

Property Disclosure Form



Property Address: 103 BENMORE AVENUE, PALMERSTON NORTH
Listing Salesperson: MIKE DIXON

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.

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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:

REFER TO ATTACHED DISCLOSURE DOCUMENT

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.

Vendor/Client Property Disclosure Form.

Property Address: 103 BENMORE AVE

1) Any current or future developments in the neighbourhood (e.g. apartments, social housing or subdivisions) Mātangi (Whiskey Creek) residential area private plan change rezones an area of approx. 13 hectares to Residential and 10 hectares from Rural to Recreation. This land is off Rangitikei Line and includes land behind Benmore Ave and Meadowbrook Drive. Yes **XXX**
If YES please describe fully here...
More info is available on PNCC website. Land currently for sale.

2) Are there any pending or settled insurance or EQC claims or have you ever had any difficulty obtaining insurance for the property? Yes / No
If YES please describe fully here...

3) Are there any fencing issues, boundary matters or disputes? Shared services, shared driveway or access way? Yes / No
If YES please describe fully here...

4) Has any room in the property being converted into a different use or re-purposed (e.g. garage to bedroom) Have you made requests to the City Council for compliance or consent for any work/s? Yes / No
If YES please describe fully here...

5) Are there any tiled showers (wall and floor) in the property? Yes / No
If YES, are they consented? please describe fully here...

6) Is there non-compliant building work carried out on the property? Yes / No
If YES please describe fully here...

7) Is there a woodburner or chip heater etc? Yes / No
Does it meet all Council standards and is it in good usable condition? Yes / No / Unsure

8) Has the property experienced subsidence, erosion, drainage or flood damage? Yes / No
Is there any subsidence/wall movement to any retaining walls?
If YES please describe fully here...

9) Hot Water source is: Electric Heat Pump / Wetback / Solar Cylinder / Continuous
Location: Gas Mains / Gas Bottled - Gas Bottles are: Owned / Leased / N/A

10) Have there been any known instances of illicit drug use or the production of illicit drugs on the property, even if it is now considered clean? Yes / No
If YES please describe fully here...

11) Leaking roof or weathertightness issues on or about the property.

Are you aware of any water damage/weathertightness issues, mold/dampness, or has any remedial works/action been taken to any problem area/s or to any matters related to water ingress and or damage affecting any part of the property?

Yes / No

If YES please describe fully here...

ENTIRE ROOF REPLACED 18 MONTHS AGO

12) Has there been any blocked pipes, drains or services to or on the property (i.e sewers, water) ?

Yes / No

If YES please describe fully here...

13) Any monolithic plaster, Harditex, Weatherside or similar cladding on the property? Or any other problematic building materials? (Dux Quest plumbing, Scrim, old TRS electrical wiring?

Yes / No

If YES please describe fully here...

STUCCO CLADDING

14) Any incident of unnatural death or violent crime (e.g. suicide, murder) at the property?

Yes / No

If YES please describe fully here...

15) Any rewiring or partial rewiring carried out on the property. If so, is there an Electrical Safety Certificate available?

Yes / No

If YES please describe fully here...

16) If the property is sold with existing tenants, does it comply with the Healthy Homes Standards e.g., is there a Healthy Homes Compliance Certificate available?

Yes / No

17) Insulation:

In the Ceiling Yes / No / Unsure In exterior Walls Yes / No / Unsure
Underfloor Yes / No / Unsure In garage walls? Yes / No / Unsure

18) Are there any items missing or not working fully or are in a doubtful condition? This includes electrical fittings, all appliances, dishwasher, heat pumps etc.

Yes / No

If YES please describe fully here... REAR ROLLER DOOR UNUSABLE.
ELECTRIC ACCESS ON ONE DOOR ONLY.

Unsure

19) Do you have all keys to all the outside doors and security deadbolts? (and if applicable) security alarm codes and garage remotes?

Yes / No

If NO please describe fully here...

20) Is the property currently having infestations of rodents, insect or animal issues, or is there a noticeable presence in or around the premises? Has there been past infestations you are aware of?

Yes / No

If YES please describe fully here...

21) Are there any pools/spas or ponds/watercourses on the property?

Yes / No

Are they ~~fully operational and~~ compliant with local City Council regulations, including fencing and protection?

Yes / No

Unsure

Please provide further information if required.

POOL NEEDS REPAIR TO FIBREGLASS LINER TO BE USABLE

22) Are all services i.e Electricity, and Gas (if connected), town storm-water, town sewage, Fibre Internet, connected to the property?

Yes / No

If NO please describe fully here...

GAS TO PROPERTY HOWEVER DISCONNECTED
YEARS AGO.
FIBRE INTERNET (MASTER BEDROOM)

23) If any faults/issues or problems arise or that are remembered after today or during the selling and marketing period, you will promptly advise us in writing/email?

Yes / No

LIGHT FIXTURE ABOVE TV IN LOUNGE IS DECORATIVE ONLY, IN PLACE WHERE FIREPLACE FLUE USED TO BE.

Any additional information related to the above:

Vendor Declaration:

We have disclosed all the known material information regarding the property and its neighbourhood. If we discover any new information that may be of concern to a purchaser, we will immediately advise Mike Dixon (Arizto) in writing. No proposed work has been approved for any neighbour, and there are no pending Local Authority requisitions, encroachments, or historic/heritage protections affecting the property. There are no undisclosed Insurance Company or EQC claims, debts, or defects affecting weather tightness, durability, or habitability. We have not withheld any known material information about the property, and we give our informed consent for Mike Dixon (Arizto) to disclose any known material fact as required by law.

Please select the correct option below before signing:

☒ Vendor Signing Option 1:

Vendors, please sign below to confirm that you have answered questions 1 to 23 in Section 1 and agree to the declaration above.

Vendor Signing Option 2:

☐ If you are an Absentee Owner, Trustee, Administrator, or have Power of Attorney (EPOA) and cannot provide accurate answers to questions 1 to 23 in Section 1, please state the specific reason below. By signing, you acknowledge that you have read and agree to the declaration above.

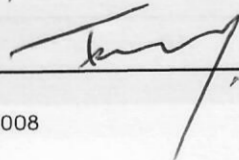
Please State Reason Below (required):

Only one Vendor needs to sign as a representative of all Vendors.

Vendor Full Name:

PP TIMOTHY CROON (ON BEHALF OF VENDOR)

Vendor Sign:



Date: 29/4/26.

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Sales Consultant Disclosures

The Sales Consultant(s) will answer the questions in this section to the best of their ability. The purchaser acknowledges that the answers provided are the opinion of the Sales Consultant only and are not based on any professional building knowledge.

1. Weather-tightness Queries: If any answer below is 'YES' or 'UNSURE', it's highly recommended that potential purchasers conduct a professional investigation before proceeding to satisfy themselves to the property's suitability. Whilst Five 'NO' answers may indicate no water ingress or weathertightness issues, it is still prudent for purchasers to seek professional or independent confirmation.

- a) Are there any obvious defects disclosed by the vendor that may be related to water or weather-tightness issues? If there are any, this question is to be noted as 'YES' even if the issue is historic and/or has since been remediated. ☒ Yes ☐ No
- b) Have any obvious defects been noticed by the Sales Consultant or is there any suspicion on their part that there may be defects related to water or weather-tightness issues? *ROOF REPLACED* ☒ Yes ☐ No
- c) Was any building on site (or alterations to) constructed between 1990 and 2005? This period is noted for potential issues of weather-tightness. ☐ Unsure ☐ Yes ☒ No
- d) Is any building on the site, or any alterations made to any building on the site, constructed with any materials associated with 'Leaky Building Syndrome', e.g. (but not limited to) Monolithic Stucco or Roughcast cladding, or, regardless of cladding type, constructed with narrow or no eaves, internal gutters, decks and/or exposed flat roof areas above internal rooms, or built without cladding cavities. (Note: After 2005, regulations require a cavity in most external walls). ☐ Unsure ☒ Yes ☐ No
- e) Is the Sales Consultant aware of any potential Purchaser who has elected not to purchase the property or has withdrawn an offer or has been advised not to purchase the property due to potential weather-tightness or water ingress issues? ☐ Unsure ☐ Yes ☒ No

2. Construction Detail:

- a) **Cladding:**
☐ Weatherboard ☐ Fibre Cement ☐ Plastic ☐ Harditex ☐ Concrete Block ☐ Brick
☐ Metal Cladding ☐ Insulclad ☐ Cedar ☐ Unsure ☒ Other: STUCCO
- b) **Foundations:**
☒ Concrete Pad ☐ Concrete Pile ☐ Wooden Pile ☐ Unsure ☐ Other: _____
- c) **Water:** (Any obvious sign of)
 i. Drainage/flooding issues? ☐ Unsure ☐ Yes ☒ No
 ii. Dux Quest plumbing? ☐ Unsure ☐ Yes ☒ No
 iii. Mould? ☐ Unsure ☐ Yes ☒ No
 iv. Dampness? ☐ Unsure ☐ Yes ☒ No
- ci) **Electrical Fuse Type:**
☒ Rewireable ☒ Circuit Breakers ☐ Unsure
- e) **Roofing:**
☐ Steel Tile ☐ Corrugated Iron ☐ Decramastic Tile ☐ Corrugated Asbestos (Super 6)
☐ Butanol ☒ Long-run Steel ☐ Concrete Tile ☐ Unsure ☐ Other: _____
- f) **Asbestos:**

Many buildings, especially those constructed last century, may contain asbestos in claddings, roofing, wiring, ceilings, insulation, flooring, and other areas. However, professional testing is required to confirm its presence. If you're interested in making an offer on this property and have any doubts, we strongly advise you to include an Asbestos Inspection clause in your sale and purchase agreement. Further information can be found online at: www.worksafe.govt.nz/asbestos/.

The Sales Consultant is not qualified to detect asbestos but will note any suspicions of its presence below:

Asbestos may be present: ☒ Unsure ☐ None Known Or: _____