

PROPERTY INFORMATION SHEET



Address: 44 Jones Street, Whanganui East, Whanganui @ 31-Aug-2026

The vendors have passed on and advised the following information on the property to the best of their knowledge and in good faith, and some information is unverified unless supporting paperwork provided by the owner. The following information is also from independent research conducted by the listing salesperson and Arizto Real Estate Limited. Buyers to also please seek independent expert advice and perform your own due diligence. The parties above accept no responsibility for errors, omissions or misinterpretations.

Reason for sale:	Investor owners purchased late 2018 and refurbished, modernised and reconfigured into 3 self-contained flats and added more bedrooms. Selling to use funds elsewhere. Last tenants were all vacated earlier in 2026.		
Residential Property Type	☒ House split into 3 self contained flats ☐ Apartment ☐ Townhouse ☐ Unit ☐ New Build ☐ Section ☐ 1 HA+ with dwelling ☐ 1HA+ Bare Land ☐ Owner Occupied ☐ Tenanted ☒ Vacant		
Legal Description, RV and Rates	Legal Desc: LOT 13 DP 3229 Record of Title/Identifier: WN252/220 Val Reference: 13240/9800 Building Age (Circa): 1925 Current RV: \$670,000 @ 1-Sep-25 Land Value \$245,000 Improvements \$425,000	Rates: @ 1-Jul-26: Whanganui District Council: \$8,756.25 Horizons Regional Council: \$643.65 Total Rates: \$9,399.90 ☒ Freehold ☐ Leasehold ☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☐ Unit Title Stratum (in Freehold) ☐ Unit Title Stratum (in Leasehold)	
Specs	Floor Area +/- 240 (m2) Land Area +/- 675 (m2) Bedrooms 9 Office/Study 0 Bathrooms 3 Toilets 3 Living 3 Kitchen 3	☐ Separate Bath ☒ Separate Shower x3 ☒ Dining <i>open plan</i> ☐ Family <i>open plan</i> ☒ Living x3 ☐ Double Garage	☐ Greenhouse ☐ Garden Shed ☐ Water softener ☐ Swimming Pool ☐ Studio ☐ Covered Patio ☐ Sleepout ☐ Conservatory ☐ Ramp access ☒ Clothesline x1 ☐ Porch ☐ Woodshed
Water Heating	☐ Electric ☒ Gas Mains ☐ Gas Bottles ☐ Solar - ☐ Owned or ☐ Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: 3x Dux gas hot water units on separate meters.		
Home Heating & Ventilation systems	☒ Heat pump ☐ Heat Transfer ☐ Wall panel electric heater Heat pumps x3 ☐ Gas Heater ☐ DVS ☐ Nightstore electric heater HRV x3 ☒ HRV ☐ Electric flame effect fire ☐ Under Floor heating		
Internet	☒ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None		
Insulation (unverified)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: Ceiling - Fiberglass batts. Subfloor: ☐ Yes ☒ No ☐ N/A Type/Age: Subfloor - Unknown – no identified subfloor access. Walls: ☐ Yes ☐ No ☒ Unknown Type/Age:		
Water Supply	☒ Council Mains ☐ Metered ☐ Artesian ☐ Restricted feed ☐ Metered ☐ Bore - depth ☐ Tank/s Tank size: _____ ☐ Water Rates: N/A	☐ Protected Trees: N/A ☐ Fruit Trees & Berries N/A	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☐ Timber Piles ☐ Concrete Slab (Ribraft) Notes: unsure ☐ Unknown ☐ Brick Piles ☐ Concrete Ring		
Roof (council file)	☐ Colorsteel ☒ Corrugated Iron ☒ House Roof Age: Age unknown. ☐ Clay tile ☐ Steel Colourtile Roof and guttering cleaned (includes moss and mould treatment) July 2026 ☐ Concrete/Clay Tile ☐ Other: Zincalume		
Joinery	☐ Timber ☒ Aluminium ☒ Single glazed ☒ Double glazed (new windows/doors where added only)		

Cladding (council file)	☒ Stucco/Roughcast ☐ Brick Veneer ☐ Board & Batten ☐ Weatherboard ☐ Split stone ☐ Concrete Block ☐ Timber Weatherboard																																					
Outbuilding(s)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Gazebo ☒ Laundry for Flat C ☐ N/A																																					
Subfloor & Ceiling Access	☒ Floor: Subfloor - Unknown/potentially inaccessible. Buyers to get their own specialist to check as no subfloor access identified by the vendors. ☒ Ceiling: Ceiling - Flat A in a cupboard in the bedroom next to the bathroom. Flat B the manhole is in the cupboard next to the bathroom. Flat C in hallway by front door																																					
Plumbing (unverified)	Plumbing - refer Combined Plumbers producer statement online - Installation of plumbing works for Unit A, Unit B and Unit C (Dec 2023). Each unit has its own Dux gas hot water unit with three separate connections.																																					
Electrical (unverified)	Electrical - refer Electrical COC online - Completed electrical installation and fit off in all three units. (Feb 2020). Each unit has its own modern power board and smart meter (meters are by front entrance of Flat A).																																					
Standard Chattels covered under vendor warranties	<table border="0"> <tr> <td>☐ Dishwasher</td> <td>☒ Heat pump x3</td> <td>☐ Stove</td> <td rowspan="10"> Additional Chattels (covered under vendor warranties) Blue seating squab (x1). Clothesline (x1). Heat pump remotes (x3) HRV system (x3) Gas hot water units (x3) </td> </tr> <tr> <td>☐ Blinds</td> <td>☒ Curtains</td> <td>☐ Drapes</td> </tr> <tr> <td>☐ Alarm</td> <td>☐ Extractor fan</td> <td>☐ Garage door opener</td> </tr> <tr> <td>☐ Waste disposal unit</td> <td>☒ Rangehood x3</td> <td>☒ Fixed floor coverings</td> </tr> <tr> <td>☒ Light fittings</td> <td>☐ Garden shed</td> <td>☐ Fridge</td> </tr> <tr> <td>☐ Washing machine</td> <td>☐ Dryer</td> <td>☐ Pool coverings</td> </tr> <tr> <td>☐ Oven + Hob</td> <td>☐ Home ventilation system</td> <td>☐ Heated towel rail</td> </tr> <tr> <td>☒ Wall/under bench oven x3</td> <td>☒ Cooktop/hob x3</td> <td>☐ Kitchen waste disposal</td> </tr> <tr> <td>☒ Smoke detectors</td> <td>☐ Security alarm</td> <td>☐ Garage door remote</td> </tr> <tr> <td>☐ Blinds (motor driven)</td> <td>☐ Curtains (motor driver)</td> <td>☒ Bathroom extractor fans x3</td> </tr> <tr> <td>☐ Window coverings</td> <td>☐ Automatic garage door facility</td> <td></td> <td> As Is Condition Chattels (excluded from vendor warranties) N/A </td> </tr> </table>			☐ Dishwasher	☒ Heat pump x3	☐ Stove	Additional Chattels (covered under vendor warranties) Blue seating squab (x1). Clothesline (x1). Heat pump remotes (x3) HRV system (x3) Gas hot water units (x3)	☐ Blinds	☒ Curtains	☐ Drapes	☐ Alarm	☐ Extractor fan	☐ Garage door opener	☐ Waste disposal unit	☒ Rangehood x3	☒ Fixed floor coverings	☒ Light fittings	☐ Garden shed	☐ Fridge	☐ Washing machine	☐ Dryer	☐ Pool coverings	☐ Oven + Hob	☐ Home ventilation system	☐ Heated towel rail	☒ Wall/under bench oven x3	☒ Cooktop/hob x3	☐ Kitchen waste disposal	☒ Smoke detectors	☐ Security alarm	☐ Garage door remote	☐ Blinds (motor driven)	☐ Curtains (motor driver)	☒ Bathroom extractor fans x3	☐ Window coverings	☐ Automatic garage door facility		As Is Condition Chattels (excluded from vendor warranties) N/A
☐ Dishwasher	☒ Heat pump x3	☐ Stove	Additional Chattels (covered under vendor warranties) Blue seating squab (x1). Clothesline (x1). Heat pump remotes (x3) HRV system (x3) Gas hot water units (x3)																																			
☐ Blinds	☒ Curtains	☐ Drapes																																				
☐ Alarm	☐ Extractor fan	☐ Garage door opener																																				
☐ Waste disposal unit	☒ Rangehood x3	☒ Fixed floor coverings																																				
☒ Light fittings	☐ Garden shed	☐ Fridge																																				
☐ Washing machine	☐ Dryer	☐ Pool coverings																																				
☐ Oven + Hob	☐ Home ventilation system	☐ Heated towel rail																																				
☒ Wall/under bench oven x3	☒ Cooktop/hob x3	☐ Kitchen waste disposal																																				
☒ Smoke detectors	☐ Security alarm	☐ Garage door remote																																				
☐ Blinds (motor driven)	☐ Curtains (motor driver)	☒ Bathroom extractor fans x3																																				
☐ Window coverings	☐ Automatic garage door facility		As Is Condition Chattels (excluded from vendor warranties) N/A																																			
Excluded Chattels	N/A <i>*Chattels sold in 'as is' condition are excluded from Vendor Warranties Clause 7.3(1) within a Sale and Purchase Agreement which states: The chattels included in the sale listed in Schedule 2...are delivered to the purchaser in reasonable working order...in their state of repair as at the date of this agreement...but failure to do so shall only create a right of compensation'.</i>																																					

Keys/Access Cards/Door Codes*

Are there keys available to all external doors, garage/ranch/french/security?

☐ No ☒ **Yes** Keys are available for all front doors to each flat

*Locks that have no key(s) are excluded from Clause 3.4 within a Sale and Purchase Agreement which states: 'On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically and the keys and or/security codes to any alarms at the date of this agreement...but failure to do so shall only create a right of compensation'

Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure ☒ **N/A** ☐ No ☐ Yes

Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? ☒ **No** ☐ Yes GST Number:

Health and Safety:

☐ No ☒ Yes – Is the access way clear?	☒ No ☐ Yes – Are there any chemicals/cleaning products within reach of children?
☒ No ☐ Yes – Is the access way steep?	☒ No ☐ Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos?
☒ No ☐ Yes – Dogs present on site?	☒ No ☐ Yes – Any other potential hazard(s) identified by the client?
☐ No ☒ Yes – Have cupboards been checked for items that may fall out?	

Notes: n/a

What are the neighbours like and are they owner occupiers or renting?

Vendor comments: Our vendors have no information about the neighbours.

More information from the vendor:

- In preparation for sale the vendors have undertaken some repairs and maintenance to the property over July and August 2026 including: Exterior stucco repairs and repaint. Heat pump service. Reconnection of gas and electricity to the property. Cleaning of roof and guttering (includes moss and mould treatment). Unit C had walls and ceilings repainted. Purchasers are recommended to obtain their own independent building report and/or specialist reports as part of their due diligence.
- Current Healthy Homes assessment not available – purchasers are recommended to obtain their own independent assessment as part of their due diligence.
- Firewalls and soundproofing added as part of renovation and consent process - please check Council property file provided online for further details.
- Council property information identifies an overland flow path. A sump was installed to take surface stormwater from the extended hard-surface carpark area to the street. The vendors advise that there has been no flooding in or around the property during their ownership.

Please also read through the Disclosures provided.

COUNCIL PERMITS & CONSENTS ON FILE 1928

- BP/-1290 Building Permit (pre Building Act building App) ADD TO DWELLING - Permit 2004 - BC4/0004 Minor Plumbing And Drainage Work. Stormwater separation of property (new kerb & channel connection) - CCC with no Conditions
 2018 - RCLU18/0068 Land Use - Resource Consent. To construct a carport which results in a site coverage breach Consent Lapsed
 2019 - BCon19/0289 Adds/Alts to Private Residential - \$50001 & over Convert a house into 3 flats - CCC with no Conditions.