

Property Disclosure Form



Property Address: 30 Glenrowan Avenue, Avondale, Christchurch

Listing Salesperson: Kristian Danholt

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:

Insurance & Claims

- Currently insured with Vero (see attached Certificate of Currency).
- Settled/current NHC (formerly EQC) claims: CLM/2011/083695, CLM/2010/131653, CLM/2011/24807, CLM/2012/03474.
- No difficulty obtaining cover; property has previously suffered earthquake/water damage (per above claims).
- No outstanding amounts owing on or about the property.

TECHNICAL CATAGORY 3 (TC3) Land.

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Property History & Condition

- Originally built as a show home.
- No outbuildings or extra accommodation.
- No faulty/missing items, known defects, or problematic materials (asbestos, Dux Quest, monolithic cladding) disclosed by vendor.
- Sales consultant notes asbestos presence is Unsure (professional testing recommended).

Water & Weather tightness

- Unsure whether any building work falls in the 1990–2005 risk window.
- No known leaks, mould, flooding, blocked drains, subsidence, or withdrawn offers over water/weather tightness concerns.
- Vendor note: “Nothing during our ownership. Buyers are to undertake their own due diligence.”
- No planned repairs before settlement; items raised during negotiation to be discussed case by case.

Utilities, Renovations & Fittings

- Water, electricity and gas fully available at settlement; connected to town water, stormwater and sewage.
- Renovations completed during and prior to ownership, with Council consent sought; kitchen modernised, bathroom renovated, garage converted. No fully tiled showers installed.
- Wood burner present but expired/non-compliant with current Council standards (refer attached Solid Burner ECan report).
- Insulation: ceiling and underfloor insulated and compliant; external and garage walls not insulated.

Other Disclosures

- No known history of illicit substance use/manufacture; no retaining walls; no boundary/neighbour issues; no pest issues.
- Unit Title/Cross-Lease/Company Share restriction question marked “Yes” by the vendors. This is an error the property is Freehold.
- Owner-occupied; not used as a rental (no Healthy Homes statement required).
- Pool/spa present — spa pool sold empty on an “as is, where is” basis; compliance status unsure.
- Vendor confirms no other material information withheld and agrees to ongoing disclosure obligations.

Sales Consultant Observations

- No weather tightness concerns personally noted or raised by vendor disclosures; no known prior withdrawn offers.
- Construction: Summerhill Stone-type brick cladding, pile foundation, iron roofing, fuse type unsure.
- Title notes: refer to Title Explanation form in the property pack.

The salesperson has not viewed the LIM or Council Property Files as of 11/08/2026. He is looking into the garage conversion mentioned by the vendor in their disclosure under “Utilities and Renovations”.

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.

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This form records information, effective as at the date of signing, for the benefit of potential purchasers of:

Property Address: 30 Glenrowan Avenue, Avondale, CHCH

Is this the sale of an incomplete new build (unfinished, or not yet started)? ☐ Yes ☒ No ☐ Unsure

If 'Yes': prospective purchasers are strongly advised to arrange their own thorough inspection of the finished property before committing to purchase.

Section 1 – Vendor Disclosures

Vendors, or your authorised representative, please answer every question below and sign the declaration on the final page of this section. Honest and accurate answers help protect you from later legal claims.

1. Insurance

a) Is the property currently insured? ☒ Yes ☐ No

If 'Yes', current insurer: Vero - See Attached Certificate of Currency

b) Have there been any settled, current, or declined claims with your insurer or the Natural Hazards Commission (formerly EQC)? ☒ Yes ☐ No ☐ Unsure

c) Have you ever had difficulty obtaining insurance cover for this property? ☐ Yes ☒ No

d) Has the property ever suffered earthquake, water, or other insurable damage? ☒ Yes ☐ No

If 'Yes' to any of the above, please describe fully:

Refer to NHC (formally EQC) Claim: CLM/2011/083695, CLM/2010/131653, CLM/2011/24807, CLM/2012/03474

2. Outstanding Amounts

Is there any item on or about the property – separate from any mortgage (e.g. renovations, outbuildings, insulation, equipment, or access/roadway work) – that is not fully paid for, including anything added to the rates, or that will not be paid off by settlement? ☐ Yes ☒ No

If 'Yes' please describe fully:

Purchaser initials:

Vendor initials:

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3. Property History & Neighbourhood

Write 'N/A' if nothing applies.

Describe anything about the property's past or future, or the surrounding neighbourhood, that may interest or concern a purchaser (e.g. nearby developments, notable history, hearsay):

4. Outbuildings & Extra Accommodation

Write 'N/A' if there are no outbuildings or extra accommodation.

- a) Are they fully Council compliant for their current use? ☐ Yes ☐ No ☐ Unsure
- b) Is there anything about them that should be disclosed to a purchaser? ☐ Yes ☐ No ☐ Unsure
- c) Are they fully operational, with permanent power connected where relevant? ☐ Yes ☐ No ☐ Unsure

If 'Yes' please describe fully:

N/A

5. Faulty, Missing, or Unavailable Items

Is there any item missing, not working properly, or in doubtful condition? This includes electrical fittings, appliances, plumbing, locks and keys, remotes, wood burners, heating, security systems, air conditioning, and all included chattels. ☐ Yes ☒ No ☐ Unsure

If 'Yes' please describe fully:

6. Known Property Defects

Are there any known or suspected faults, problems, or issues with the property's construction, party walls, additions, renovations, or electrical/plumbing systems – whether or not you intend to remedy them? ☐ Yes ☒ No

If 'Yes' please describe fully:

Purchaser initials:

Vendor initials:

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7. Problematic Building Materials

Are you aware of any asbestos, Dux Quest plumbing, monolithic or Weatherside-type cladding, or other known problematic material (e.g. scrim, conduit, TRS) in or on the property? These can have insurance implications.

☐ Yes☒ No

If 'Yes' please describe fully:

8. Water & Weathertightness

a) Was any part of any building, or alterations to it, constructed between 1990 and 2005?

☐ Yes☐ No☒ Unsure

b) Are you aware of any weathertightness issues — leaks, mould, dampness, or water ingress — including any remedial work carried out?

☐ Yes☒ No

c) Has any part of the property ever suffered from flooding?

☐ Yes☒ No

d) Have there been any blocked pipes, drains, or services?

☐ Yes☒ No

e) Has the property experienced any subsidence (sinking or settling of the ground)?

☐ Yes☒ No

f) Are you aware of any prior offer that was withdrawn due to water or weathertightness concerns?

☐ Yes☒ No

If 'Yes' to any of the above, please describe fully:

Nothing during our ownership. Buyers are to undertake their own due diligence.

9. Planned Repairs Before Settlement

Do you intend to carry out any repairs, maintenance, or improvements before settlement, including anything raised in questions 5–8 above? You are under no obligation to do so.

☐ Yes☒ No

If 'Yes' please describe fully:

Anything raised as part of a formal offer during negotiations can be discussed on case by case basis

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Vendor initials:

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10. Utilities Available at Settlement

Will running water (including hot water), electricity, and gas (if connected) be fully available for the purchaser's use at settlement?

☒ Yes☐ No

If 'No', please describe fully:

11. Utility Connections

Is the property connected to a reticulated town water supply, stormwater system, and sewage system?

☒ Yes☐ No

If 'No', please describe the arrangements for fresh, grey, and waste water — including any meters, soak pits, or septic tanks and when last serviced:

12. Renovation History

a) Has any renovation work been completed during your ownership?

☒ Yes☐ No

b) Has any renovation work been done prior to your ownership?

☒ Yes☐ No☐ Unsure

c) Was Council consent or compliance sought for any such work?

☒ Yes☐ No

d) Have any fully tiled showers (walls and floor) been installed?

☐ Yes☒ No

If 'Yes' to any of the above, please describe fully:

Kitchen appliances updated and modernised, Bathroom reno, garage conversion, New heat pumps

13. Wood Burner or Fire Appliance

Write 'N/A' if there is no fire appliance.

a) Is there a wood burner or similar fire appliance?

☒ Yes☐ No

b) Is it in good, usable condition and does it meet current Council standards?

☐ Yes☒ No

c) Is there any reason a purchaser would not be able to legally use it as it is today?

☒ Yes☐ No

If 'Yes' please describe fully:

Expired - Refer to Solid Burner Ecan attached

Purchaser initials:

Vendor initials:

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14. History of Illicit Substance Use or Manufacture

Are you aware of any known instance of illicit drug use or manufacture on the property, regardless of whether it is now considered 'clean'?

☐ Yes☒ No☐ Unsure

If 'Yes' please describe fully:

15. Retaining Walls

a) Are there any retaining walls on or about the property?

☐ Yes☒ No

b) If 'Yes' — is a Code Compliance Certificate available?

☒ N/A☐ Yes☐ No

c) If 'Yes' — has any wall movement occurred or been noticed?

☐ Yes☐ No

If 'Yes' please describe fully:

N/A

16. Unit Title, Cross-Lease, or Company Share Restrictions

Write 'N/A' if this does not apply.

If the property is a Unit Title, Cross-Lease, or Company Share (or has a Body Corporate), is there any limitation on normal residential use — e.g. pets, tenants, or parking?

☐ Yes☒ No☐ Unsure

If 'Yes' please describe fully:

17. Rental Compliance

Write 'N/A' if the property has not been used as a rental.

a) If used, or previously used, for rental accommodation, does it meet all current legislative requirements?

☒ N/A☐ Yes☐ No

b) Do you hold a current Healthy Homes compliance statement? If 'Yes', please provide a copy.

☐ Yes☒ No

If 'No' please describe fully:

Owner occupied

Purchaser initials:

Vendor initials:

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18. Boundary & Neighbouring Issues

Are there any known issues within or beyond the property boundary that could affect its value or use — e.g. difficult neighbours, building plans, encroachments, shared services, or easements?

☐ Yes☒ No

If 'Yes' please describe fully:

N/A

19. Insulation

a) Is there insulation in all external walls (excluding garage)?

☐ Yes☐ No☒ Unsure

b) Is there insulation in the ceiling?

☒ Yes☐ No☐ Unsure

c) Is there insulation underfloor?

☒ Yes☐ No☐ Unsure

d) Is there insulation in the garage external walls, including the garage door?

☐ Yes☐ No☐ Unsure

e) Does all known insulation meet current building standards?

☒ Yes☐ No☐ Unsure

Please provide any further detail:

20. Pests

Has the property had any pest issues — current or past infestations, treatments, or a notable presence of pests in or around the premises?

☐ Yes☒ No

If 'Yes' please describe fully:

21. Swimming or Spa Pools

Write 'N/A' if there is no pool or watercourse on the property.

a) Are there any pools or watercourses on the property?

☒ Yes☐ No

b) Are they fully operational and compliant with current Council fencing/safety requirements?

☐ Yes☒ No☐ Unsure

If 'Yes' please describe fully:

Spa pool empty and selling on 'As is where is' basis

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22. Other Important Information

Is there anything else about the property that a purchaser may reasonably want to know?



Yes



No

If 'Yes' please describe fully:

23. Ongoing Disclosure

If any fault or problem arises, or is remembered, after today or during the selling period, will you promptly advise us in writing?



Yes



No

Vendor Declaration

We confirm that we have disclosed all material information known to us about this property and its neighbourhood. If we become aware of any further information that may concern a purchaser, we will advise our Arizto sales consultant in writing without delay. We are not aware of any undisclosed insurance or Natural Hazards Commission claims, debts, or defects affecting the weathertightness, durability, or habitability of the property, and no unapproved building work has been carried out to our knowledge. We consent to Arizto disclosing any material fact recorded on this form to prospective purchasers or other interested parties as required by law.

Please select the correct option before signing:



Option 1:

I/we sign below to confirm that questions 1–23 in Section 1 have been answered and that we agree to the declaration above.



Option 2:

I am an absentee owner, trustee, administrator, or hold Power of Attorney and cannot answer questions 1–23 with certainty. My reason is stated below. By signing, I confirm I have read and agree to the declaration above.

Please state reason below (if required):

Only one vendor needs to sign as a representative of all vendors.

Vendor 1 Full Name: Nicola Elizabeth Walker

Vendor Sign:

NWalker

Nicola Walker

Date:

11/08/2026

Vendor 2 Full Name: Marcel Roland Elbert Walker

(if applicable)

Vendor Sign:

MWalker

Date:

11/08/2026

Purchaser initials:

Vendor initials:

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Section 2 — Sales Consultant Disclosure

This section is completed by the Arizto sales consultant to the best of their knowledge. These are professional opinions only, not a qualified building assessment, and should not replace the purchaser's own independent inspection.

1. Weathertightness Observations

A 'Yes' or 'Unsure' answer below doesn't confirm a problem exists, but purchasers are advised to seek a professional opinion before proceeding.

- a) Do the vendor's disclosures raise any issue that may relate to water or weathertightness? ☐ Yes ☒ No
- b) Have you personally noticed, or do you suspect, any defect of this kind? ☐ Yes ☒ No
- c) Was any building, or an alteration to it, constructed between 1990 and 2005? ☐ Yes ☐ No ☒ Unsure
- d) Is the building constructed with cladding or design features commonly associated with weathertightness risk (e.g. monolithic cladding, minimal eaves, internal gutters)? ☐ Yes ☒ No ☐ Unsure
- e) Are you aware of any prior purchaser who withdrew an offer, under any agency, due to weathertightness or water-ingress concerns? ☐ Yes ☒ No ☐ Unsure

If 'Yes' or 'Unsure' to any of the above, please describe fully:

2. Construction Summary

Cladding type: Summerhill Stone type brick

Foundation type: Pile foundation

Roofing type: Iron

Electrical fuse type: Unsure

3. Asbestos Awareness

Many older buildings may contain asbestos in cladding, roofing, wiring, ceilings, insulation, or flooring. Professional testing is the only reliable way to confirm its presence — more information is available at [worksafe.govt.nz/asbestos](https://www.worksafe.govt.nz/asbestos).

Based on the sales consultant's observations, is asbestos suspected to be present? ☒ None Known ☐ Unsure ☐ Yes

If 'Yes' or 'Unsure' please describe fully:

Building was constructed when Asbestos was widely used. Seeks professional advice if you suspect its presence

Purchaser initials:

Vendor initials:

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4. Title Notes

Summarise any notable title instruments, encumbrances, covenants, or land-use restrictions the sales consultant is aware of (write N/A if none):

Refer to Title Explanation form in property pack. **Technical Category 3 (TC3) Land**

Sales Consultant Declaration

By signing below, the Arizto sales consultant confirms that the information provided in Section 2 is accurate to the best of their knowledge.

Declared conflicts of interest (if any): N/A

REA Licence Number: 20120505

Licence Expiry Date: 15/11/2026

Sales Consultant Full Name: Kristian Carl DANHOLT

Sales Consultant Sign:

Date: 10/09/2026

Section 3 – Purchaser Acknowledgement

Purchasers, please read this section before signing. If you disagree with any point below, raise it before proceeding to a Sale and Purchase Agreement.

1. We have been given a reasonable opportunity to inspect the property and ask questions about it.
2. We understand the vendor's disclosures reflect the vendor's own knowledge and are not a substitute for our own independent professional advice or inspections (e.g. builder's report, LIM, title search).
3. We understand the Arizto sales consultant is not a qualified building professional, and any comments in Section 2 are opinion only.
4. We accept that any stated land, building, or room measurements are indicative, and that we should arrange independent verification if exact dimensions matter to our decision.
5. We understand GST and tax treatment may apply to this transaction and have been advised to seek our own accounting or legal advice where relevant.
6. We acknowledge the sales consultant acts primarily for the vendor in this transaction.
7. We have been made aware of our right to seek independent legal and professional advice before signing any offer.
8. We consent to Arizto using confirmed sale information in future marketing, unless we advise otherwise in writing.

I/we confirm that we have read and accept the acknowledgements above.

☐ Yes

☐ No

Purchaser Acceptance

Only one purchaser needs to sign as a representative of all purchasers.

Purchaser Full Name:

Purchaser Sign:

Date:

Purchaser initials:

Vendor initials:

NW MW