

Property Address: Proposed Lot 4 & 5 - 97 Manuka Street, Castlecliff

Listing Salesperson: Steven and Jared

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 ~~DO~~/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

The vendor confirms via return email to listing salespeople:

Q: An overview confirming services pre-installed or yet to be installed services/fencing by vendor?

Services that will be installed to the boundary are power and fibre'.

'The sections will be fenced off with farm fencing - post and batten'.

Q: Confirmation the road/lane sealing is the responsibility of the purchasers?

'Once sections are sold/settled the maintenance of the road becomes the responsibility of the lot owners as a group'.

Q: Settlement terms for Title including an approximate ETA and what these are still subject to?

'Vendor deems hard to gauge as at: 16/04/2025. It is believed all civil engineering works are completed. Awaiting advise from Powerco about when they are able to finish their part. Other bits like fencing will be completed around the same time. Then there is the few weeks for title. Could be a maximum of 3 months but understanding that vendor have no control over how the other parties/contractors involved'.

Q: Any proposed Covenants? 'No'.

Final Acknowledgement:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.