

Property Disclosure Form



Property Address: 2/180 Marine Parade, New Brighton

Listing Salesperson: Steven Overend

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:

Pre-Contract Disclosure — Residents Association and Registered Land Covenant

2/180 Marine Parade, New Brighton

The purchaser is advised that the record of title for the property is subject to registered Land Covenant Instrument 12602472.7 , which relates to membership of, and obligations to, a Residents Association.

The registered covenant may impose continuing obligations on the registered owner of the property, including membership of the Residents Association, compliance with its constitution or rules, payment of levies or contributions, and responsibilities relating to shared facilities, services, maintenance, property appearance, development controls, or the use and enjoyment of the property.

plus additional page.

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.

PROPERTY DISCLOSURE STATEMENT

Vendor disclosures — Short-term rental property

Property: 2/180 Marine Parade

Saesperson Steven Overend, Arizto

Date: 8 October 2026

The following information has been provided by the vendor in response to enquiries regarding the property's consents, Residents' Association matters, short-term accommodation use and ongoing business operation. The disclosures are intended to assist

prospective purchasers in making informed decisions before submitting an offer.

The property is being sold plus GST, if any.

1. Consents, approvals and compliance

The vendor has advised that, to the best of their knowledge, they are not aware of any outstanding, historical, current or proposed consent issues affecting the property.

However, the vendor has separately confirmed that an application relating to short-term rental accommodation has been submitted to Christchurch City Council and remains under consideration.

No confirmation of approval has been provided. Prospective purchasers should independently verify the property's existing lawful use, the status and scope of the application, and whether any resource consent, building consent, change-of-use approval, compliance work or other approval is required for their intended use.

2. Residents' Association and cladding concerns

The vendor has provided documentation relating to Residents' Association activity concerning a property inspection, including matters raised in relation to the property's cladding and any other issues identified or potentially identified through that process.

The existence of these concerns is disclosed so prospective purchasers can review the available information and make their own assessment. This disclosure does not, in itself, establish that the cladding is defective or that any particular remedial work is required.

Prospective purchasers are advised to review the relevant correspondence, inspection documentation, notices, meeting minutes and any other available records, and to obtain independent building or specialist advice where appropriate.

Any further findings, recommendations, proposed remedial works, costs or outstanding actions should be considered alongside the supporting documentation supplied with this disclosure.

3. Short-term accommodation, Airbnb and Booking.com

The property is currently operated as a short-term rental accommodation business, with bookings obtained through Airbnb and Booking.com.

The vendor advises that an application for short-term rental consent has been submitted to Christchurch City Council, and that the application is currently under consideration.

The vendor further advises that consent documentation remains outstanding from one neighbour, being the owner of 1/180 M Parade. The tenant of 1/180 M Parade and the owner of 3/180 M Parade have reportedly signed the relevant consent forms.

The status of these neighbour consent forms and their significance to the Council application have not been independently verified. The outcome of the application, including any conditions, requirements or further approvals, remains unconfirmed.

Prospective purchasers should not assume that the existing short-term rental operation has all necessary approvals or that its current operating arrangements can continue unchanged following settlement. Purchasers should make their own enquiries with Christchurch City Council and other relevant authorities regarding the lawfulness and ongoing requirements of the intended use.

4. Nature of the sale — ongoing short-term rental business

The vendor intends to sell the property as an ongoing short-term rental business, together with the furniture and supplies included in the agreed sale.

The vendor advises that the Airbnb and Booking.com reservation calendars and future bookings are intended to be transferred to the purchaser, subject to the applicable platform requirements, booking terms, guest arrangements and any necessary consents or approvals.

The vendor reports that bookings for the following six months currently exceed 75% of the available booking calendar. This is a vendor-provided representation and should be verified against current booking records, including cancellation terms, payment status, expected guest stays and any obligations that will remain outstanding at settlement.

The vendor advises that income and expense information relating to the short-term rental business is available for prospective purchasers to inspect.

The vendor estimates that the business generates an annual surplus of approximately \$25,000 after payment of the expenses they have identified, including body corporate levies, rates, consumables and mortgage payments.

This figure is an estimate provided by the vendor and has not been independently audited or verified. It should not be interpreted as a guaranteed future profit, a verified accounting net profit or a representation of the return a purchaser will receive. Prospective purchasers should examine the underlying financial records and confirm which expenses are included,

the treatment of financing costs and any other operating, compliance, maintenance, tax or management costs that may apply.

The inclusion of furniture and supplies, the treatment of existing bookings, guest deposits, future revenue and any liabilities associated with the business should be expressly recorded in the sale and purchase agreement or other appropriate written agreement.

5. Purchaser due diligence

Prospective purchasers are encouraged to undertake all enquiries they consider necessary before submitting an offer, including:

- Reviewing the property's available council records, consent documentation and compliance status.
- Reviewing the Residents' Association correspondence and obtaining independent building advice regarding the cladding concerns.
- Confirming the status of the short-term accommodation application and any applicable planning, building, fire-safety, insurance, body corporate or other requirements.
- Reviewing the business's historical income and expenditure records, current bookings and booking conditions.
- Confirming which furniture, supplies, bookings, deposits, platform arrangements and business assets are included in the sale.

The information above records the vendor's stated position and should be read alongside the supporting documentation made available to prospective purchasers. It does not constitute an independent certification of the property's condition, consent status, compliance or future business performance.