

Property Disclosure Form



Property Address:

Listing Salesperson:

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:

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.

As Is, Where Is Disclosure

The property is being offered for sale on an "**as is, where is**" basis. Purchasers acknowledge that they are purchasing the property in its present condition and are responsible for satisfying themselves as to all aspects of the property, including its condition, compliance, repairs, and suitability for their intended use.

The bathrooms contain tiled shower areas and tiled waterproofing systems for which no building consent or code compliance documentation is available. Purchasers are advised to obtain their own legal and technical advice regarding the compliance, condition, and suitability of these works.

The vendor advises that the property was the subject of a claim with the Earthquake Commission (now the Natural Hazards Commission), which was cash settled. EQC documentation refers to retaining wall repairs; however, the retaining wall works referred to within the EQC documentation have not been completed.

The vendor advises that certain repairs and works may have been undertaken to the property over time; however, no warranties or representations are given regarding the nature, extent, quality, compliance, or completion of any such works.

Purchasers are strongly advised to undertake their own due diligence and obtain independent legal, technical, engineering, and building advice regarding the property, including but not limited to the weathertightness of the cladding system, moisture readings, building compliance matters, EQC matters, retaining walls, tiled bathrooms, and the overall condition and suitability of the property.

The vendor makes no representation or warranty regarding these matters, and purchasers rely entirely upon their own investigations and advice.