

Property Address: 3/834 Atawhai Drive, Marybank.

Listing Salespersons: 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:

Downstairs flat.

We are led to believe the house plans were altered during the consent/build process changing the gamesroom with bathroom to a self-contained flat. Council have verbally confirmed that it would have been part of the original build consent but we advise the purchaser to conduct their own investigations/due diligence if required.

Monolithic/Direct Fixed Cladding

The purchaser/s are advised that the property appears to be constructed using a monolithic/direct-fixed cladding system (Insulclad) While we cannot confirm with certainty, the exact cladding type or construction methodology without specialist investigation, properties constructed using direct-fixed cladding systems may be more susceptible to water ingress issues if the cladding system has not been installed, maintained, or repaired in accordance with the manufacturer's specifications and industry best practice. However, it is important to note that **not all** properties constructed using direct-fixed cladding systems experience such issues. Purchasers are encouraged to undertake their own due diligence and obtain any specialist advice, inspections, or reports they consider necessary before proceeding with a purchase including but not limited to, a building report including moisture level check, from suitably qualified professionals.

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. However in Nelson City Council's Slope instability susceptibility report the property has been identified as Tier 2 in the slope instability plan. A copy of the NCC Slope Instability Overlay Report 2021 and NCC Slope Instability Overlay – Post August 2022 Severe Weather Event Review, can be viewed online at Slope Instability - Nelson City Council or obtained by contacting the Planning Administrator on 03 546 0200.

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.