

**Property information and
disclosures pack, including
pre offer acknowledgments.**

Property Information and Disclosures

Property Address 44/17 Redwood Close, Paraparaumu

Listing Salesperson/people Hayden Walker and Georgie Bydder

Vendor to complete the following disclosures at time of listing:

Vendor's Warranties

When completing a Sale & Purchase Agreement, the Vendors Warranties clause requires that:

a) You have not received any notice or demand and have no knowledge of any requisition or outstanding requirement, from any local or government authority or other statutory body, or under the Resource Management Act 1991; or from any tenant of the property; or from any other party.

b) You have no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.

If you are unable to warrant either of the above, please describe:

Notes: Vendor Warranties excluded (attached)

NDV

Insurance

☐ No ☐ Yes Have you ever made any insurance or EQC claims in connection with the property?

☐ No ☐ Yes Have you had any insurance declined, cancelled, renewal refused, terms or conditions imposed or claim declined on this property?

If 'YES' to any of the above, please explain:

NO knowledge of any claims.

NDV

Property Disclosures (include notes for further detail)

☐ No ☐ Yes Is the vendor aware of any pending works on adjoining properties or in the immediate area, (especially in the event they have signed related agreements or consents to) which may affect a customer's decision to purchase?

☐ No ☐ Yes Are there any areas of concern relating to the property and it's neighbourhood? For example, criminal activity, possible nearby developments, unusual death at the property, neighbourhood disputes, boundary issues, fencing issues or Council Encroachments at the property?

☐ No ☐ Yes Is everything in proper working order, including but not limited to electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and airconditioning and including all of the intended chattels?

☐ No ☐ Yes Does the property display characteristics of asbestos presence?

☐ No ☐ Yes Does the property display evidence of the presence of Dux Qest plumbing?

☐ No ☐ Yes Does the property display evidence of the presence of weatherside cladding?

☐ No ☒ Yes Are there keys and/or remotes (if applicable) for every external door?

Insulation: Is there Insulation: in all external walls (ex-garage)? ☐ No ☐ Yes ☐ Unsure
in the ceiling? ☐ No ☐ Yes ☐ Unsure
underfloor? ☐ No ☐ Yes ☐ Unsure
in garage (if part of house)? ☐ No ☐ Yes ☐ Unsure

Additional Notes:

No knowledge of other disclosures.

NDV

Property Disclosures continued

☐ No ☒ Yes Is the property connected to town services? - water, stormwater, sewage?
If, no, describe fully the property's arrangements and detail servicing arrangements, including when last serviced?

☐ No ☒ Yes Will there be water/electricity/gas available for the new owner on settlement?

☒ No ☐ Yes Is there any evidence of the property having been used, currently or in the past as a methamphetamine laboratory? If, yes, please detail:

No knowledge of this matter

If, yes, was the property professionally remedied? ☐ No ☐ Yes
Can you provide evidence of this? ☐ No ☐ Yes

☒ No ☐ Yes Does the property have a wood burner or open fire? place?

When was it last serviced?

Does it have a Code Compliance Certificate or Permit? ☐ No ☐ Yes ☐ N/A

☒ No ☐ Yes Are there any retaining walls on or about the property?

Is there a Code Compliance Certificate or Permit available (where applicable)?

☐ No ☐ Yes ☐ N/A

Is there any evidence of movement in the wall/s? If so please explain

☐ No ☐ Yes

☐ No ☐ Yes Has any building or any part of the property ever been subject to flooding, landslip or earthquake damage?

☐ No ☐ Yes Is there or has there been previously been any blocked pipes, drains or services, including communications, sewer, water and gas?

☐ No ☐ Yes Is there any evidence or issues relating to the structural integrity of the dwelling, e.g. building subsidence, signs of movement, walls removed?

☐ No ☐ Yes Have the appropriate Permits or Code Compliance Certificates been issued for the property including renovation work completed after the original build?

Is a "Producer Statement" held for the tiled shower? (If applicable) ☐ No ☐ Yes ☐ N/A

☐ No ☐ Yes Is there any evidence of current or past insect, rodent or animal issues on the property?

Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s) ☐ Yes ☐ No

a) are they fully City Council compliant for their claimed type of use? ☐ No ☐ Yes ☐ N/A

b) is there anything about them that should be disclosed to buyers? ☐ No ☐ Yes

c) are they fully operational (completed, permanent power supplied etc)? ☐ No ☐ Yes

☐ No ☐ Yes If the property is a rental property does the home met the "healthy homes" requirements?

☒ N/A

☐ Unsure

The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz

☐ No ☐ Yes ☒ Unsure ☐ N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

No knowledge of other disclosures.

The vendor does not hold keys for the window locks, except for the window lock in the bathroom. The vendor has no obligation to arrange for this to be remedied.
The night-store heater by the entry is not in working order and is being sold as is where is.
No vendor warranties will apply.

MDV

Property Disclosures continued

Leaks Disclosure

- ☐ No ☐ Yes Was any part of any building (or alterations to) constructed in 1990 – 2005? (This period is noted for potential weathertightness issues.
- ☐ No ☐ Yes WATER: Are you aware of any weathertightness or water damage issues past or present (leaks, mould, dampness, flood damage, failed offers, remedial action applied to any problem area(s) or any matter related to water ingress or damage affecting any building forming part of the property)? If 'Yes' describe fully:

Documents provided by the Vendor

The following will be made available to buyers via the buyer document link upon request. Agent will note or cross out all the documents available and if provided tick to confirm they are in the Buyer Info Pack.

- | | |
|--|--|
| LIM ☐ Available | ☐ Uploaded to Buyer Documents |
| Title & Instruments ☐ Available | ☐ Uploaded to Buyer Documents |
| Building report ☐ Available | ☐ Uploaded to Buyer Documents |
| CCC ☐ Available | ☐ Uploaded to Buyer Documents |
| HH report ☐ Available | ☐ Uploaded to Buyer Documents |
| RC ☐ Available | ☐ Uploaded to Buyer Documents |
| Building Consents ☐ Available | ☐ Uploaded to Buyer Documents |
| Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates? | ☐ Uploaded to Buyer Documents |

Other ☐ Uploaded to Buyer Documents

The client(s) undertake to disclose to ownly and the listing salesperson (in writing - addressed to the listing salesperson) details of any water penetration issues that they become aware of between listed date and sold date. Additional Notes: (if required)

No knowledge of property disclosure matters

MSV

This section is to be maintained during the course of the listing by the salesperson.

If I am aware, or become aware during the course of the listing, that (under ownly or any agency); that there has been an accepted offer within the last twelve months on the property that did not progress to confirmation or settlement, or a potential Purchaser withdrew an offer on the basis of a professional report or was unable to arrange finance or insurance because of an issue with the property, it will be explained below, together with our understanding of the reason for the failure, if it is known.

Salespersons notes: If I become aware during the course of the listing of any Disclosure issues (that were not disclosed elsewhere in this document) I will note them here or on the supplementary page attached:

Vendor Declaration

"The above information has been provided to the best of our knowledge, accurately and in good faith. If we are aware of any defects above or below the ground that could affect the property's weathertightness, durability or habitability we have disclosed them herein. Anything discovered subsequently will be disclosed to the salesperson in writing. We understand the information in this document or subsequent information provided is required by law to be disclosed to Purchasers.

We acknowledge that we have been given a hard copy or electronic [link](#) to the company Privacy Policy outlining both the Direct and Indirect Collection of Personal Information that is legally required during the listing process."

<u>Lauchlan Ronald Griffin</u>		<u>21.7.2026</u>
Name	Signed by the Vendor(s) or authorised person	Date
<u>Michelle Mary Patricia O'Neill</u>		<u>23/07/2026</u>
Name	Signed by the Vendor(s) or authorised person on behalf of NZGT as trustee for James Edward Stiffall	Date
Name	Signed by the Vendor(s) or authorised person	Date
Name	Signed by the Vendor(s) or authorised person	Date

Property Disclosures

Additional Notes: (if required)

This property is being sold by the executors of a deceased estate. As the executors have not resided at the property, the vendor warranties contained in the Agreement for Sale and Purchase have been removed. Purchasers must rely on their own investigations and are encouraged to obtain any legal, building or specialist advice they consider necessary before entering into an agreement.

Brookvale Village is a residential community for occupants aged 50 years and over. Information relating to Brookvale Village has been passed over on behalf of the village. All interested parties are encouraged to undertake their own due diligence and satisfy themselves to all matters before entering into an Agreement for Sale and Purchase. The BC has advised that this rule is effectively unenforceable.

The vendor does not hold keys for the window locks, except for the window lock in the bathroom. The vendor has no obligation to arrange for this to be remedied.

The night-store heater by the entry is not in working order and is being sold as is where is. No vendor warranties will apply.

The BC has provided a copy of proposed Rule changes to be discussed in an upcoming meeting. This document is contained in the information pack and changes are highlighted in red in the the document - Rules 2026 with amendments - working copy.

MSV

The vendor's warranties contained in the general conditions are modified so that the vendor warrants only as to matters of which they have actual knowledge at the date of this agreement without having made (or being obliged to make) any enquiries.

The vendor not having been in occupation of the property makes no warranty or representation as to the soundness or suitability of all improvements (including the dwelling) fixtures and chattels and the purchaser acknowledges:

- a) That the purchaser buys the property and all improvements fixtures and chattels solely in reliance upon the purchaser's own judgement and in an as is where is condition.
- b) That the purchaser forgoes any claims or rights to claim for any damages or compensation for any matters discovered or deterioration arising pending settlement as to the soundness of all improvements, fixtures and chattels.

These special conditions override the standard conditions in this agreement where there is any express or implied conflict between them.

General conditions 7.3 (1), (5) and (6) are hereby deleted.

NB: the condition clauses, noted above, need to be confirmed once the sale and purchase agreement is available for review.

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