

Property Disclosure Form



Property Address 4 Church Street, Katikati

Listing Salesperson: Kassarndra Clark and Jade Small-Kohu

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:

The purchasers acknowledge that they have been recommended to obtain their own LIM Report and Builder's report as part of their due diligence prior to purchasing the property, and to seek independent legal advice before entering into this agreement.

The purchasers acknowledge that they have been advised that the property is identified as being within a liquefaction zone and is currently classified as Category: Undetermined. The purchasers have been directed to the Western Bay of Plenty District Council for further clarification and queries.

The purchasers acknowledge that they have been advised that there may have been alterations or additions to the property for which the building consent status has not been confirmed (Rumpus Room) The purchasers have been advised to conduct their own due diligence to satisfy themselves as to whether all or any alterations have the appropriate building consents, code compliance certificates and any other required approvals. The Vendor and the Agent make no representation or warranty to the status of any alteration or additions.

Clause 9.3(1)(auction)/Clause 7.3(1) (Eleventh Edition S&P) of the General terms and Conditions is varied to the extent that the vendor, not having been in occupation of the property, makes no warranty as to the chattels, plant, systems, or devices which provide any service or amenities to the property, including, without limitation, security, heating, cooling, or air conditioning in or upon the property. The Purchaser acknowledges that the Purchaser buys the said chattels, plant, system and equipment solely in reliance in their own judgement and is satisfied that the above items are fit for the purpose for which they are intended.

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.