.

6 **Notices and Minutes of General Meetings**

6.1 The notices and minutes of the general meeting of the body corporate and body corporate committee for the past 3 years, along with all supporting documentation are **attached**.

7 **Body Corporate Manager**

7.1 The body corporate manager is Courtney Dupont

7.2 The contact details for the body corporate manager: courtney@pbcs.co.nz

Levies

7.3 The body corporate levies payable for the unit for the 12 months commencing 01/10/2026 to 30/09/2027 will be an annual total of $7,743.16.

The period covered by the below contribution is from 01/04/2026 to 30/09/2026 (6-months)

- Amount of Operating Account Levy Contribution: $3,474.00
- Amount of Long-Term Maintenance Fund Levy Contribution: $625.32

8 **Maintenance**

8.1 The body corporate proposes to carry out the maintenance in the below table in the year following the date of this disclosure statement. The costs of the maintenance are proposed to be met as described in the below table.

Description	**How the body corporate plans to meet the cost of the maintenance**
Caretaker/Cleaner	Operating Account Budget
Grounds Maintenance – Lawns & Gardens	Operating Account Budget
Sump Maintenance	Operating Account Budget
General Repairs	Operating Account Budget
Drains & Sewers - Maintenance	Operating Account Budget
Window Clean/Gutter Cleaning/Building Wash	Operating Account Budget
Roof Inspection	Operating Account Budget
Rubbish Removal	Operating Account Budget
Painting Surfaces Maintenance	Long-Term Maintenance Budget
Building – Painting Materials	Long-Term Maintenance Budget
Legal Fees	Long-Term Maintenance Budget
Security Equipment	Long-Term Maintenance Budget

9 **Bank Accounts**

9.1 As at the date of the last financial statement, the following bank accounts or funds were held or operated by or on behalf of the body corporate:

Account	**Balance (as at the date of the last financial statements 31/03/2026)**
Operating Account	$40,811.75
Long-Term Maintenance Account	$357,352.08

10 **Long Term Maintenance Plan**

10.1 **Attached** is a copy of the body corporate's draft long term maintenance plan.

The following works under the long-term maintenance plan are proposed to be carried out or begun within the next three years:

Description of works	**Estimated cost**
Roof Maintenance	$4,000.00
Car parks line remarking	$3,500.00
Building Repaint	$210,000.00

The next review date for the long-term maintenance plan for the unit title development is: 2027.

11 **Remediation Reports**

11.1 **Attached** are copies of all remediation reports commissioned by the body corporation within the previous 3 years.

12 **Insurance**

12.1 The body corporate holds the following insurance cover for the unit title development. Below is a table of the key details of the body corporate's insurance.

Insurer name	**IAG NZ Limited**
Insurer contact details	Via Broker, Gallagher
Type and amount of cover	Material Damage Sum Insured $26,850,000 01/02/2026 to 01/02/2027
Annual amount of premiums	$82,850.00
Amount of any excess	Various, See Page 10
Specific exclusions from cover	Communicable Disease Exclusion Cyber Exclusion
Where and how the insurance policy can be viewed	***Attached*** and via Owner's Portal

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

Unit title property ownership	Ministry of Business, Innovation and Employment www.unittitles.govt.nz 0800 UNIT TITLES (0800 864 884)

Unit plan Ownership and utility interests Record of Title Easements and covenants	Land Information New Zealand www.linz.govt.nz 0800 ONLINE (0800 665 463)
Body corporate operational rules Pre-settlement disclosure statement	The body corporate of the unit title development
Land Information Memorandum	Your local council

Signed: _____ Date: 20/08/2026
Ashley Petterson (Aug 20, 2026 14:10:16 GMT+12) Chantelle Petterson (Sep 3, 2026 12:12:16 GMT+12)
By the seller or their authorised person

Signed: _____ Date: 20/08/2026
Body Corporate Manager