

Property Disclosure Form



Property Address: 1/14a Millhill Lane, Huntsbury, Christchurch

Listing Salesperson: Kate Lamont

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.

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 property is held on a Cross Lease title, comprising a ½ share of approximately 857m² (more or less).
- The dwelling has a decramastic tile roof. Due to the age and type of roofing material, it may contain asbestos. Purchasers are advised to seek specialist advice if this is of importance to them.
- The property's exterior cladding was replaced following the Canterbury earthquakes. Documentation relating to the recladding works is available and will be provided to interested purchasers as part of their due diligence.
- A Deed of Assignment relating to the EQC claim is transferable to the new owner, subject to the terms and conditions of the deed.
- The property is part of the MILLHILL LANE ASSOCIATION INCORPORATED (931445) (NZBN: 9429042952497) [Incorporated Society] Registered. An annual fee of \$110 is payable, contributing to the maintenance of the shared laneway and associated private infrastructure, including pipework. Information can be found in the property file.
- The vendor has received a AA Insurance Claim P040755771 for damage to the driveway of \$6,963.78. The the vendor agrees for these funds to be transferred to the new owner at the time of settlement.

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.



Kate Lamont <kate.l@arizto.co.nz>

Fwd: AA Insurance Home Claim P040755771 - Settlement Confirmation

3 messages

Sam Webster

Fri, Jul 17, 2026 at 12:12 PM

Reply-To:

To: Kate Lamont <kate.l@arizto.co.nz>

----- Forwarded message -----

From: **AAI General Claims Queries NZ** <Myclaim@aainsurance.co.nz>

Date: Fri, 30 Aug 2024 at 14:08

Subject: AA Insurance Home Claim P040755771 - Settlement Confirmation

To:

Kia ora Sam,

The amount of **\$6,963.78** (\$7,963.78 less your \$1,000.00 excess) has been paid into your nominated account. Please allow between 2 to 5 business days for the amount to show in your bank account.

Please let us know if you need anything else.

All the best.

Ngā mihi,

Tai Toki-Rogers

Home Customer Manager

Call me on (0800) 500 216

Email me at myclaim@aainsurance.co.nz Visit us at aainsurance.co.nz

AA Insurance Limited | Level 4, 46 Sale Street, Auckland 1010 | PO Box 992, Shortland Street, Auckland 1140



CAUTION - This message is intended for the addressee named above. It may contain privileged or confidential information.

- Not use, copy, distribute or disclose it to anyone other than the addressee;