

## BUILDING

Do you intend to build on the property or to extend the present building? **Yes / No**

If so, have you checked with the Council as to whether there are likely to be any restrictions on building? **Yes / No**

**TITLE** - If you are buying an empty section, are there restrictive covenants on the title that may affect your use of the land?  
**Yes / No**

**CROSS LEASE** - Is this property held under a cross lease?  
**Yes / No**

If so, have you seen the cross lease flats plan? **Yes / No**

Have you checked the flats plan against the outline of the buildings on the ground to verify that there are no extensions or additional buildings? **Yes / No**

Does the cross lease clearly identify:

- exclusive areas **Yes / No**
- common areas **Yes / No**
- responsibility for upkeep of common areas **Yes / No**

If there are additional buildings to be constructed on any of the cross lease sections, does the cross lease contain appropriate future development provisions? **Yes / No**

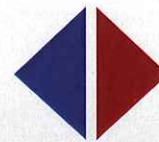
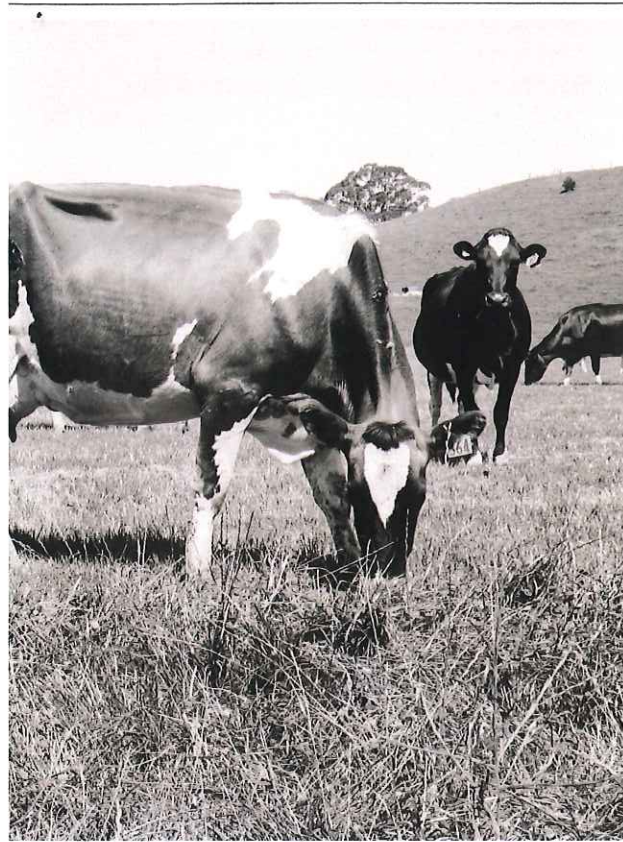
We can give you further information about cross leases if required.

**SELLING A HOUSE** - Are you selling a house? **Yes / No**

If so, is it necessary that the purchase settlement date ties in with the settlement date for that sale? **Yes / No**

**OWNERSHIP OF THE PROPERTY** - Are you buying a property with someone else? **Yes / No**

If so, we recommend you seek legal advice to ensure your interests are protected.



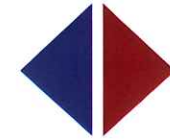
# Gallie Miles

— LAWYERS —

The Rural & Commercial Law Experts

Partners: Valerie Mackay, Kirsty McDonald, Linda Miles

Associates: Sue Garmonsway, Martyn Chambers

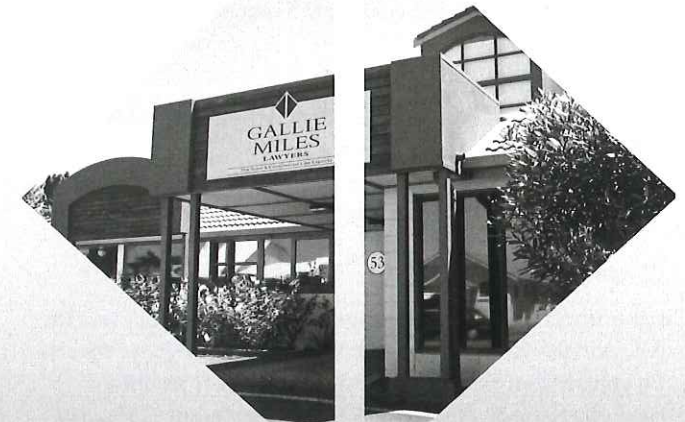


# Gallie Miles

— LAWYERS —

The Rural & Commercial Law Experts

## Purchaser's Checklist



53 Mutu Street, PO Box 170, Te Awamutu 3840

P: 07 872 0560 F: 07 871 5882 [www.galliemiles.co.nz](http://www.galliemiles.co.nz)

53 Mutu Street, PO Box 170, Te Awamutu 3840

P: 07 872 0560 F: 07 871 5882 [www.galliemiles.co.nz](http://www.galliemiles.co.nz)

**This checklist is designed to help you achieve a smooth trouble-free purchase of a property. We would like to go through this checklist with you, if possible, before you sign any purchase Agreement.**

### **PURCHASE PRICE**

It is obviously important that the price you pay is the correct one.

What is the Rateable / Government value?

Improvements \$

Capital \$

Date of Valuation:

Have you looked at other similar types of properties in order to help you assess the correct value? **Yes / No**

Have you obtained a valuation from a Registered Valuer? **Yes / No**

### **LIM**

The Council keeps a property file on every property in the district. That file may contain vital information about the property which is unknown to you. That information can be obtained on a Land Information Memorandum (LIM).

Do you want to apply for a LIM? **Yes / No**

Have you arranged to make the LIM application within the time limits? **Yes / No**

We have a handout explaining a LIM if required.

### **FINANCE**

Does the contract allow you sufficient time to confirm and uplift your finance requirements? **Yes / No**

Do you have the cash to pay the deposit? **Yes / No**

Is some of your funding coming from Kiwisaver? **Yes / No**

### **CONDITION OF PROPERTY**

Is the property condition satisfactory for your purposes? **Yes / No**

Is it necessary to have the property looked at by anyone? **Yes / No**

Do you need an electrician to test the electrics? **Yes / No**

Have you checked that the buildings are watertight? **Yes / No**

Has recent property work been finished properly? **Yes / No**

Have you checked to ensure that all property consents and certificates have been obtained? **Yes / No**

If there is work to be done on the property before settlement, does the purchase agreement:

- Specify the work? **Yes / No**
- Specify who is to do the work? **Yes / No**
- Specify when the work is to be done? **Yes / No**
- Specify who is to pay for the work to be done? **Yes / No**
- Specify the standard of the work? **Yes / No**

### **WATER SUPPLY**

It is important that the property has a legally assured water supply.

What is the water supply? **Main Supply / Other**

If not a mains supply:

- Is it from a source wholly within the property? **Yes / No**
- Is it being provided to any other property? **Yes / No**
- Who pays for maintenance of the pumps and pipes?
- Are there any water charges payable? **Yes / No**

### **DRAINAGE**

If the property does not have a mains drainage system it is important that the main supply of the system is wholly within the property.

What is the drainage? **Mains Supply / Other**

If not mains drainage:

- Is it clear that the septic tank outlet pipes are wholly within the property? **Yes / No**
- Who is responsible for maintenance of the drainage system?

### **ELECTRIC POWER & TELEPHONE CABLES**

Do the power and telephone cables get to the property without crossing any other property? **Yes / No**

### **SWIMMING POOL**

The Fencing of Swimming Pools Act 1987 requires that all pools are fenced.

Is there a swimming pool or spa? **Yes / No**

If so, is it fenced? **Yes / No**

Has a check been made with the local authority as to whether the fences comply? **Yes / No**

Does the purchase agreement include associated pool equipment? **Yes / No**

### **DRIVEWAY**

Is the driveway shared? **Yes / No**

If so, are there rights of way over it? **Yes / No**

Who is responsible for maintaining the driveway?

### **BOUNDARIES**

Have you identified the boundary pegs? **Yes / No**

If not, do you want to get a surveyor to check them? **Yes / No**

Have you checked to see if the boundaries appear to accord with the plan on the title? **Yes / No**

Is any part unfenced? **Yes / No**

If so, are you aware of your potential fencing liability under the Fencing Act? **Yes / No**

### **CHATELS**

Standard chattels usually included in the purchase price are Stove, TV Aerials, Curtains, Drapes, Blinds, Fixed Floor Coverings and Light Fittings.

Are all standard chattels to be included? **Yes / No**

Are they all in good working order? **Yes / No**

Are there any chattels apart from the standard ones? **Yes / No**

If so, are they listed in the purchase agreement? **Yes / No**

Consider particularly: Dishwasher, Washing Machine Taps, Small Garden Sheds, Panel Heaters, Telephones, Auto Garage Door Openers, Xpelair or Rangehood, Mirrors (Bathroom), Bookshelves and Security Systems.

Is there a fireplace / woodburner in the property? **Yes / No**

If so, is it properly permitted? **Yes / No**

### **RESOURCE MANAGEMENT**

It is important that your proposed use of the property is in accordance with the Resource Management Act 1991.

What is the property at present used for?

What do you want to use it for?

Does that accord with the Council's District Plan? **Yes / No**

---

**P: 07 872 0560 F: 07 871 5882**

**[www.galliemiles.co.nz](http://www.galliemiles.co.nz)**