

GENERAL DISCLOSURE OF PROPERTY

TO: The potential purchaser of the property set out below,

Property at: 4/10 Harding Avenue, Mount Wellington, Auckland

1. Confirmations relating to matters affecting the property

1.1 I confirm to you that I am not aware of any issues in relation to the following matters with the exception of those mentioned below or in a latter part of this form.

(a) Hidden or underlying defects with the property _____

(b) Hazards with regards to the property _____

(c) **Material information in relation to the property** see notes below

(d) Consents or waivers in relation to the property _____

(e) Notices or demands in relation to the property _____

Other than the following:

(i) Carport - It is unclear whether other unit owners have provided written permission for the lean to carport & decking for Unit 4.

(ii) _____

(iii) Flood prone area: 10 Harding Avenue sits on a flood prone area according to 'Auckland Council Flood Viewer'. Past tenants have

(iv) supplied a letting stating that they unit was not affected by flooding whilst they lived there, including the recent extreme weather events

1.2 I confirm that on the basis of my knowledge and experience of the real estate market as that expression is used in clause 10.7 of the Real Estate Agents Act. (Professional Code and Client Care) Rules 2012, I am not aware of any hidden or underlying defects or hazards with regards to the property apart from those mentioned below, if any.

1.3 I have advised you as the purchaser(s) of the consequences of such information and advised you to obtain professional expert advice *in respect of each and every one of the items referred to above* _____

2. Building reports

(Delete one option of Clause 2.1 or 2.2)

2.1 I confirm that to the best of my knowledge, the property has not been the subject of a recent building report

OR

~~**2.2** The property has been the subject of a recent building report obtained by the owner/prospective purchaser. To the best of my knowledge, the report does not identify any defects or hazards with the property/identifies the following list of defects and hazards with the property:~~

(a) _____

(b) _____

(c) _____

(d) _____

3. Potential weather tightness issues

I'm required to disclose potential weather tightness issues to you in relation to the property for the following reasons selected.

- ☐ The dwelling was built or had alterations in the 1990's/2000's
- ☐ The dwelling is constructed of materials that have been known to have weather tightness issues
- ☐ The vendor has disclosed there are known weather tightness issues
- ☐ There are obvious defects
- ☐ Based on my experience in real estate I believe the property could potentially have weather tightness issues.

Based on the above I recommend you obtain a building inspection on the property and ask them to pay special attention to weather *tightness issues*.

4. Property use

Use and Zoning Under the District Plan _____

As the purchaser(s), you have not received from me any advice or recommendation about the use to which this property may be put.

5. Property title

I have advised you to take legal advice relating to the Certificate of Title to the property, the details of the legal description of the property in the Certificate of Title, and any memorials recorded against that Certificate of Title, and I have not provided you with any advice relating to the Certificate of Title for the property. I have however pointed out the following (if any) interest(s) which have been registered against the title and recommended you seek legal advice in relation to these interests.

☐ Covenant(s) ☐ Caveat(s) ☐ Easement(s) Other Check interests, incl A92024 (memo of lease)

6. Recommended advice & complaints procedure, rea booklet

I have recommended that you seek legal advice and I have ensured that you understand that you may need to seek technical or other advice and information. I have also allowed reasonable opportunity for you to obtain the required advice.

I have provided you with our in-house complaints procedure and the REA booklet New Zealand Residential Property Sale and Purchase Agreements Guide.

Signed by potential purchaser(s):

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

As licensee:

Name Chris Caldwell Signature Chris Caldwell Date 16 June 2025

The wording of clause 10.7 of the Real Estate Act. (Professional Code and Conduct Care) Rules 2012 reads as follows:

Disclosure of defects

10.7 A licensee is not required to discover hidden or underlying defects in land but must disclose known defects to a customer. Where it would appear likely to a reasonably competent licensee and land may be subject to hidden or underlying defects, a licensee must either –

- a) Obtain confirmation from the client, supported by evidence or expert advice, that the land in question is not subject to defect; or*
- b) Ensure that a customer is informed of any significant potential risk so that the customer can seek expert advice if the customer so chooses.*

5 June 2025

To Whom it may concern

This is to confirm that during the floods on 18-22 August 2022, and the following Auckland Anniversary Flood on 27-29 January 2023 there was absolutely no flooding at all anywhere

Regards

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, representing the name Nigel Melhuish.

Nigel Melhuish