

Owners Declaration

Date: 3/10/2026

We are experienced private buyers and sellers of rural property. We previously sold a local lifestyle block and bought this lifestyle property without the services of agents. We have used the Law Shop for these transactions.

We enjoy the direct connection with people we are transferring ownership of our home to and getting to know the people we buy from.

As lifestyle properties are more complex than residential ones we appreciate the ability to have frank discussions with potential purchasers.

We have endeavoured to provide you with all the relevant information known to us that you need to make an informed decision about buying 2114 Kimbolton Road. That said the information is provided in good faith and you are advised to seek professional advice and undertake independent due diligence before signing a sales and purchase agreement.

Building Report

In 2023 we contracted a local building firm Greenfield Construction to inspect our property and report back on any needed maintenance and to report on any compliance issues.

Their report came in bullet point format and is included in the information pack.

In response to that report the following work has been completed

Electrical (from report)

- Black wiring" connecting the electrical switch board to the hot water cylinder has been replaced
- Black wiring from the switch board to a bedroom power point has been replaced
- A third black wire without connection has been removed from the switch board
- The switchboard has been signed off as fully compliant
- All under the house wiring has been attached to joists
- Courtyard sensor light replaced
- Florescent lighting in garage replaced with LEDS or new tubes
- Dimmer switch installed in front bedroom

Additional

- *LED down lighting installed in lounge, dining, kitchen bathroom and throughout the apartment*
- *Dedicated two phase power supply installed with new induction cook top oven. Oven has a seven year warranty that passes to new owner*

Plumbing (from report)

- All under house plumbing has been attached to joists
- The gully gutter adjoining the dining room and kitchen has been cleaned and silicone used on an overlap
- A new high pressure hot water cylinder was installed and connected to the wet back early 2026
- New water pump installed early 2026

Additional

- *3 new sinks were installed when we bought in 2015— apartment, laundry, hobby room*
- *Hot water run to sink in standalone house toilet*
- *New flexi hose shower heads installed in both showers*
- *Laundry relocated from utility room to garage*

Insulation (from report)

- New healthy homes standard insulation installed in the roof above the two front house bedrooms
- Aged insulation removed from the roof above the two front bedrooms

Additional

- *Additional pink batts laid in roof cavity above apartment*
- *Studio/hobby room fully insulated walls and ceiling*

Weatherboard repairs (from the report)

- A builder has removed, replaced and repaired small sections of split, damaged or soft weather board on the house. (2024)

Additional

- *Certified master painter has prepped and repainted two walls of the garage and two walls of the house. (2023, 2025)*
- *Owner has replaced the surrounds on the garage doors ,French doors & entry door to the apartment (2017)*

Codes of Compliance

Codes of compliance have been signed off for all work completed on this house from 2015 to 2026.

The owners have used certified tradesmen for all work.

House renovations and a new build carried out by the previous owners are fully documented and consented on Manawatu District Council files.

Trades employed at 2114 Kimbolton Road

Electricians

- Kinectic Electrical Feilding - 063236068
- T&T Electrical (Oven warranty) -063532100
- Warren Dickson (Martian Electrical) (robot mower/lighting) - 02102322086
- Feilding Mower & Chainsaws – robot - 063234144

Plumbing

- Titan Plumbing – Rob hot water cylinder, certified gas fitter - 0273041865
- Stus Pumps & Filtration- 02041274885
- Tricklebanks plumbing and gas- 063235327
- Empire Plumbing -021823110
- Environment First – septic tank - 063533771

Builders

- Paddy McLaughlin - 0225725056
- John Welch -
- Alister Smith
- Contractor for garage renovation is now retired
- Avon Garde Rongotea – joinery, kitchens, bookcases

Technology

Tony - Sky,Starlink installation - 0212516283

Kinectic – data cables, wireless extender installations - 063236068

Redwood TV –aerials - 063277258

