



23 May 2025

Tramaine Murray  
Settlement Protection, Rights & Interests Manager  
Te Nehenehenui  
49 Taupiri Street  
Te Kūiti 3910

Our Ref: CPC/2024/23228

Tēnā koe Tramaine

**Disposal of Surplus Ministry of Education Land – Former Teacher's residence – 33 Gradara Avenue, Ōtorohanga**

Please accept this disposal notice pursuant to Part 4 of the Maniapoto Claims Settlement Act 2022 for the following property located at 33 Gradara Avenue, Ōtorohanga, which has been declared surplus to Ministry of Education requirements and is to be disposed of.

In accordance with Section 174 of the Maniapoto Claims Settlement Act 2022, you have 20 working days from the date of receipt of this disposal notice to accept the offer to purchase the property on the terms set out in the Sale and Purchase Agreement which has been signed by the Crown for your execution.



**Details of Subject Property:**

<b>Legal Description</b>	Lot 19 Deposited Plan 37353
<b>Area:</b>	728 square metres or less
<b>Encumbrances:</b>	Interest:

12749044.3 Certificate under Section 194 of the Maniapoto Claims Settlement Act 2022 that the within land is RFR land as defined in section 171 and is subject to Subpart 4 of Part 6 of the Act (which restricts disposal, including leasing, of the land).

Upon disposition from the Crown the property will become subject to:

- 1) Part IVA Conservation Act 1987.
- 2) Section 10 Crown Minerals Act 1991.
- 3) Non-Statute minerals remain in RT992/275 (cancelled) and are excluded from any sale.

**Offer of Sale Details:**

**Purchaser Price:** \$450,000.00 including GST (if any)

**Further Terms of Sale:** Refer to Conditions 21.0 – 29.0 in the attached Sale and Purchase Agreement.

**Settlement Date:** The possession and settlement date shall be either;

a) 20 working days from the date this agreement become unconditional if vacant possession is not required, or

b) 100 working days from the date this agreement becomes unconditional if vacant possession is required.

The Purchaser shall elect (a) or (b) above and advise the vendor within 2 working days of the offer becoming unconditional. If no election is made (a) will apply.

The settlement date can be bought forward upon mutual agreement between both Parties if vacant possession is available earlier.

Please do not hesitate to contact me should you wish to clarify any issues.

Nga mihi



Molly Gibson  
Property Consultant