

Property Address: 158 Mcleod Road, South Head

Listing Salesperson: Kara Singer & Jasmine Sergeant

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:

Known Information (from LIM dated 16 Oct 2025):

- Property lies within the Rural – Rural Coastal Zone (AUP Operative in Part) and includes overlays for a Significant Ecological Area and Quality-Sensitive Aquifer Management Area – Kaipara Sand Aquifer.
- LIM identifies flood-prone areas, flood-sensitive land, and overland flow paths; regionally mapped landslide susceptibility also applies.
- Dwelling consented 1987 (pre-Building Act 1991 – no CCC required); Kent woodburner CCC issued 2008.
- Water supply private (tank); no pool/spa registered.
- Council holds no soil contamination data and no Section 73, 124 or Weathertight Homes notices.
- Buyers encouraged to review LIM & property file and obtain independent legal/council advice.

The property includes a 9 m x 9 m garage that was moved onto the site approximately 20 years ago. It does not appear in current Council consent records. Purchasers are advised to make their own enquiries regarding compliance and future use.

See property file in relation to the original garage consent.

PLEASE NOTE: This is a live document. Please check with the agent to ensure this is current or pending an update.

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.