

Existing Property Statutory Declaration

To be completed for all existing homes being purchased through First Home Partner

FULL NAME(S) OF CO-PURCHASER(S) _____

NAME(S) OF VENDOR(S) _____

Details of property being purchased

ADDRESS OF PROPERTY _____

Estate in land Fee Simple Stratum in Freehold Leasehold Cross Lease

LEGAL DESCRIPTION _____

CERTIFICATE OF TITLE IDENTIFIER _____

YEAR PROPERTY BUILT _____

Have you obtained a copy of the property file? Yes No

Have you obtained a building inspection report in compliance with NZS4306:2005 and/or by an inspector who is either accredited by The Building Officials Institute of NZ or who is a member of The New Zealand Institute of Building Surveyors and in compliance with those organisations requirements (as applicable)? Yes No

Has a registered valuation been completed? (valuation amount to be provided if so) Yes No

A quote from an Insurance provider? Yes No

Please complete the following checklist. If you answer yes to any of the questions, please provide full details below.

Is the property being purchased one of these properties?

Bare land Yes No

A dwelling that is uninhabitable, or that requires more than minor repairs and/or significant deferred maintenance repairs of over \$5,000 Yes No

Flat owning company shares Yes No

Commercial or industrial property Yes No

A perpetual or "Glasgow" lease Yes No

A property sold under mortgagee sale Yes No

A property with a temporary /moveable dwelling on it Yes No

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Does the transaction involve related parties, for example are you purchasing from a family member or friend? Yes No

Have there been any disclosures made by the vendor relating to or affecting the property? Yes No

Have there been any historic compliance concerns or environmental factors and any other matters such as (but not limited to) identified in the Land Information Memorandum? Yes No

Are there any existing damage or other issues including (but not limited to) for which the vendor proposes to reduce the purchase price, assign its insurance policy benefits or undertake repairs/remedy? Yes No

Details of YES answer(s) from above:

Deferred maintenance

Has any deferred maintenance been identified from either the valuation, the builder's report or your own inspection of the property? Yes No

Details of YES answer(s) from above:

Are the costs to repair/remedy the deferred maintenance **greater** than \$5,000.00 (labour and materials at market/commercial rates) as determined by a written quote from a registered licenced building practitioner or similar? Yes No

If costs to repair/remedy the deferred maintenance is less than \$5,000.00, please provide all items below:

- A copy of the property file report
- A copy of the builder's report, and/or the registered valuation and quote to repair from a registered licenced building practitioner (or similar)
- Evidence that you have sufficient funds to meet all costs to repair/remedy the deferred maintenance

If applicable, you will be asked and required to confirm the repair/remedy of the deferred maintenance in writing to the satisfaction of Kainga Ora.

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Insurance

Have you confirmed full replacement insurance cover for the property and arranged for that to be in place on or before settlement? Yes No

If there are any defects, deferred maintenance or other matters as disclosed in this document, or of which you are aware, that may affect that insurance cover, have you disclosed that to the insurer and confirmed the above cover remains available? Yes No

Declaration of Co-Purchasers [repeat for each co-purchaser]

I, _____
[FULL NAME OF THE PERSON MAKING THE DECLARATION] ("THE DECLARANT")

[OCCUPATION]

of, _____
(PHYSICAL ADDRESS)

solemnly and sincerely declare that:

- (a) To the best of my knowledge and belief the matters and facts contained in this declaration are true; and
- (b) I/We have conducted my/our own investigations in relation to the property, its condition and the suitability of it and I/we do not rely on Kāinga Ora in any respect in relation to those or any other matters concerning the property; and
- (c) I am/we are satisfied in all respects with our due diligence investigations including (but not limited to) the condition of the property and the building inspection report; and
- (d) That there are no issues identified which may negatively affect Kāinga Ora's interest in the property including (but not limited to) defects, required maintenance and/or future regular or periodic required maintenance and associated costs.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED AT

SIGNED: _____

DECLARED AT: _____

DATE: _____

AUTHORISED WITNESS (SOLICITOR): _____

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I, _____
[FULL NAME OF THE PERSON MAKING THE DECLARATION] (“THE DECLARANT”)

[OCCUPATION]

of, _____
(PHYSICAL ADDRESS)

solemnly and sincerely declare that:

- (a) To the best of my knowledge and belief the matters and facts contained in this declaration are true; and
- (b) I/We have conducted my/our own investigations in relation to the property, its condition and the suitability of it and I/we do not rely on Kāinga Ora in any respect in relation to those or any other matters concerning the property; and
- (c) I am/we are satisfied in all respects with our due diligence investigations including (but not limited to) the condition of the property and the building inspection report; and
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SIGNED: _____

DECLARED AT: _____ DATE: _____

AUTHORISED WITNESS (SOLICITOR): _____