

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 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:

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.

Sales Consultant Disclosures

The Sales Consultant(s) will answer the questions in this section to the best of their ability. The purchaser acknowledges that the answers provided are the opinion of the Sales Consultant only and are not based on any professional building knowledge.

1. Weather-tightness Queries: If any answer below is 'YES' or 'UNSURE', it's highly recommended that potential purchasers conduct a professional investigation before proceeding to satisfy themselves to the property's suitability. Whilst Five 'NO' answers may indicate no water ingress or weathertightness issues, it is still prudent for purchasers to seek professional or independent confirmation.

- a) Are there any obvious defects disclosed by the vendor that may be related to water or weather-tightness issues? If there are any, this question is to be noted as 'YES' even if the issue is historic and/or has since been remediated. ☐ Yes ☒ No
- b) Have any obvious defects been noticed by the Sales Consultant or is there any suspicion on their part that there may be defects related to water or weather-tightness issues? ☐ Yes ☒ No
- c) Was any building on site (or alterations to) constructed between 1990 and 2005? This period is noted for potential issues of weather-tightness. ☐ Unsure ☐ Yes ☒ No
- d) Is any building on the site, or any alterations made to any building on the site, constructed with any materials associated with 'Leaky Building Syndrome', e.g. (but not limited to) Monolithic, Stucco or Roughcast cladding, or, regardless of cladding type, constructed with narrow or no eaves, internal gutters, decks and/or exposed flat roof areas above internal rooms, or built without cladding cavities. (Note: After 2005, regulations require a cavity in most external walls). ☐ Unsure ☐ Yes ☒ No
- e) Is the Sales Consultant aware of any potential Purchaser who has elected not to purchase the property or has withdrawn an offer or has been advised not to purchase the property due to potential weather-tightness or water ingress issues? ☐ Unsure ☐ Yes ☒ No

2. Construction Detail:

a) Cladding:

- ☐ Weatherboard ☐ Fibre Cement ☐ Plastic ☐ Harditex ☐ Concrete Block ☐ Brick
☐ Metal Cladding ☐ Insulclad ☐ Cedar ☐ Unsure ☒ Other: Linea

b) Foundations:

- ☒ Concrete Pad ☐ Concrete Pile ☐ Wooden Pile ☐ Unsure ☐ Other: _____

c) Water: (Any obvious sign of)

- i. Drainage/flooding issues? ☐ Unsure ☐ Yes ☒ No
ii. Dux Quest plumbing? ☐ Unsure ☐ Yes ☒ No
iii. Mould? ☐ Unsure ☐ Yes ☒ No
iv. Dampness? ☐ Unsure ☐ Yes ☒ No

ci) Electrical Fuse Type:

- ☐ Rewireable ☒ Circuit Breakers ☐ Unsure

e) Roofing:

- ☐ Steel Tile ☒ Corrugated Iron ☐ Decramastic Tile ☐ Corrugated Asbestos (Super 6)
☐ Butanol ☐ Long-run Steel ☐ Concrete Tile ☐ Unsure ☐ Other: _____

f) Asbestos:

Many buildings, especially those constructed last century, may contain asbestos in claddings, roofing, wiring, ceilings, insulation, flooring, and other areas. However, professional testing is required to confirm its presence. If you're interested in making an offer on this property and have any doubts, we strongly advise you to include an Asbestos Inspection clause in your sale and purchase agreement. Further information can be found online at: www.worksafe.govt.nz/asbestos/.

The Sales Consultant is not qualified to detect asbestos but will note any suspicions of its presence below:

Asbestos may be present: ☒ Unsure ☐ None Known Or: _____

PROPERTY INFORMATION

30 MONARCH DRIVE

Ashhurst | Property Construction & Council File Summary



Building Consent	BC190734	Legal Description	Lot 29, DP 533261
Council description	3 bedroom + study dwelling	Garage	Attached double garage
Year first constructed	2019	CCC issued	12 March 2020

This summary has been prepared from the Palmerston North City Council property and building consent records supplied for 30 Monarch Drive. Its purpose is to give prospective purchasers a concise overview of the recorded construction, Council inspections, minor variations and final Code Compliance Certificate.

Construction overview

- **Single-level dwelling:** Council records describe the consented work as a three-bedroom and study domestic dwelling with an attached double garage.
- **Foundation:** Concrete slab construction. Council's floor-slab inspection recorded a 105 mm slab, SE62 reinforcing mesh and 0.25 polythene, and the inspection passed before concrete was poured.
- **Exterior and roof:** Council final-inspection records describe Linea weatherboard exterior cladding and long-run Coloursteel / zinc-alum roofing.
- **Structure:** The bracing documentation records one storey, slab foundation, light cladding, light roof, 25-degree roof pitch and design for a High wind zone.
- **Roof trusses:** MiTek 20/20 engineered timber truss documentation and a producer statement were supplied for the project.
- **Insulation / pre-line:** Council's pre-line inspection recorded that air seals and insulation were correct and framing moisture content was 14%.
- **Plumbing:** Pre-line plumbing passed. Council recorded polybutylene water piping tested to 1500 kPa, an internal hot-water cylinder and an insulated direct hot-water line to the kitchen island.
- **Electrical:** The Council file includes an Electrical Certificate of Compliance / Electrical Safety Certificate dated 27 February 2020.

Overall Council outcome: The relevant construction stages ultimately passed and Palmerston North City Council issued the Code Compliance Certificate on 12 March 2020.

What was identified during construction - and how it was resolved

Council inspection records show that some matters required further documentation or correction during the build. The records also show the subsequent resolution and passing of those items.

1. Framing / pre-wrap documentation

The framing/pre-wrap inspection on 1 November 2019 did not initially pass. Council requested Presco pre-nail manufacturer documentation, including the truss schedule and fixing plan, lintel schedule and PS1. Supporting documentation was later received, and on 11 December 2019 Council recorded that the framing inspection had passed.

2. Bracing minor variation

At the post-line inspection on 16 December 2019, Council recorded that bracing element C3 had been divided into two elements following a penetration. The inspector recorded that sufficient bracing remained, accepted the change as a minor variation, and the post-line inspection passed.

3. Plumbing & drainage final

At the plumbing and drainage final on 27 February 2020, Council required the dishwasher waste to be raised and clipped in the cupboard. Photo confirmation of the correction was received later that day. Council then recorded the P+D final as PASS and noted that no further inspection was required.

Recorded inspection history

Pre-pour	PASS - 3 Oct 2019	Pre-line plumbing	PASS - 3 Dec 2019
Wastepipes	PASS - 7 Oct 2019	Pre-line building	PASS - 4 Dec 2019
Floor slab	PASS - 8 Oct 2019	Post line	PASS - 16 Dec 2019
Framing / pre-wrap	PASS - 11 Dec 2019	Drainage	PASS - 17 Jan 2020
Post wrap / cavity	PASS - 19 Nov 2019	P+D final	PASS - 27 Feb 2020

Code Compliance Certificate

Palmerston North City Council issued Code Compliance Certificate BC190734 on **12 March 2020**. The certificate states that the Building Consent Authority was satisfied, on reasonable grounds, that the building work complied with the building consent.

FULL PNCC PROPERTY FILE - [Click here to open the complete supporting Council file](#)

Important information for purchasers

This document is a summary only and is not a building report, engineering opinion, warranty or representation as to the present condition of the property. It has been prepared from the Council records supplied to Team Toner. Prospective purchasers should review the complete PNCC property file and undertake their own independent due diligence, including obtaining legal, building and other specialist advice where appropriate.

Key Council records reviewed: BC190734 inspection reports; minor-variation / bracing documentation; MiTek truss certification; drainage as-built; LBP records of work; electrical compliance documentation; survey/building-location certificate; and Code Compliance Certificate dated 12 March 2020.