

Property Disclosure Form



Property Address: 14 Mathers Road, Hoon Hay

Listing Salesperson: Anna James

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 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:

1. To the best of the Vendor's knowledge, the EQC claims for this property (CLM/2010/006366, CLM/2011/175306 and CLM/2011/227583) were a mix of cash settled and managed repairs. To the best of the Vendor's knowledge, the repairs have been completed. We have provided the EQC documentation and recommend you review this and seek further advice as may be required.
2. Due to the age of the property, it is highly likely there may be building materials that contain asbestos, which can be harmful to health. This would be in areas such as the fibre cement board sheets at the top of the garage cladding, the switchboard backing and soffits. Please seek your own advice about this as may be required
3. The Vendors have provided a building report for the property that they have commissioned. We recommend taking the issues identified in that report in to account before making an offer, and seek your own advice as required.
4. The property falls within the Liquefaction Management Area.
5. There may have been some alterations to the interior of the home that have been completed over the years that may or may not have required a consent (eg opening up the wall between the lounge and the kitchen, the wall between lounge and sunroom, and possibly the inclusion of french doors off the sunroom). I have ordered the Council Property files to check for records, and will share this once it has been received. In the meantime, Please seek your own advice as may be required.

Final Acknowledgment:

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.