



Kia ora {{ firstname }}

We hope you are finding these newsletters useful. Our goal is to share information relevant to timeshare ownership and to encourage constructive discussion on how we can all maximise the value of our shared asset.

Private owners

We acknowledge your significant part within the Body Corporate and understand that your perspectives haven't always been heard. While some of your concerns align with those of timeshare owners, many are unique to you. If you need support or wish to raise any issues, please contact us.

Most of the information is available on our website: <https://ridgeosg.org.nz>

We welcome feedback and suggestions: Email us at ridge.qtn@gmail.com

[Our website](#)

Topics in this newsletter.

- 2026 Levy Notice and Newsletter
- Motions passed at the 2025 AGM
- Reviewing the Management Contract and Tender Process

2026 Levy notice and Newsletter

We have now received next year's levy notice, which shows an **8% increase** (for timeshare owners) on last year—well above general inflation. The increase for private owners is a **whopping 16.5%** and in addition they are facing a **special levy of \$10,000**.

OSG believes owners need a **clear and realistic understanding of future costs** so we can collectively consider the long-term direction of the resort. Many long-standing owners are now retired, and steeply rising maintenance fees can be difficult to manage on a fixed income.

[Read further here](#)

Follow up on Motions from the AGM – June 2025

We have had an update from the Chair about the motions passed at the AGM to request the BCC and owners work together to provide reports to next year's AGM regarding the LTMP and the options for sale.

Motions passed at the AGM were on the agenda for the committee meeting held on 5 October but we ran out of time to discuss these and a number of other agenda items. They are on the agenda for the committee meeting on 3 November.

We are still awaiting an update from that meeting.

OSG is concerned about the significant amount of work required to deliver these motions. If progress does not begin soon, it is unlikely that the reports requested by owners can be completed before the 2026 AGM, despite this being a key requirement of the motion.

We know that OSG members on the BC committee are pushing hard for this motion to be addressed - look at the meeting minutes to see the tension there. **Let us know if you feel concerned about these delays.** Write to ridge.qtn@gmail.com

Motion 16. Investigate Sale of the Resort.

[Read more on SALE investigation here](#)

OSG has presented this motion because any potential sale of part or all of the Resort is complex.

Before any decisions are made, owners need a clear understanding of what would actually be involved — including the **legal, financial, and practical implications** as well as likely timeframes.

We proposed to the BCC that members of the BCC along with owners produce a report on what is involved to sell part or all of the resort.

We also sent a **suggested scope of work** to the BCC in August but to date have had no response.

Can you offer assistance on this project?

Contact the BCC or email us at ridge.qtn@gmail.com

Motion 15. Long Term Maintenance Plan (LTMP) Examination

[Read more on LTMP examination here](#)

OSG presented this motion because we believe the LTMP approved by the BCC includes multiple errors and unrealistically low costs for the identified work and is not being followed by the BCC anyway.

We feel strongly that owners should be fully informed about likely maintenance costs over the next 10–15 years so everyone can have a clear understanding of what future levy increases might look like.

Our proposal is for members of the BCC, together with interested owners, to prepare a report that:

- Explains the current Long-Term Maintenance Plan (LTMP)
- Identifies the known or reasonably expected maintenance and funding requirements
- Outlines the implications for owner levies over the next 15 years

This report would be provided to all owners before the 2026 AGM.

Can you offer assistance on this project?

Contact the BCC or email us at ridge.qtn@gmail.com

Proposed Scope of Work

Management Contract

This is an agreement between the **Body Corporate** (owners) and **Classic Holidays Ltd** to contract Classic to operate and maintain the resort on our behalf. It covers administration, maintenance, housekeeping, financial management, and services — including bookings — for owners and guests.

The current contract expires in December 2026 so a new contract will need to be decided during the first half of the year. In the minutes it states that Classic have indicated they would like a decision by June 2026.

OSG believes that good governance for a Body Corporate includes regularly reviewing the management contract, and going out to tender before any renewal, to ensure the resort is well managed and owners continue to receive value for money.

Understanding the contract

The tendering process

Keep Up to Date: The Latest Body Corporate Minutes

There have been two sets of BCC minutes published since our last newsletter. We encourage you to read these as this is the why the BCC notifies you of their decisions.

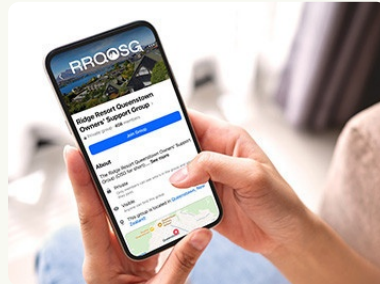
BCC minutes 23rd Sept

BCC minutes 5th Oct

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

You are receiving this email because you are on the register of owners at the Ridge Resort. [Permission was given by the Chair of the BCC in this letter.](#)

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OWNERS SUPPORT GROUP

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