

# Disclosure Statement for 31 Pineview Way, Motueka



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:

- Building consents: Building consent BC190480 (new dwelling) and BC200322 (sleepout bathroom) were issued. Code Compliance Certificates were issued on 23/03/2020 and 11/03/2021 respectively. Copies of the stamped plans and CCCs are available on request.
- Foundations and geotechnical: The site is within the Separation Point Granite area. Foundations for the dwelling were specifically engineered.
- On-site wastewater: The property uses a septic system with AES sand bed sized for the dwelling and ancillary units. A wastewater design proposal and as-built drainage documentation are available. Buyers should review the OWMS report.
- Easements and covenants: The Record of Title (Lot 10 DP 519728) contains multiple easements and consent notices. Copies of the title and easement instruments are provided.
- Services and utilities: The property is on roof water supply. No reticulated sewer is available. Please review the water supply and tank arrangements in the documentation.
- LBPs and warranties: Restricted building work was carried out under the supervision of LBP Gregory Benjamin BP105877. Producer Statements and installer warranties for major systems are available.



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- Planning and rates: Zoned Rural Residential. Current capital value and rates summary are available. Please check planning rules if you intend further development.
- Other matters: No verified HAIL site or protected trees are recorded. There are multiple easements and rights of way affecting the property.
- Buyer recommendation: You are strongly advised to obtain independent professional advice including a building inspection and legal advice on title and covenants prior to purchase.
- Documents provided with this disclosure: Record of Title; Building consents and CCCs; Wastewater design proposal; Engineer/Producer Statements; Inspection reports; Rates summary; Site plans.

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.



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