

Property Disclosure Form



Property Address: 6 Gammack Street, Temuka

Listing Salesperson: Shayne Broughton

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:

Please read the Timaru District Council (TDC) file carefully, as it contains limited and inconsistent detail regarding the dwellings bedroom configuration and internal layout, which has varied over time. Two plans are particularly relevant for reference: the plan submitted in 1988 and the updated plan submitted by the current owner in 2026. The 1988 plan identifies the dwelling as having two bedrooms; however, the rooms on the eastern side are not clearly labelled and are not accurately to scale. On this plan, the lounge is now understood to be used as a bedroom, and the bedroom shown is now used as a lounge. The current owner purchased the property approximately two years ago. Since then, they have cleaned, redecorated, and refreshed the south-eastern rooms without undertaking any structural alterations. The internal configuration of these rooms remains as-is. The original floor area was recorded on earlier documentation as approximately 90m²; however, the current TDC plans show a floor area of over 150m². There has been no physical extension or alteration to the dwelling by the current vendor, and the revised measurement reflects updated assessment and documentation held by Council.

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.