

Vendor Disclosure

BAYLEYS

Property Address 3/29 Bristol Street.

19.0 Disclosure - Additional Information

19.1 Has the Client/s undertaken any works on the property which require building consent or other local body approvals?
If yes, provide details _____

YES NO

19.2 Where appropriate, has a Code Compliance Certificate for that work been issued by the appropriate authority?

YES NO

19.3 Has the Client/s undertaken any other works on the property i.e. plumbing/roofing/piling foundations etc?
If yes, provide details here and below in details of Disclosure if require _____

YES NO

Kitchen & Bathroom changed like for like

19.4 Has the Client/s undertaken any repair work relating to damage from leaks on the property or are they aware of any potential leak related issues?
If yes, provide details _____

YES NO

19.5 Is the Client/s aware of the existence of a specialist report, i.e. builders/engineer etc. for the property commissioned by:

YES NO

- Themselves
- A previous owner, and/or
- A prospective purchaser

19.6 Where such a report was prepared for the client, will the client make it available to the potential purchasers?

YES NO

19.7 Is the Client aware of any of the following that may affect the purchaser's perception of the property?

YES NO

- Pending developments on the adjoining properties.
- Boundary or driveway issues/disputes.
- The title to the property currently undergoing amendment or re-issue of title or in the case of cross lease the title is defective
- Land issues or EQC/insurance claims.
- If the property is a multi-dwelling property, is each unit a legal and compliant entity? YES
- Other _____

19.8 GST. Will you be registered for GST at the time of settlement? If, for the purposes of GST, the property is a taxable supply to you then the purchase price will include GST (if any).

YES NO

19.9 Is the Client/s aware of any products with asbestos content used in the construction the property?

YES NO

19.10 Is the Client/s ware of any Dux Quest plumbing products in the property?

YES NO

19.11 In line with clause 3.4 of the ADLS standard Sale and Purchase Agreement, we are obliged to make available to the purchaser keys to all exterior doors that are locked by key, working electronic door openers to all doors that are opened electronically and the keys and/or the security codes to any alarms. We have read, understood, and accept this obligation and will make all such keys/codes available on or by settlement day.

SEE DOCS
 YES NO

19.12 Do you pay any encroachment fee to your local authority? If yes, what is the cost per annum? \$ _____

YES NO

19.13 Does the client know of any further matters, either officially or hearsay relating to on impacting on the property which should be disclosed to prospective buyers either by law or fairness?
If yes, provide details _____

YES NO

As a vendor, you must disclose any and all issues you know about the property. Non-disclosure of issues could potentially lead to legal action. Don't risk legal action over an issue you haven't disclosed. If you are not prepared to fix an issue, then you have an obligation to ensure any potential buyers are going into the sale process fully informed. Any disclosed defects that are to be remedied by the vendor must be noted in the agreement, do you understand your obligations?

Details of disclosures including Works undertaken: _____

[Signature]
Signature of Client

8th May 2021
Date

17:40pm.
Time

S.J. Taylor
Signature of Licenses

8th May 2021
Date

17-40 pm
Time