

The RayWhite logo is positioned in the top right corner of the page. It consists of the brand name "RayWhite" in a bold, black, sans-serif font, set against a bright yellow rectangular background. The background of the entire page is a photograph of a modern, two-story house with white horizontal siding and dark grey shutters on the windows. A large palm tree stands to the left of the house, and its shadow is cast onto the wall. The front door is dark and features a large yellow ribbon bow. The scene is brightly lit, suggesting a sunny day.

Disclosures

This information has been supplied by the vendor or the vendor's agent. Accordingly Otautahi Real Estate Limited Licensed (REAA 2008) is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability.

All intending purchasers are advised to conduct their own due diligence investigation into the same. It is highly recommended that intended purchasers seek independent legal advice as part of due diligence. To the maximum extent permitted by law Otautahi Real Estate Limited Licensed (REAA 2008) do not accept any responsibility to any person for the accuracy of the information herein.

If you are not the intended recipient, you must not read, disseminate, distribute or copy this email or any attachments..

*Source: Owner, Local Council, CERA, Environment Canterbury, Natural Hazards Commission, RPNZ, REINZ

Property Disclosures

Address: 47 Frensham Crescent

Licensed Salesperson/s: Gerry Irvine and Alex Marlow

Reports provided by the Vendor:

1. LIM

If you are considering buying this property, we recommend you seek technical and legal advice regarding the disclosures.

The LIM provided records the following information but is not limited to:

1. Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastal hazards.

2. Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

3. Fill

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Councils records carried out in an uncontrolled manner and comprises Unknown Material.

4. Liquefaction Assessment

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

5. Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

EQC Claim Numbers:

CLM/2010/116182

CLM/2011/118984

Signed by Vendor or authorised signatory

Signed and acknowledged by the Purchaser/s

Date