

Property Address: Unit 3, 46 Zig Zag Road (Mt Hutt Lodge), Windwhistle

Listing Salesperson: Sam and Andy Gorman

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 vendor's agent that:

1. We have been supplied with 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, the process of presenting these offers to the vendor has 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:

EQC

- **No claim could be found. Buyers to complete their own due diligence.**

Stratum in Freehold

- **This property is held as a Stratum in Freehold title and forms part of a Body Corporate Unit Title development. A Pre-Contract Disclosure Statement is available for review prior to submitting an offer. The amount of the contribution levied by the Body Corporate under Section 121 of the Unit Titles Act 2010 in respect of the unit is \$14,066.85 (per annum as of 2026) which can be paid in 4 equal instalments of \$3,516.71. 3 years of AGM minutes, financial statements and further documentation pertaining to the property are available on request.**

Short term rental

- **Currently operating as a short-term rental, permission must be sought by the Body Corporate for approval to continue operation in this capacity and it is not a given it will be granted.**

No known further disclosures in relation to this property.

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.