

BODY CORPORATE COMMITTEE NEWSLETTER – FEBRUARY 2026

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EDITORIAL

The Committee plans to increase the number of newsletters from two per year to about five. Each issue will include one or two feature articles explaining how the Ridge operates and the benefits of owning there.

I have agreed to act as editor to get this started, but the newsletter will be a team effort. We will need input from Committee members, Classic Holidays, and especially owners.

Many owners have had great holidays at the Ridge, while others may not be using all the benefits of timeshare ownership. A major benefit is the ability to exchange your Ridge week for stays at overseas resorts. I have personally used exchanges in Paris, Fiji, Hawaii, and Australia and thoroughly recommend it.

If you have enjoyed an overseas exchange, we would love to share your story. About 250 words, with one or two photos if possible, would help other owners get more value from their ownership.

Please email me at neil_cooper@xtra.co.nz to contribute.

COMMENT FROM THE CHAIR

Happy New Year, and best wishes for 2026.

Since the last newsletter in November 2025, the Body Corporate Committee has met four times, including one meeting with Private Owners.

The Private Owners meeting provided an opportunity to discuss key issues such as 2026 levies and levy increases, operating costs, a proposed special levy, and long-term maintenance planning. Owners from seven private units attended, and the discussion was wide-ranging. More detail is included in the Private Owners article.

The Committee has been dealing with a number of important matters, including:

- improvements to the owner portal
- AGM resolutions on a possible sale process for timeshare units
- explaining the Long Term Maintenance Plan
- updating levy calculations to comply with the Unit Titles Act
- the upcoming expiry of the Body Corporate management contract.

Some changes have already been made to the owner portal, with further improvements under review. This newsletter includes articles on the other matters and the progress made to date.

NEW AGM DATE!
3pm, Tues, 2 June 2026
Commodore Hotel,
Christchurch

Several owners raised concerns about the removal of bedroom TVs. Installation of larger smart TVs is now underway—see the related article for details.

Finally, now is a good time to plan your week at the Ridge. Please read the article on booking your timeshare week and book early to improve your chances of getting the dates you want.

NEW MANAGEMENT CONTRACT

Classic Holidays' management contract at the Ridge ends on 31 December 2026. As this will mark ten years since the contract began, the Committee has agreed it is sensible to test the market and seek proposals from other potential providers, as well as Classic.



How the process will work

The Committee has agreed to a two-stage approach:

Stage 1 – Expression of Interest (EOI)

An EOI will be sent to interested body corporate and resort management companies. They will be asked to outline what services they would provide, and how they would deliver them. Detailed pricing will not be required at this stage.

Proposals may be from a single company or from two or more companies working together.

Stage 2 – Request for Proposal (RFP)

A shortlist from the EOI stage will be invited to submit detailed proposals, including full service details and clear pricing.

Indicative timing

- EOI issued: 1 February
- EOI responses due: late February
- Shortlisting: March
- RFP issued: early April

Later dates will be confirmed once we know more about the number and quality of responses. Progress will be reported at the AGM.

as a qualified electrician. He has been working through a wide range of issues aimed at achieving better outcomes for owners.

He recently visited the resort to carry out a heating assessment, which identified several opportunities to reduce operating costs. These findings are being followed up with Committee members. He also attended targeted meetings with Classic management and energy suppliers. Progress is being made, with a number of recommendations already being actioned by Classic staff.

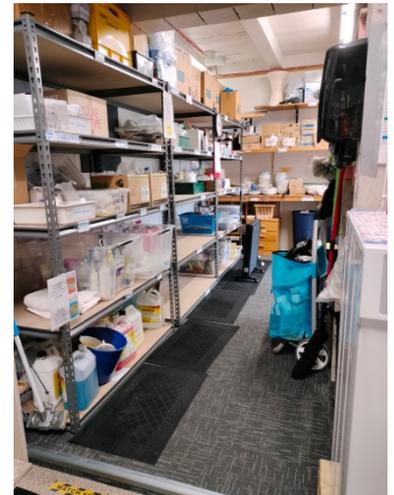
While onsite, Stephen also undertook a preliminary review of the deck strengthening work and identified several concerns. These have since been addressed, with the Committee meeting with Classic to develop longer-term solutions.

In addition, Stephen has arranged for a qualified builder from outside Queenstown to inspect the decks and provide alternative options, with the aim of resolving the issues properly and at a reasonable cost. Initial results of this work look very positive.

COMMENT FROM THE RIDGE

We had a busy end to the year at the resort and as usual a full house of happy owners for the bustling Christmas season.

We finished off the year with giving our staff Housekeeping Department a well overdue refurbish with new carpet tiles, lino and shelving (see photo), and units 29 - 32 had new curtains and blinds fitted throughout.



The Monday Owners' Drinks have been popular and we have had our lovely Mary entertaining all around the Christmas tree. Mary is 85 years young and has worked for Classic Holidays for many years (and she loves a good yarn!) so do let us know if you would like to join in the drinks evening.

We have had some lovely guests coming up to reception, just to let us know how much they enjoy staying here and it is so nice to get such positive feedback, it really makes our day!

Happy Holidays from all staff at the Ridge Resort.

Liz Lane, Ridge Resort Manager



MAINTENANCE AND OTHER MATTERS

Stephen Tucker joined the Committee in 2025 and brings many years of practical experience in heating and cooling systems and working

BOOKING YOUR TIMESHARE HOLIDAY WEEK

As noted in the November newsletter, bookings open **32 weeks in advance**. Planning ahead and lodging an early request is essential.

How to make a booking request

- **Email is best:** Send your request to **reservations@classicholidays.co.nz**. Include the owner's full name, owner number, preferred dates, and a second choice if possible.
- **Phone if needed:** Call the Christchurch office between **8.30am and 10.30am** on **0508 578 888** or **03 377 5888**. Calls go to Australia after 11am. Leave a message or email if you do not get through.

What happens next

- When the 32-week window opens, all requests are processed.
- If demand is higher than availability, an electronic ballot is used.
- If you miss out, your request stays on the waitlist and your second choice (if given) may be allocated.

Important to know

- Before the 32-week window opens, a week showing as "not available" simply means **not available yet**.
- Do not rely only on the website—lodging an early request improves your chances.
- The Owner Portal shows a calendar with 32-week booking dates.
- After the booking window opens, available weeks can often be booked online or by phone.



WANT TO KEEP INFORMED ABOUT RIDGE MATTERS?

Make sure Classic has your current email address!

To keep costs down, future newsletters will be sent by email only. At present, only a small number of owners (about 1%) do not have an email address on file—please check that you are not one of them.

If you are unsure, contact Classic on 0508 578 888 to confirm your details and stay up to date with resort news and updates.

AGM MOTION RE INVESTIGATING THE LONG TERM MAINTENANCE PLAN (LTMP)



At the 2025 AGM owners approved a motion to assist owners to better understand the LTMP and its funding and the levy implications for the next 15 years.

Subsequent discussions within the Committee and with Classic have indicated that there are a considerable number of concerns about the current LTMP, including:

- incorrect start date for the build of the resort
- lack of updating of the plan when identified elements were not undertaken when proposed and have therefore been deferred to later years
- serious doubts about the accuracy of costs associated with various scheduled maintenance requirements, including significant building cost inflation since the plan was completed and the higher cost of contractors in Queenstown
- significant rescheduling of proposed maintenance as a result of other urgent work such as water leaks and resulting damage.



Analysing the current LTMP to answer the questions proposed in the motion would be meaningless given the level of concern about the underlying data.



In situations such as this, the Unit Titles Act mandates that the plan be reviewed immediately.

The Committee has agreed that, given the level of concern, we should seek applications from potential LTMP providers as soon as possible. It is likely to take some months to seek and review proposals, agree a contract with a preferred provider and then obtain a draft plan which will need to be reviewed by the Committee.

Once a new Plan has been developed, the Committee will provide more information to help owners understand the document properly.

Owners will be updated on the progress prior to the 2026 AGM.

What would you like to see in the next issue of our newsletter?

Contact Neil at neil_cooper@xtra.co.nz.

INSURANCE – ARE YOU COVERED AT THE RIDGE?



Timeshare Owners

Timeshare owners are not required to take out any additional insurance specific to the Ridge. Your insurance cover is neither more nor less than what is already provided under your personal home and contents insurance policy.

The Ridge maintains insurance for Material Damage, Contents, and Business Interruption, which covers all resort assets. However, this insurance does not extend to your personal property while staying at the resort.

Private Owners

The insurance arrangements for private owners differ. The insurance in place covers Material Damage and Business Interruption only, and the cost of this insurance is included in the annual levy paid by private owners. Note that Business Interruption Insurance relates to the Ridge’s business, and not to that of any private owner.

Please note that the existing cover does not include:

- a private owner’s contents, or
- loss of rental income if the unit is rented out and becomes uninhabitable.

Private owners are therefore strongly encouraged to arrange their own contents insurance and, where applicable, loss of rent insurance.



sudden or unforeseen event.

Having your own cover will ensure adequate protection should the unit become uninhabitable as a result of a

SELLING YOUR TIMESHARE WEEK

If you want to sell your timeshare week, here’s a summary of the likely costs and process (based on legal advice from December 2025):

Estimated Costs

- Legal fees for both parties: **\$1,740 NZD** (can be split or paid by one party).
- Disclosure Statements (mandatory under the Unit Titles Act): **\$460 NZD** total, paid to Classic Holidays.
- Additional legal fees may apply for unusual circumstances (trusts, mortgages, caveats, or extra document review).



Documents Needed

- Photo ID (passport preferred, or driver licence + birth certificate)
- Proof of address (bank statement, rates notice, or utility bill dated within 3 months)
- Death certificate if relevant

Process Overview

1. Receive and complete the legal questionnaire (varies between law firms).
2. Provide requested documents.
3. Your legal firm will then
 - a perform anti-money laundering checks
 - b request Disclosure Statements from Classic Holidays
 - c draft transfer documents sent to both parties.
4. Documents are then printed, signed, and witnessed.
5. Once all documents are signed and witnessed they will be sent to the buyer and the seller
6. Invoices then need to be paid
7. Your lawyer then performs final checks and the transfer of title is registered by the law firm.

Notes

- Owners should seek quotes from multiple law firms; fees can vary.
- Disclosure Statements are advised to protect buyers and prevent contract disputes, but it is up to the buyer and seller to determine whether these are used.
- Legal fees can be negotiated with the buyer, especially for zero-cost transfers.

PRIVATE OWNER UPDATE



The 2026 budget brought a **16.5% increase in the standard levy** for private owners, plus a **special levy of about \$10,000 per unit**. Following last year's 48% increase in the standard levy, these rises placed a very heavy financial



burden on private owners. It wasn't a pleasant thought just before Christmas!

In November 2025, the Committee met with most private owners via Zoom to discuss the levies, for a robust two-hour discussion about their concerns and possible actions.

Why the standard levies increased

- Operating costs must be fully covered without a deficit
- Many costs are relatively fixed with owners having very little ability to control them
- Several costs such as insurance, repairs and maintenance have risen, and interest income has fallen.

Gardening and maintenance for private areas will be reviewed by Classic, with feedback to come.

Why there was a need for an additional special levy

The deciding factor was a series of inspection reports that had been prepared by an independent contractor for the privately owned units. These revealed leaks and water damage in many of the units, with urgent work required in several of them.



Even with the 16.5% increase in levies, it was pointed out that the 2026 budget would result in a \$90,579 deficit for the year.

Neil Cooper, in a clear explanation of the realities of body corporate budgeting and the law related to body

corporate activities and finances, identified just \$169 was budgeted to remain in private owner general funds by the end of 2026. That didn't provide a buffer for large scale maintenance work.

Although the repair work was not costed or prioritised at this stage, it was obvious that a considerable amount of work was going to be necessary. The vigorous debate that ensued on this eventually led to a

grudging acceptance that the special levy was going to be necessary – and it was likely that a further special levy may be likely in future to completely cover the required work.

At least the initial \$10,000 per unit will fund essential repairs starting in 2026.

The meeting gave owners a chance to discuss these issues directly with the Committee, increasing understanding even though levies did not change.

The aim is to restore units to a proper standard and ensure levy contributions provide value for money.

LEVY CALCULATIONS AND THE UNIT TITLES ACT

(Timeshare owners only)

As explained at the last AGM, the long-standing practice of charging all timeshare owners the same levy per week, does not fully comply with the Unit Titles Act 2010.



Under the Act, levies must normally be based on a unit's **ownership interest (OI)**. These OI values were set when the Ridge was developed by an independent valuer and reflect differences such as unit size and outlook. They cannot be changed without a full and costly revaluation.

Why this is a problem

Most timeshare owners use similar units and receive much the same benefit from ownership, even though the original unit values differ. In fact, there is over a 13% difference between the highest and lowest OI values.

If levies were charged strictly by OI, some owners would pay around **\$210 more per year** than others (based on the 2026 budget), even though the holiday experience is essentially the same. This would be difficult to justify as fair, and owner feedback certainly supports that view!

A practical and fair solution

The Unit Titles Act allows levies to be based on **utility interest (UI)** instead. UI reflects the benefit owners receive from shared facilities and services.

While UI normally matches OI, owners can change UI values by a simple majority vote at an AGM.

The Committee proposes setting the **UI for all timeshare weeks to be equal**. This would greatly reduce levy differences, with variations falling to about **\$15 per year** under the 2026 budget.

What happens next

The Committee plans to put a formal proposal to the 2026 AGM seeking owner approval for this change.

Owners who would like a more detailed explanation can request a copy of the background paper by emailing neil_cooper@xtra.co.nz. Questions and feedback are welcome and will help refine the AGM proposal.

UPSTAIRS BEDROOM TVS ARE BACK!

After owner feedback at the last AGM, the Committee has arranged for smart TVs to be installed in the upstairs bedrooms. Room configurations are slightly



different in the various units so a mixture of 32" and 40" smart TVs are being installed, depending on the space available. (32" model shown).

Installation will take place **two TVs per week on Friday mornings**, with all units expected to be updated by Easter.

Liz Lane, Ridge Resort Manager

YOUR BODY CORPORATE COMMITTEE

Your Committee members are below. Please feel free to contact any of them on any Ridge matters.

David Fisher (Chair) dfisher@xtra.co.nz
Neil Cooper neil_cooper@xtra.co.nz
Bree Myers bree.meyers@gmail.com
Bob Thayer bobthayer1@gmail.com
Christine Toner christine@toner.co.nz
Stephen Tucker Stephen@airconnz.co.nz

BODY CORPORATE COMMITTEE MEETINGS

This year, the traditional four committee meetings per year has markedly increased due to input from new Committee members and the need to progress owner-led AGM motions. Since the June 2025 AGM to the end of January 2026, the Committee has held:

- 11 full Committee meetings
- 1 meeting with private owners on budget and maintenance issues and
- 1 maintenance sub-Committee meeting.

One meeting was held on-site at the Ridge; all others were via Zoom. Most meetings lasted two to three hours, representing a significant workload for Committee members.

Accessing meeting minutes

Meeting minutes are available to all owners via the Owner Portal on the Classic Holidays website.

To access them:

1. Go to www.classicholidays.co.nz
2. Click "Members Login" in the top right hand corner
3. Enter your member number and password (If you can't remember your Member Number, refer to your levy notice or contact Classic Holidays on **0508 578 888**)
4. Select "Member documents"
5. Scroll to "Committee Minutes" and click on the set you wish to read.

Committee discussions



Committee meetings are not always straightforward. There is often lots to read and they frequently run for about 3 hours.

Different views are debated, particularly with new members bringing fresh perspectives. This is normal and healthy. The minutes also track progress on motions approved at the last AGM.

If you have questions about Committee activities, please contact the Chair, **David Fisher** (dfisher@xtra.co.nz).

Contact details for all Committee members are included at the end of the newsletter.