8 April 2026

Ronald Jan Harm Nieubuurt and Marijke Antoinette Nieubuurt
By Email

Email: tokaiprop@gmail.com

Re: Body Corporate 198078 – Centaur Villas, Unit Q , 37 Fields Parade, Oteha, Auckland 0632

Further to your request dated 8 April 2026 , please find the following documents:

a) A Pre-Contract Disclosure Statement.

b) Schedule One – the **link** to this and other documents contained in this disclosure can be found in the following link Disclosure Documents

c) A note of our fee.

Please note insurance is with QBE Insurance (Australia) Ltd. The noting of an interest on the policy can be obtained direct through the brokers Rothbury , Lauren Decke lauren.decke@rothbury.co.nz .

****Please note it may take up to two working days to receive your noting of interest****

Yours faithfully

C. Harib

Haritha Chandra Kumar
Body Corporate Manager
Email haritha@bbcl.co.nz

KM

Pre-Contract Disclosure Statement

Section 146 of the Unit Titles Act 2010

Unit Number: **Q**

Ownership Interest: **549.00 / 10,000.00**

Body Corporate Number: **198078**

Pre-Contract Disclosure Statement

This Pre-Contract Disclosure Statement is provided to prospective buyers of the property by the seller as required by Section 146(1) of the Unit Titles Act 2010 ("**the Act**") and includes the prescribed information required pursuant to Section 146(2) of the Act.

Information about the Unit

a) The Body Corporate and Body Corporate Committee has no knowledge, that any part of the Unit Title development has:
   (i) Weathertightness issues for which a claim has been made under the Weathertightness Homes Resolution Services Act 2006;
   (ii) Weathertightness issues that have been remediated without a claim under that Act or other proceedings before a court or tribunal;
   (iii) Weathertightness issues that have not been remediated.
   (iv) Earthquake-prone issues.
   (v) Other significant defects in the land (including the unit title development and the land on which it is situated) that may require remediation.

b) The Body Corporate is not involved in any proceedings in any Court or Tribunal.

c) Financial statements for the previous 3 years are included in the General Meeting material provided **in the link** and a Statement of Financial Position to date is **attached**.

   In the last 3 years, the Body Corporate has by special resolution resolved to dispense with the need for ongoing annual audits, review or verification of the financial accounts, provided the Body Corporate in a General Meeting, or the Committee, may at any time require the accounts to be audited, reviewed or verified.

   As part of Boutique Body Corporate's management practice, a selection of clients' financial records are reviewed quarterly by Grant Thornton, and each Body Corporate should be reviewed once every three years. There is no additional charge for this service. Body Corporate 198078 financial records are yet to be reviewed by Grant Thornton.

d) Notices and Minutes of General Meetings of the Body Corporate together with all supporting documentation for the previous 3 years is **contained in the link**. Committee meeting notices/agendas, minutes and supporting documentation for the previous 3 years are also **contained in the link, if any**.

e) The Body Corporate Manager is Boutique Body Corporates Limited who can be contacted by email on info@bbcl.co.nz or telephone (09)524 9785. A copy of the service agreement with BBCL is provided in the link.

f) The period covered by the annual contribution is 1 October 2025 to 30 September 2026 payable in one instalment.

The levies for the period 1 October 2026 to 30 September 2027 have not yet been raised and will be raised at the next Annual General Meeting anticipated to be held in December 2026.

g) The amount of the annual contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is **$3,275.81.**

Water rates **are not** included in the levy.

h) Please refer to the 2025 Annual General Meeting Minutes for planned maintenance over the next 12 months.

The Body Corporate will carry out standard maintenance to common areas, infrastructure and services which will be funded from the Administrative Fund.

i) The balances of all funds and bank accounts held or operated by or on behalf of the Body Corporate at the date of this disclosure are set out in the Statement of Financial Position provided in the **link**:

j) A copy of the Long-Term Maintenance Plan is provided in the **link**.

k) The Long Term Maintenance Plan provided in the **link** includes a forecast of Long Term Maintenance costs for the next three years.

l) The Body Corporate reviews its Long Term Maintenance Plan at each Annual General Meeting.

m) Attached in the **link** are remediation reports commissioned by the Body Corporate within the previous 3 years.

- There are no remediation reports to note.

n) The Body Corporate maintains the insurance for the unit title development based upon a replacement insurance valuation of $12,250,000.00.

(i) QBE Insurance (Australia) Limited, broker Rothbury.
(ii) Material Damage and Business Interruption policies covering the building, 24 months' loss of rent cover, General Liability cover for $10,000,000.00, Statutory Liability cover of $1,000,000.00 and Committee Liability Cover of $ 1,000,000.00 at an annual cost of $ 26,340.58 for 31 January 2026 to 31 January 2027.
A Certificate of Insurance or Schedule showing excesses is provided in the **link.**
(iii) The Material Damage and Business Interruption policy outlines any exclusions.

(iv) The Policy can be viewed in the provided link, the noting of an interest on the policy can be obtained direct through the brokers, Marsh Limited Body Corporate Certificate of Currency request form | Marsh New Zealand. ****Please note it may take up to two working days to receive your noting of interest****

o) Schedule One is provided in the **link** and this schedule provides an explanation of the following:

(i) unit title property ownership
(ii) unit plans
(iii) ownership and utility interests
(iv) body corporate operational rules
(v) the information required to be contained in a pre-settlement disclosure statement
(vi) records of title
(vii) land information memoranda issued under section 44A of the Local Government Official Information and Meetings Act 1987
(viii) easements and covenants.

p) A copy of the current Operational Rules for the Body Corporate is also provided in the **link**.

The Body Corporate Manager certifies the information in the above Pre-Contract Disclosure Statement is correct:

C. Harik

Signed: ________________________________ Date: 8 April 2026
Haritha Chandra Kumar for and on behalf of Boutique Body Corporates Ltd as Manager of the Body Corporate 198078

The Body Corporate vendor certifies the information in the above Pre-Contract Disclosure Statement is correct:

Signed: ________________________________ Date: ______________________________
Vendor or Authorised Party

DISCLAIMER
The seller has requested Boutique Body Corporates Limited ("**BBCL**") prepare this disclosure statement ("disclosure") for and on behalf of the seller. BBCL has prepared this disclosure strictly on the basis that BBCL is not responsible for, and does not accept, any obligation or liability of the seller under section 150 of the Unit Titles Act 2010 ("**Act**"). BBCL shall not under any circumstances be deemed to be acting as the agent or representative of the seller in relation to such obligation or liability. BBCL expressly disclaims any liability to the buyer or any other party in relation to any breach of any obligation of the seller under section 150 of the Act.

To the best of BBCL's knowledge and belief at the time of preparation of this disclosure statement, the contents of this disclosure are true and correct. BBCL is not liable for any fact or circumstance not included in disclosure which is not actually known to BBCL.

If requested by the seller, BBCL will prepare a correction of an inaccuracy in this disclosure that it becomes aware of, subject to BBCL receiving payment of its reasonable fee for correcting that inaccuracy.

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.