

## **Information on Body Corporate and Unit Titling**

**167 Nixon Street, Hamilton**

Each apartment and associated carpark will have its own unit title pursuant to the Unit Titles Act. Each apartment owner will be required to pay an annual contribution to the Body Corporate to enable the Body Corporate to pay expenses associated with items such as insurance for all of the apartments and maintenance of the gardens and other common areas. The contributions required of each apartment owner are likely to be less than most of the other apartment developments in Hamilton. Initially the body corporate manager will be Chatwin Legal Limited, Lawyers of Hamilton. If the apartment owners wish to change the body corporate manager they are entitled to do so at any time if they so wish.

The initial annual Body Corporate levies for each apartment are estimated to be \$1,200.00 per annum.

The above annual levies cover the costs of insurance for the entire apartment complex, and maintenance of the gardens, driveway and common areas.

In addition each apartment owner will need to pay rates to Hamilton City Council and Waikato Regional Council. These are estimated as follows:

Hamilton City Council – \$1,076.00 per annum

Waikato Regional Council – \$360.00 per annum