

# Vendor Transparency Document

Address: 17 Surf Road, Mangawhai Heads

**IMPORTANT NOTE:** This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to Purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor and none of the information or statements shall be deemed part of any subsequent Sale and Purchase Agreement for the property.

The Vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Agent immediately to arrange an update to the form which will be provided to the Purchaser. The Vendor also agrees that anything additional discovered by the Agent may be noted on the 'Title & Further Information Form' at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included on other paper if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

No, but just for completeness - Vendors unable to visit property for 5 months because of 2021 COVID lockdown. Gutter downpipes became completely blocked as vendors unable to do routine cleaning, leading to internal water damage. Remedied by insurers.

☐ Yes ☒ No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

☐ Yes ☒ No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, duct quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

Light-sensor by front door no longer functioning and removed from circuit by electrician. For completeness - laundry sink plumbed only for cold water; the vendors recollection is that the Spark copper cabling has never been connected to the property from the terminus near the boundary.

☒ Yes ☐ No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

☐ Yes ☒ No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

☐ Yes ☒ No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

☐ Yes ☒ No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

No, but just for completeness - part of the driveway sits on a council-owned paper road. Council consent was sought at the time the property was built.

☐ Yes ☒ No



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## Additional Information Provided by the Vendor:

Has the Vendor completed a Healthy Homes Assessment if tenanted? ☐ Yes ☐ No  
Does the property have a Healthy Homes Certificate? ☐ Yes ☐ No ☒ NA  
Are there any retaining walls on the property? ☒ Yes ☐ No  
Has a Code of Compliance Certificate been issued ☒ Yes ☐ No ☐ NA  
Is this a legal Home and Income? ☐ Yes ☐ No  
Has a Code of Compliance Certificate been issued? ☐ Yes ☐ No ☒ NA  
Is there a wood burner or other fire appliance? ☒ Yes ☐ No  
Has a Code of Compliance Certificate been issued? ☒ Yes ☐ No ☐ NA  
Is the property insulated? ☐ No ☐ Under Floor ☒ Walls ☒ Roof

For all of the above where applicable has the relevant documentation been:

1) Provided by vendor ☐ Yes ☐ No ☐ NA \_\_\_\_\_  
2) Sited by the agent ☐ Yes ☐ No ☐ NA \_\_\_\_\_

Describe any renovation work done (even if no consents or certificates were required)?

Is any other information provided by the Vendor?

1. The property has sometimes been rented out during the peak summer period as a holiday let, most recently for c \$800 per night.

2. Just for completeness, certain optional items included in the original plans were not proceeded with, namely a fence above the building near the boundary with Lot 2, and underfloor heating/wallheaters/heatpump on the ground floor.

3. For information: the vents in the floor and upper walls by the fireplace are to allow exterior airflow into the upper floor (required as part of the consent for the fireplace) - they are not part of a heating or cooling system.

Vendor: Sign: [Signature] Print Name: SIMON MICHAEL HORNER Date: 5/2/25  
Vendor: Sign: [Signature] Print Name: CLAIRE RACHEL HORNER Date: 5/2/25  
Vendor: Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

For subsequent information established by the Agent see the LIM, Title & District Plan Explanation Form

**IMPORTANT NOTE FOR PURCHASERS:** Any Consents and Compliance Certificates or Reports that have been made available to the Agent will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Agent). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.

This form is not part of any Sale and Purchase Agreement for the property.

