

# Disclosure Statement for 40 Wharf Road, Riwaka



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 sales person 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:

The vendors advise that there is a leak in the property's water tank. The leak has been present during their ownership and they do not intend to repair or replace the tank prior to settlement. Prospective purchasers are encouraged to make their own enquiries, obtain specialist advice, and satisfy themselves regarding the condition of the water tank and any associated maintenance or replacement costs.

The dwelling was constructed during a period in New Zealand when asbestos-containing materials were commonly used in residential building products. The vendors make no representation as to whether asbestos is present or absent in any part of the property. Prospective purchasers must obtain their own independent advice, inspections, or testing to determine the presence of asbestos and to understand any associated risks, requirements, or remediation considerations.

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.



# ARIZTO