# Property Disclosure Form

Property Address: 10B Warwick Place, Raumanga

Listing Salesperson: Megan Hetges

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:

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:

Fibrolite is an asbestos fibre-cement sheet that was widely used in New Zealand houses built during the 1940s to the 1980s. If left undisturbed and in good condition, it poses no issue — if you're planning any renovation or demolition work that disturbs it, this work must be carried out by a licensed asbestos removal specialist.

Prospective purchasers are explicitly advised of this fact and are strongly recommended to undertake their own independent due diligence. This includes obtaining specialist building inspections or asbestos reports to satisfy themselves regarding the property's condition and any potential future management or remediation costs before entering into an agreement.

**Final 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.



Arizto Ltd. Licensed REAA 2008

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**Shared Maintenance & Operations:** While the registered cross-lease document outlines shared financial responsibilities for the exterior of the building, the current owners of Flat 1 and Flat 2 have historically managed property maintenance (such as roof repairs) independently on an informal, amicable basis. There are no known upcoming shared costs or disputes.

**Insurance:** The owners of Flat 1 and Flat 2 currently hold separate house insurance policies. Buyers are advised to consult their solicitor to ensure this practical arrangement satisfies their lender's requirements under the cross-lease terms.

**LIM / Land Stability:** As is common in this part of Whangārei, the council LIM report includes a "high stability hazard" tag for the area. As the home is already fully established, buyers are simply advised to pass the LIM to their broker or solicitor to ensure it meets their standard insurance and lending requirements.

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