

# Pre-contract disclosure statement for existing units

Section 146, Unit Titles Act 2010

Unit number:	Unit [number] and accessory unit(s) [number(s)] <u>one.</u>
Unit Plan:	Deposited Plan [number] <u>D P.B 359847</u>
Body Corporate number:	[number] <u>483 01</u>

## Pre-contract disclosure statement for existing units

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.

### Financial information

2 The amount of the contribution levied by the body corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is [\$amount] \$2,500

3 The period covered by the contribution in paragraph 2 is [period] from 1 April 2024

4 The body corporate has the following accounts: 38 9023 0703404 00

[Set out details of every account held by the body corporate, including the details of every fund or bank account held or operated by or on behalf of the body corporate together with the balance of every fund or bank account as at the last financial statement – attach an extra sheet if required]

5 The body corporate financial statements and audit reports for the last three years.

Transaction history 21/1/22 to 21/1/24 (Kiwi bank)

Year ended [insert financial year]

The body corporate financial statement (select one)

The immediate past financial year.

is attached

is not attached because (select one) it does not exist /  
it cannot be found

The body corporate audit report (select one)

is attached

is not attached because (select one) it does not exist /  
it cannot be found / at the AGM on [date] the Body  
Corporate resolved not to appoint an auditor

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**Year ended [insert financial year]** The body corporate financial statement (select one)

**One year prior to the immediate past financial year.** is attached

is not attached because (select one) **it does not exist / it cannot be found**

**The body corporate audit report (select one)**

is attached

is not attached because (select one) **it does not exist / it cannot be found / at the AGM on [date] the Body Corporate resolved not to appoint an auditor**

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**Year ended [insert financial year]** The body corporate financial statement (select one)

**Two years prior to the immediate past financial year.** is attached

is not attached because (select one) **it does not exist / it cannot be found**

**The body corporate audit report (select one)**

is attached

is not attached because (select one) **it does not exist / it cannot be found / at the AGM on [date] the Body Corporate resolved not to appoint an auditor**

[Attach the relevant financial statements and audit reports]

## Maintenance, weathertightness and related matters

For the purposes of this statement, a unit title is considered to have a **weathertightness issue** if water has penetrated it because of some aspect of its design, construction, alteration, or of materials used in its construction or alteration, and the penetration of water is likely to cause or has caused damage to it.

6 Select the statement that applies:

*Maintenance plan attached.*

~~The long term maintenance plan is attached~~

~~The long term maintenance plan is not attached because (select one) **it does not exist / it cannot be found**~~

[Attach the long-term maintenance plan]

7 The next review date for the long-term maintenance plan is [insert date]

8 The body corporate proposes to carry out or begin the following works under the long-term maintenance plan in the next three years:

[Set out details of proposed maintenance under the long-term maintenance plan and the estimated cost of the works - attach an extra sheet if required]

9 The body corporate proposes to carry out the following maintenance on the unit title development in the year following the date of the disclosure statement:

[Set out details of maintenance that the body corporate proposes to carry out and how the cost of that maintenance will be met - attach an extra sheet if required. This includes maintenance whether or not it is set out in the long-term maintenance plan - so there may be some overlap with the answer to question 9]

10 Select the statement that applies:

~~The body corporate or committee has actual knowledge that any part of the unit title development has weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.~~

~~The body corporate or committee has no knowledge of any part of the unit title development currently, or ever having had, weathertightness issues for which a claim has been made under the Weathertight Homes Resolution Services Act 2006.~~

[Provide details of the claims if any]

11 Select the statement that applies:

The body corporate or committee has actual knowledge that any part of the unit title development had weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.

~~The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have been remediated without a claim under the Weathertight Homes Resolution Services Act 2006 or other proceedings.~~

[Provide details of the weathertightness issues, if any, and remediation]

As per maintenance issues identified in the build report.

12 Select the statement that applies:

The body corporate or committee has actual knowledge that any part of the unit title development has weathertightness issues that have not been remediated.

~~The body corporate or committee has no knowledge of the unit title development having weathertightness issues that have not been remediated.~~

[Provide details of the weathertightness issues, if any]

3 Issue in guest bedroom closest to the road currently being sorted/resolved.

13 Select the statement that applies:

~~The body corporate or committee has actual knowledge that any part of the unit title development has earthquake-prone issues.~~

The body corporate or committee has no knowledge of the unit title development having earthquake-prone issues.

[Provide details of the earthquake-prone issues, if any. The Building Act defines what an earthquake-prone building is, and whether a building or part of it is earthquake-prone is determined by the local authority]

14 Select the statement that applies:

~~The body corporate or committee has actual knowledge that any part of the unit title development has any other significant defects in the land (including the unit title development) that may require remediation.~~

The body corporate or committee has no knowledge of the unit title development having any other significant defects in the land (including the unit title development) that may require remediation.

[Provide details of the significant defects, if any]

15 Select the statement that applies:

~~The remediation report/s commissioned by the body corporate in the last three years is attached.~~

No remediation report/s commissioned by the body corporate in the last three years are attached, because (select one) ~~no such reports have been commissioned / they cannot be found~~

## Governance information

16 The notices and minutes of body corporate general meetings and body corporate committee meetings for the last three years.

2023 - 2024  
Year ended [insert financial year]

*The immediate past financial year.*

The body corporate and committee meeting notices, minutes and supporting documentation (select one)

are attached

~~are not attached because (select one) it does not exist / it cannot be found~~

Year ended [insert financial year] The body corporate and committee meeting notices, minutes and supporting documentation (select one)  
*One year prior to the immediate past financial year.*  
are attached

are not attached because (select one) it does not exist / it cannot be found

Year ended [insert financial year] The body corporate and committee meeting notices, minutes and supporting documentation (select one)  
*Two years prior to the immediate past financial year.*  
are attached

are not attached because (select one) it does not exist / it cannot be found

[Attach the relevant notices of general meetings prepared under regulations 5, 6, 7, 8 and 8A and 9, and all supporting documentation, and minutes prepared for general meetings and body corporate committee meetings, and all supporting documentation (includes agendas or similar) Note any information that is not available.]

Note: information may be excluded if disclosing the information would breach the Privacy Act 2020 or any other enactment, if the information is subject to legal professional privilege or the confidentiality of the information must be protected because of commercial sensitivity. It should be noted if information has been excluded.

17 Select the statement that applies:

~~The body corporate manager(s) is/are [organisations and individuals] and their contact details are [contact details].~~

The body corporate has not currently engaged a body corporate manager.

18 The body corporate holds the following insurance cover for the unit title development:

[Set out or attach details of

• the insurer's name and contact details

• the type and amount of cover, the annual amount payable for the insurance, and the excess payable on any claim under the insurance

• any specific exclusions from cover; and

• a statement of where and how the insurance policy can be viewed.]

*Please see attached insurance document.*

19 Select the statement that applies:

~~The body corporate is not involved in any proceedings in any court or tribunal as at the date of this pre-contract disclosure statement.~~

~~The body corporate is involved in proceedings in a court or tribunal. Details of the proceedings are:~~

[Set out or attach details of any proceedings brought by or against the body corporate. This could include any kind of dispute where the body corporate is a complainant or a defendant. It could also include any instance where the body corporate is suing or being sued – attach extra sheets if required]

## General information

20 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.

Further information on buying, selling a unit and living in a unit title development can be obtained by:

- reading the publication “Short guide to unit titles”, which is available on the Unit Title Services website: [unittitles.govt.nz](http://unittitles.govt.nz)
- contacting the Ministry of Business, Innovation & Employment service centre: 0800 UNIT TITLES (0800 864 884)

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.

**Unit title property ownership.** 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.

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.

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.

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

**Ownership and utility interests.** 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.

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.

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.

**Body corporate operational rules.** 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.

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

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

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (eg, for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much
- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there are any legal proceedings initiated by the body corporate or intended to be initiated by the body corporate
- whether there is any written claim by the body corporate against a third party that has not been resolved
- whether there have been any changes to the body corporate rules since the pre-contract disclosure statement was provided.

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.

**Records of title.** 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:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- 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.

**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:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances
- 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.

**Easements and covenants.** An easement is a right given to a landowner 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).

Easements or covenants may apply to:

- a unit and are usually recorded on the record of title for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

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

Unit title property ownership	Ministry of Business, Innovation and Employment <a href="http://www.unittitles.govt.nz">www.unittitles.govt.nz</a> 0800 UNIT TITLES (0800 864 884)
Unit plan	Land Information New Zealand
Ownership and utility interests	<a href="http://www.linz.govt.nz">www.linz.govt.nz</a>
Record of title	0800 ONLINE (0800 665 463)
Easements and covenants	

Body corporate operational rules	The body corporate of the unit title development
Pre-settlement disclosure statement	
Land Information Memorandum	Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Ministry of Business, Innovation and Employment recommends you obtain independent legal advice from your lawyer.

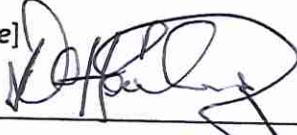
## Corrections

20 *Select the statement that applies:*

This disclosure statement, including any additional information that forms part of this disclosure, does not have any known inaccuracies.

This disclosure statement, including any additional information that forms part of the disclosure, does have any known inaccuracies. Details of the known inaccuracies are:

[If you have included any information in this disclosure statement that is inaccurate, you must explain where and what the known inaccuracies are below and add a correction here or explain what information cannot be corrected because either it does not exist, or despite reasonable efforts, cannot be found – attach extra sheets if required]

Signed by seller or person authorised by seller:	<p>[signature] </p>
Name:	<p>[name] Dennis Hordridge</p>
Date:	<p>[day, month, year] 29/2/24</p>

*This form has been created by the Ministry of Business, Innovation and Employment as an example of a pre-contract disclosure statement that complies with the requirements of regulation 33(1). The information contained in the form is intended as an example of how these sections may be completed, and the specific wording used is not a requirement of the Unit Titles Regulations 2011.*

# Body Corp (359847) Meeting - 35 Victoria Road

21 January 2024

In attendance: Owners, Units 1, 4 and 5

Absent: Owners, Units 2 and 3

## MINUTES

1. Accounts (see attached pdf records of all transactions) - Since the account opened in May of 2022:
  - 1.1. Expenditure - The account has settled two annual insurance payments, one building wash, one lift service for all units, ongoing power bills for shared circuits and bank account transaction fees. It has also repaid a loan of \$2000 made by Nigel in 2022 to meet cashflow needs.
  - 1.2. Income - All unit holders have deposited \$1500 into the account (May 2022). Thai Touch Holdings deposited a loan of \$8000 in July 2023 to meet cashflow needs.
  - 1.3. Reimbursement of loan - Payment of \$2000 each by owners of Units ~~1, 2, 3 and 5~~ will repay without interest the loan made by Thai Touch Holdings. The bank account number for the BC account into which payments should be made is: 38-9023-0703404-00
  - 1.4. Upcoming contributions to costs from Unit Owners - Agreed that each unit should contribute \$2500 in April 2024. Each unit will contribute actual costs of painting their individual units (including prior cleaning) to their own specifications in November 2024.
2. Reports from unit holders
  - 2.1. Units for sale - Two units are currently on the market.

2.2. Current issues with the building. Unit 4 is seeking to address occasional minor water ingress - probably from the upper balcony.

3. Long term maintenance plan

3.1. Washing + guttering - completed in March last year. *2023*

3.2. Painting - the original company used in earlier cycles of painting is no longer in business. Two companies asked for quotations did not deliver. No painting work undertaken since October 2021.

3.3. Other - None

4. Body Corp Chair - Nigel suggested that the Body Corp should be run by independent (non-unit-owning) professional. He has contacted David Shea of Quay Property Management, of whom he has multiple highly positive reports. David is willing to address a Zoom meeting of Unit Holders to outline his approach to performing this duty. Raewyn agreed with this approach. Alan was reluctant to spent unnecessarily on something that in his view has performed adequately. Nigel agreed to ask Mark (Unit 3) whether or not he would be willing to undertake the role. If not, Nigel will ask David to talk to Unit Holders. See *footnote*.

5. Meeting schedule

5.1. Half-yearly Issues meetings via Zoom, one of which can be combined with the annual meeting - Agreed - next one is set for 22 July 2024

5.2. Annual Meeting - next one is set for 20 January 2025

*Footnote: Nigel has since spoken with Mark who suggested that we go with a professional BC manager and seek presentations from two.*

# Body Corp Meeting - 35 Victoria Road

21 January 2024

## AGENDA

1. Accounts
  - 1.1. Expenditure
  - 1.2. Income
  - 1.3. Reimbursement of loan
2. Reports from unit holders
  - 2.1. Units for sale
  - 2.2. Current issues with the building
3. Long term maintenance plan
  - 3.1. Washing + guttering
  - 3.2. Painting
  - 3.3. Other
4. Body Corp Chair
5. Meeting schedule
  - 5.1. Quarterly Issues meetings via Zoom
  - 5.2. Annual Meeting
  - 5.3. Set dates

38-9023-0703404-00\_21Jan-2

Date	Memo/Description
Column K:	
▼ WASH BUILDING	
09-03-2023	PAY SWISH PROPERTY SERVICES ;SWISH DR WASH BUILDING
10-03-2023	PAY SWISH PROPERTY SERVICES ;SWISH HC WASH BUILDING
▼ UNIT 5 - ALAN AND ANN	
19-05-2022	Bill Payment Unit 5 annual fee GAWITH A W & ; UNIT 5 - ALAN AND ANN
▼ UNIT 4 - TT HOLDINGS	
19-05-2022	FROM THAI TOUCH HOLDINGS LIMITED ;THA UNIT 4 - TT HOLDINGS
▼ UNIT 3 - MARK	
19-05-2022	Direct Credit body corp mwilson MRS D I HAZE UNIT 3 - MARK
▼ UNIT 2 - MASTERS TRUST	
23-05-2022	FROM THE MASTERS RESETTLEMENT TRUST UNIT 2 - MASTERS TRUST
▼ UNIT 1 - RAEWYN	
24-05-2022	Direct Credit Body Corp R&DHartridgeUnit 1 Ha UNIT 1 - RAEWYN
▼ TRANSFER FROM OLD ACCOUNT	
19-05-2022	Bill Payment from old accTransfer BCFunds BO TRANSFER FROM OLD ACC
▼ SERVICE LIFT	
12-09-2023	PAY QUINN ENGINEERING ;QUINN ENG LIFT & SERVICE LIFT
▼ POWER	
31-03-2023	PAY TRUSTPOWER ;TRUSTPOWER ELECTRIC POWER
10-02-2023	PAY TRUSTPOWER ;TRUSTPOWER POWER 50 POWER
16-12-2023	PAY MERCURY NZ LIMITED ;MERCURY COMM POWER
31-05-2022	PAY TRUSTPOWER ;TRUSTPOWER POWER 30 POWER
▼ LOAN FROM TTH	
31-07-2023	FROM THAI TOUCH HOLDINGS LIMITED ;THA LOAN FROM TTH
▼ LOAN FROM NIGEL	
20-05-2022	TRANSFER FROM N H BANKS - 05 ;NIGEL BA LOAN FROM NIGEL
▼ LOAN - REPAY TO NIGEL	
26-05-2022	PAY N H BANKS ;NIGEL BANKS REPAY LOAN LOAN - REPAY TO NIGEL
▼ INSURANCE - REFUND OVERCHARGE	
10-06-2022	Direct Credit CL180782 ROTHBURY CLIENT RE INSURANCE - REFUND OVE

38-9023-07

Date	Memo/Description	
Column K:		
▼ WASH BUILDING		
	09-03-2023	PAY SWISH PROPERTY SERVICES ;SWISH DRIVE CLEAN #SWSH1705
	10-03-2023	PAY SWISH PROPERTY SERVICES ;SWISH HOUSE CLEAN #SWSH164
▼ UNIT 5 - ALAN AND ANN		
	19-05-2022	Bill Payment Unit 5 annual fee GAWITH A W & ;Ref: Unit 5 annual fee GA
▼ UNIT 4 - TT HOLDINGS		
	19-05-2022	FROM THAI TOUCH HOLDINGS LIMITED ;THAI TOUCH H ANNUAL FEE
▼ UNIT 3 - MARK		
	19-05-2022	Direct Credit body corp mwilson MRS D I HAZELDEN ;Ref: body corp m
▼ UNIT 2 - MASTERS TRUST		
	23-05-2022	FROM THE MASTERS RESETTLEMENT TRUST S ;unit 2 Fees
▼ UNIT 1 - RAEWYN		
	24-05-2022	Direct Credit Body Corp R&DHartridgeUnit 1 Hartridge R L & ;Ref: Body
▼ TRANSFER FROM OLD ACCOUNT		
	19-05-2022	Bill Payment from old accTransfer BCFunds BODY CORPORAT ;Ref: fro
▼ SERVICE LIFT		
	12-09-2023	PAY QUINN ENGINEERING ;QUINN ENG LIFT SERV INV-30553
▼ INSURANCE - REFUND OVERCHARGE		
	10-06-2022	Direct Credit CL180782 ROTHBURY CLIENT REFUN RIB CLIENT TRUS
▼ POWER		
	31-05-2022	PAY TRUSTPOWER ;TRUSTPOWER POWER 35 V ROAD
	10-02-2023	PAY TRUSTPOWER ;TRUSTPOWER POWER 5050935238
	31-03-2023	PAY TRUSTPOWER ;TRUSTPOWER ELECTRICITY 5051643805
	16-12-2023	PAY MERCURY NZ LIMITED ;MERCURY COMM LIGHTS TO 28 NOV 23
▼ LOAN FROM TTH		
	31-07-2023	FROM THAI TOUCH HOLDINGS LIMITED ;THAI TOUCH H LOAN
▼ LOAN FROM NIGEL		
	20-05-2022	TRANSFER FROM N H BANKS - 05 ;NIGEL BANKS LOAN FROM NIGEL
▼ LOAN - REPAY TO NIGEL		



## Transaction history

Account name: Business Edge  
Account number: 38-9023-0703404-00

### Your search

Transactions from: 21/01/2022 to 21/01/2024  
Including: Deposits and Withdrawals

Date	Other Party Name	Type	Particulars	Code	Reference	Memo	Amount	Balance
31/12/23						TRANSACTION FEES	-5.00	194.73
16/12/23	MERCURY NZ LIMITED	MERCURY	COMM LIGHTS	TO 28 NOV 23		PAY MERCURY NZ LIMITED MERCURY COMM LIGHTS TO 28 NOV 23	-314.26	199.73
30/11/23						TRANSACTION FEES	-5.00	513.99
31/10/23						TRANSACTION FEES	-5.00	518.99
30/09/23						TRANSACTION FEES	-5.00	523.99
12/09/23	QUINN ENGINEERING	QUINN ENG	LIFT SERV	INV-30553		PAY QUINN ENGINEERING QUINN ENG LIFT SERV/INV-30553	-279.42	528.99
31/08/23						TRANSACTION FEES	-5.00	808.41
31/07/23	ROTHBURY INSURANCE BROKERS	ROTHBURY	INSURANCE#35	IN13737219		PAY ROTHBURY INSURANCE BROKERS ROTHBURY INSURANCE#35 IN13737219	-10,295.80	818.41
31/07/23	THAI TOUCH HOLDINGS LIMITED	THAI TOUCH H	LOAN			FROM THAI TOUCH HOLDINGS LIMITED THAI TOUCH H LOAN	8,000.00	11,114.21
30/06/23						TRANSACTION FEES	-5.00	3,114.21
31/05/23						TRANSACTION FEES	-5.00	3,119.21
30/04/23						TRANSACTION FEES	-5.00	3,124.21
31/03/23						TRANSACTION FEES	-5.00	3,129.21
31/03/23	TRUSTPOWER	TRUSTPOWER	ELECTRICITY	5051643805		PAY TRUSTPOWER TRUSTPOWER ELECTRICITY 5051643805	-115.00	3,134.21
10/03/23	SWISH PROPERTY SERVICES	SWISH	HOUSE CLEAN	#SWSH16435		PAY SWISH PROPERTY SERVICES SWISH HOUSE CLEAN #SWSH16435	-1,989.50	3,249.21
09/03/23	SWISH PROPERTY SERVICES	SWISH	DRIVE CLEAN	#SWSH17055		PAY SWISH PROPERTY SERVICES SWISH DRIVE CLEAN #SWSH17055	-345.00	5,238.71



## Transaction history (cont.)

Date	Other Party Name	Type	Particulars	Code	Reference	Memo	Amount	Balance
28/02/23						TRANSACTION FEES	-5.00	5,583.71
10/02/23	TRUSTPOWER	TRUSTPOWER	POWER	5050935238	PAY TRUSTPOWER TRUSTPOWER POWER 5050935238		-51.27	5,588.71
31/01/23						TRANSACTION FEES	-5.00	5,639.98
31/12/22						TRANSACTION FEES	-5.00	5,644.98
30/11/22						TRANSACTION FEES	-5.00	5,649.98
31/10/22						TRANSACTION FEES	-5.00	5,654.98
30/09/22						TRANSACTION FEES	-5.00	5,659.98
31/08/22						TRANSACTION FEES	-5.00	5,664.98
31/07/22						TRANSACTION FEES	-5.00	5,669.98
30/06/22	RIB CLIENT TRUST CAL	DC	ROTHBURY	CLIENT REFUN	CL180782	Direct Credit CL180782 ROTHBURY CLIENT REFUN RIB CLIENT TRUST CAL Ref: CL180782 ROTHBURY CLIENT REFUN RIB CLIENT TRUST CAL	4,214.20	5,679.98
10/06/22	RIB CLIENT TRUST CAL	DC	ROTHBURY	CLIENT REFUN	CL180782	TRANSACTION FEES	-5.00	5,674.98
31/05/22						TRANSACTION FEES	-5.00	5,679.98
31/05/22	TRUSTPOWER	TRUSTPOWER	POWER		35 V ROAD	PAY TRUSTPOWER TRUSTPOWER POWER 35 V ROAD	-233.47	1,470.78
26/05/22	N H BANKS				NIGEL BANKS	REPAY LOAN		
24/05/22	Hartridge R L &	DC	R&DHartridge	Unit 1	Body Corp	Direct Credit Body Corp R&DHartridgeUnit 1 Hartridge R L & Ref: Body Corp R&DHartridgeUnit 1 Hartridge R L &	1,500.00	3,704.25
23/05/22	THE MASTERS RESETTLEMENT TRUST S		unit 2		Fees	FROM THE MASTERS RESETTLEMENT TRUST S unit 2 Fees	1,500.00	2,204.25
20/05/22	ROTHBURY INSURANCE BROKERS	ROTHBURY	PK366681v0	CL180782		PAY ROTHBURY INSURANCE BROKERS ROTHBURY PK366681v0 CL180782	-12,278.88	704.25
20/05/22	N H BANKS	NIGEL BANKS	LOAN		FROM NIGEL	TRANSFER FROM N H BANKS - 05	2,000.00	12,983.13



## Transaction history (cont.)

Date	Other Party Name	Type	Particulars	Code	Reference	Memo	Amount	Balance
19/05/22	THAI TOUCH HOLDINGS LIMITED	THAI TOUCH H	ANNUAL FEE	2022 PART 1		NIGEL BANKS LOAN FROM NIGEL FROM THAI TOUCH HOLDINGS LIMITED THAI TOUCH H ANNUAL FEE 2022 PART 1	1,500.00	10,983.13
19/05/22	MRS D I HAZELDEN	DC	m wilson	body corp		Direct Credit body corp mwilson MRS D I HAZELDEN Ref: body corp mwilson MRS D I HAZELDEN	1,500.00	9,483.13
19/05/22	BODY CORPORAT	BP	Transfer BC	Funds	from old acc	Bill Payment from old acc Transfer BCFunds BODY CORPORAT Ref: from old acc Transfer BCFunds BODY CORPORAT	6,483.13	7,983.13
19/05/22	GAWITH A W &	BP	annual fee	Unit 5		Bill Payment Unit 5 annual fee GAWITH A W & Ref: Unit 5 annual fee GAWITH A W &	1,500.00	1,500.00