

Property Disclosures / Purchaser Acknowledgments



Address:

40 Te Kauri Place, Helensville

Listing Salespersons:

Jasmine Sergeant &/or Nicole Redman

Important Note:

NOTE: This is a LIVE document. Please check with the agent to ensure this is current or pending an update

Page 1: Health & Safety



ARIZTO

CAUTION

Every visitors safety is paramount

Please Supervise Children AT ALL TIMES

WATCH OUT FOR:

STAIRS / STEPS / DECKS / TRIP HAZARDS

LOW CEILINGS / LOW DOOR HEIGHTS

STAIRS / SLIPPERY / WET SURFACES

FIRE / WOOD-BURNER / HEATERS

SLOPING GROUND / UNEVEN SURFACES

PROTRUDING OBJECTS / CLOTHES-LINES / SHARP EDGES

STANDING WATER / PONDS / CREEKS / OFFAL PITS

VEHICLES

LOOSE RUGS / CARPET

GLASS DOORS / RANCHSLIDERS

ELECTRICAL APPLIANCES

LIVESTOCK / FARM MACHINERY / PLANT

RETAINING WALLS / WOODEN SURFACES

EXTENSION CORDS / TRIP HAZARDS

SWINGING DOORS / GATES

POISONS / CHEMICALS / HAZARDS

CLOSE ALL GATES BEHIND YOU



Be Safe

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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 judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

Passing Over Statement:

This document and all documents provided has been supplied to Arizto Limited (the Agency) by the vendor or a third party and is merely passing this information over. The Agency has not verified the information nor warrants its accuracy.

The Agency is hereby indemnified of any errors in the document and will not be held accountable for any persons who rely on this document to complete their own due diligence. We recommend you seek your own independent legal and/or technical advice.

Privacy Disclaimer:

Arizto Limited has obtained your information from yourself or a third party for its sole use. This information may include your name, email address, phone number and physical address. The following information will be held by Arizto Limited located at 3 Broadway, Newmarket, Auckland.

You have a right to request what information we hold and to correct that information. Should you wish to review the information we hold, please contact info@arizto.co.nz and title the email "Privacy Request". The purpose for the collection is for direct marketing from Arizto Limited and its licensees.

Arizto Limited has been advised that this information has been freely passed over to them via a third party. Should this be incorrect please contact Arizto immediately at info@arizto.co.nz and upon request we will delete all information held.

Multi Offer Process:

At any time prior to an offer being formally accepted, other parties MAY instruct us to present an offer. This is called a 'Multiple Offer Scenario'. 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. See **Multiple Offer Protocol guide**.

LIM (Land Information Memorandum) & Auckland Council Property Files:

There are sometimes valid reasons that these documents are not provided. For example, this is simply due to a LIM often deemed expired after 3 months by Lawyers or Financial Institutions. Discuss this with your agents as a simple condition added to your offer will often be accepted and we will work to assist where possible.

Guidebooks – Essential Reading:

The REA produces consumer guides on the property buying and selling process, to help buyers and sellers understand key documents used during the real estate transaction. The guides offer essential information about what consumers should expect during a real estate transaction, as well as some of the key risks and issues to watch for. We will supply these in the shared files, directly upon request or visit: <https://www.rea.govt.nz/buyers-and-sellers/read-our-guides/>

Please see over for property specific Agent & Vendor disclosures:

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Agent Advisories - Information Provided

Please check the Auckland Flood Viewer PDF provided relating to: Flood Plains, Flood Prone, Coastal Inundation and Flow Paths. No Issues Identified.

Please check the Zone Maps provided relative to your needs. Residential - Single House Zone

Please read the guides provided as they contain a wealth of current 3rd party advice.

Vendor disclosures relating to material defects or issues:

The kitchen cabinets are in average condition.

The indoor spa bath jets are inoperative.

The Range-hood currently inoperative.

The guttering requires replacement (as a consequence, we have reduced the asking price)

The Spa pool outdoors may be available by separate negotiation. Note the LIM page 16 - 'Pool Barrier'.

Agent disclosures / observations

Safeguard: The LIM was downloaded by Jasmine Sergeant direct from the Auckland Council website (as opposed to the vendor downloading and providing to the agent).

Social Housing in the Area:

Social housing is a normal part of many New Zealand communities and may be located nearby. This property is located within a neighbourhood that includes a mix of residential dwellings, which may include privately owned homes, rental properties, and social or community housing administered by government or approved community providers. If this is important to you, please bring this to our attention.