

Property Address: 223 Motueka Valley Highway, Motueka

Listing Salespersons: Noel and Vanessa Puklowski

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 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, 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:

Defects - The vendor acknowledges that the small retaining wall, in the southeast corner of the basement has come under scrutiny and that the vendor has obtained a suitably qualified engineers report explaining that an engineer designed retaining wall is required and building consent. This report and repair process is available to the prospective purchaser, upon request. The vendor is currently in the process of having this repaired. Both engineers and Geotechnical advisors have stated that the work, while urgent does not present a risk of instability.

To the best of the vendors' knowledge, the conservatory area and deck extension may not have had building permits issued. However, council records prior to 1992 can be incomplete, sparse, damaged, or unavailable, and therefore the vendors are unable to definitively confirm whether permits or approvals were originally issued. Pre-1992- work is completed under building permit's and old legislation and building regulations were not enforced like they are now. We cannot obtain retrospective building permits for work, final sign offs were recorded on paper and often not recorded in digital files. We can't get Code of Acceptance for work before 1992 and Code of Compliance is not an option retrospectively.

Cracked glass panel in lounge ranch slider.

Asbestos – Building, roofing, Plaster & Flooring Products- The purchaser is aware that some building products used in New Zealand up until the mid-1980's, may contain asbestos and the property herein, was built in this era. Refer to the REA approved website for further information on asbestos.

Natural Hazards – The purchaser has been advised that Natural Hazard information for this property is no longer provided in the general property file, supplied by the TDC and we recommend purchasers seek their own independent advice regarding Natural Hazards.

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 judgment and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.