

Property Disclosure Form



Property Address:

Listing Salesperson:

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 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:

Passing on Statement – LIM Report

This LIM was obtained previously and may not reflect any changes or updates since it was issued. It is provided for information purposes only. Interested parties are encouraged to obtain their own independent LIM report and seek legal and/or professional advice before relying on the contents of this document.

Unconsented Building Work - COA being obtained

The vendor advises that when they purchased the property in January 2020, they were not made aware that an internal beam had been installed in the kitchen area without council consent. Since becoming aware of this, the vendor has undertaken the necessary process to obtain a Certificate of Acceptance (COA) from the local council for the building work. The property will be sold with the COA issued. Purchasers are encouraged to complete their own due diligence and obtain independent professional advice if required.

As Is – Where Is (Chattels)

The chattels included in the sale are being sold on an "as is, where is" basis. The vendor makes no warranties or representations as to the condition, working order, or fitness for purpose of any chattels included in the agreement. Purchasers are encouraged to satisfy themselves as to the condition of all chattels prior to entering into an agreement. The vendor discloses that certain items at the property may require repair and/or replacement. The LED lights within the kitchen rangehood are currently not operating. The plastic fitting to the front porch light is cracked and does not securely hold the light bulb in place. Some window latches are damaged, loose, missing and/or require repair. These items are included in their current condition.

Purchasers are advised to obtain their own independent specialist advice regarding these items prior to signing the agreement.

Final Acknowledgment:

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.