



**Ridge Owners Support Group**  
Informing, connecting and supporting owners



# Kia ora {{ firstname }}

The countdown to the next AGM begins. For those of you who missed the announcement the **AGM is being held on 2nd June 2026 at 3PM**. The venue is the same as last year, The Commodore Hotel on Memorial Avenue. We hope to see many of you there. The AGM is the forum for owners to influence the future decisions of the body corporate.

[More on AGM](#)

We encourage owners to consider standing for the Body Corporate Committee, as it plays a key role in shaping the direction and day-to-day governance of the complex. Having a broad range of owners involved helps ensure decisions reflect the wider ownership community.

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## Topics in this newsletter.

- Timeshare lease
- Q and A
- Update on resolutions passed at 2025 AGM
- OSG response to suggestion to wind up resort



## Timeshare Lease

As explained in our last newsletter, every timeshare owner, on purchase, entered into a lease document that defines the agreed arrangement by which the 51 owners of each unit share their interest.

An example of the lease document can be [downloaded here](#).

This includes two important provisions that are not currently being used:

- **Owner-requested subletting:** an owner may require the manager to sublet their week, with net rental income paid to the owner.
- **Subletting for unpaid levies:** if levies are more than one month overdue, the body corporate may automatically sublet the week and apply the rental income to the arrears.

Although the lease clearly allows these options, they are not being implemented.

[Full Explanation of Timeshare Lease](#)

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We have received a number of questions following our last newsletter.

[Answers here](#)

We welcome any questions and will endeavour to answer them.

[Do you have any questions?](#)

## Resolution 16. Investigate Sale of the Resort

At the AGM in June 2025, owners passed **Resolution 16** (explore processes required to sell) by an overwhelming majority.

This resolution required the BCC to act, work with OSG, and keep owners informed before the 2026 AGM. Responsibility for progressing the AGM resolution sits with the **Body Corporate Committee** and it is the role of the Chair to ensure that resolutions passed at AGMs are properly implemented.

The original AGM motion was intended to **provide owners with information**, not to force a sale. It passed by **302 votes to 16**. Against that 95% background of support, the absence of any meaningful Committee action is deeply concerning and may be considered a breach of statutory duty.

[Read more here](#)



## Survey Suggestion-Resolution to Wind Up the Timeshare Resort

Some owners have pointed to the recent wind-up of another New Zealand timeshare resort as a possible model. **After careful consideration**, OSG does not believe a similar special-resolution approach would succeed for the Ridge Resort Timeshare, and sees little merit in pursuing it further.

[Full explanation here](#)

# Long Term Maintenance Plan

At the 2025 AGM, owners approved a motion to review the **Long-Term Maintenance Plan (LTMP), its funding, and levy impacts over the next 15 years**, due to concerns about its reliability.

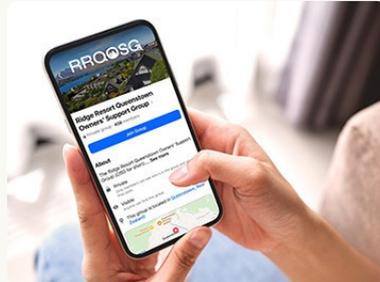
The BCC has since advised that discussions with the Committee and Classic have **identified serious issues with the current LTMP**, requiring an **immediate review** as mandated under the Unit Titles Act.

It is disappointing that these concerns were not addressed earlier despite being raised by owners at several AGMs. **OSG supports the decision to develop a new plan and looks forward to an update at the June AGM.**

## Stay informed on Facebook

Join our Ridge OSG Facebook Group to connect, share experiences and stay informed of important owner updates.

Join group



Help Us Drive Positive  
Change at  
The Ridge Resort

Our efforts involve ongoing expenses. Your donation—regardless of size—will directly contribute to sustaining these initiatives. None of the donated funds pay OSG members for their time, we are using them for out of pocket expenses such as website design, ongoing updates, and hosting services.

### Bank details:

Account Number: 02- 0816-0425722-000

Account Name: Ridge Resort Queenstown Owners Support Group

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OWNERS SUPPORT GROUP

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