# OTS Vendor Disclosure

### Introduction

The following disclosure form comprises the Office of Treaty Settlements (OTS) requirements for vendor disclosure in relation to properties that may be purchased by OTS and as required by Cabinet. The disclosure is to be addressed to OTS in the form set out below and delivered to the OTS’ Accredited Agent. Vendors may omit the words in brackets in the “Representation and Disclosure” section where appropriate.

### Form of Disclosure:

To Her Majesty the Queen in Right of New Zealand acting by and through the Office of Treaty Settlements,

This letter comprises disclosure in respect to:

[***Insert property name, street address and legal description***].

All representations and disclosures made below shall be deemed to be repeated on the first day of every month following and on the settlement date except in so far as we notify you otherwise.

We have made all reasonable enquiries prior to making the representations, warranties and disclosures. As far as we are aware, all the information contained in this letter and any other written information we have or will give to you is true and correct in all respects and represents all the material information relating to the above-described property.

## Representation and Disclosure

1. We confirm that:
	1. the (following) (or attached) list is a list of all chattels and fixtures that are to be included in the sale.

[**list**]; and

* 1. all the chattels and fixtures listed will be our unencumbered property at the time of giving and taking possession.
1. We confirm that:
	1. where we have carried out or caused or permitted to be carried out any work on the property; and
	2. we have in each and every case obtained or caused to be obtained a permit or building consent or resource consent as required, and where a code compliance certificate was also required, such a code compliance certificate was duly issued (except as disclosed below):

[**details of work carried out without a required building consent or permit or resource consent or for which no code compliance certificate was issued comprised the following:**]

1. We confirm that;
	1. we have supplied Building Reports for all buildings vacant for two years and over or buildings indentified with ‘Leaking Building Syndrome’.
	2. we have supplied Seismic Reports on all buildings two stories or over including any one storied commercial or industrial buildings.
	3. we have supplied either a current or expired Building Warrant of Fitness where applicable.
	4. where we have obtained a renewable resource consent or hold a current resource consent, we have and are currently complying with any such resource consent and that we have complied and are complying with our obligations under the Resource Management Act.

[**details of current resource consents, including renewable consents**]

1. We confirm that we have complied with all our obligations under the Building Act 1991 (except as disclosed below).

[**disclosure**].

1. As far as we are aware the following documents, copies of which are attached, constitute all leases, licences and occupancy rights and arrangements affecting the property. This includes all improvements and specific ownership of such improvements, whether by the Crown or other parties.

[**disclosure**].

1. We are not aware of any variations or amendments to the above documents except as disclosed therein (or hereafter).

[**disclosure**].

1. We are not aware of any easements affecting the property or other interests and rights in the property other than those that are readily apparent from the Title (except as disclosed below).

[**disclosure**].

1. We are not aware of any outstanding enforcement or other notice, requisition or proceeding issued by any relevant authority (except as listed below).

[**disclosure**].

1. We have not received any notice of:
	1. Any order or resolution for the compulsory acquisition of all or part of the property; or
	2. Any proposal for road widening which would affect the property (except as disclosed below).

[**disclosure**].

1. We know of no contamination of the land or buildings or any past use of the site which could cause contamination (except as disclosed below).

[**disclosure**].

1. The property is/is not listed as a heritage site or does/does not contain any heritage buildings listed with the Historic Places Trust, in a Territorial Authority plan or other historical or heritage group or body, or to contain any known archaeological sites.

[**details of any historical, heritage or archaeological listing including any files and reports that are associated with the history and heritage of the site or its listing**].

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_

Vendor Agency: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Accredited Supplier for: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_