

PROPERTY DISCLOSURE DOCUMENT



PROPERTY: 1065 Pipiwai Road, Ruatangata West, Whangarei

AGENTS: Steve and Miriam Team Davis

PURCHASER:

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 sales-person 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:

TITLE INTERESTS:

- Appurtenant hereto are water rights created by Transfer 148238.6 – this provides the land with access to water rights
- D449610.5 Encumbrance to Northpower Limited – at the time this land was subdivided Northpower Limited were not providing any power to this site. (Once a new Electricity Connection is installed at the site, the owner can apply to have the encumbrance lifted from the title)
- We recommend you seek legal advice relating to all aspects of the title.

COUNCIL FILE / LIM:

- No building activity has taken place on this block of land

DISTRICT PLAN:

- Zoning Rural Production Zone
- Low land Instability
- Medium Effluent Unsuitability (may affect the wastewater system)

OTHER:

- Dams can dry out during the summer months
- The vendor is registered for GST on this property
- The WDC are still working through community feedback for a chosen new site for a new airport at Ruatangata close to Kokopu road.

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.

SIGNED BY PURHCASERS: