



(Disputes Tribunal Act 1988)  
**ORDER OF DISPUTES TRIBUNAL**

**[2024] NZDT 43**

**APPLICANT**     **TQ**

**RESPONDENT**   **B Ltd**

**The Tribunal orders:**

1. The respondent's name is changed to B Ltd. That company purchased the property.
2. The claim is dismissed.

**Reasons**

1. TQ sold a property to B Ltd. Prior to the sale, in April 2023, B Ltd negotiated a reduction in the sale price because of asbestos in the building. TQ agreed to the reduction and the sale and purchase took place. After the settlement TQ found that B Ltd was in negotiation with another party to sell the property and this took place in October 2023. The remedial work for asbestos had not been carried out at that time.
2. TQ is claiming that he should be reimbursed because the remedial work was not carried out and he agreed to a lower selling price on the basis that the work would be carried out. B Ltd's position is that it was not required by the contract to carry out asbestos removal work.
3. It is not unusual for prices to be reduced because of the state of a property. The agreement between these parties was for a price reduction because there was asbestos that would be costly to remove.
4. I am satisfied that neither the negotiation prior to the contract nor the terms of the Sale and Purchase Agreement required the respondent to remove asbestos. For that reason, the claim must be dismissed.

**Referee: B M Smallbone**

**Date: Tuesday, 20 February 2024**



## Information for Parties

### Rehearings

You can apply for a rehearing if you believe that something prevented the proper decision from being made: for example, the relevant information was not available at the time.

If you wish to apply for a rehearing, you can apply online, download a form from the Disputes Tribunal website or obtain an application form from any Tribunal office. The application must be lodged within 20 working days of the decision having been made. If you are applying outside of the 20 working day timeframe, you must also fill out an Application for Rehearing Out of Time.

PLEASE NOTE: A rehearing will not be granted just because you disagree with the decision.

### Grounds for Appeal

There are very limited grounds for appealing a decision of the Tribunal. Specifically, the Referee conducted the proceedings (or a Tribunal investigator carried out an enquiry) in a way that was unfair and prejudiced the result of the proceedings. This means you consider there was a breach of natural justice, as a result of procedural unfairness that affected the result of the proceedings.

PLEASE NOTE: Parties need to be aware they cannot appeal a Referee's finding of fact.

Where a Referee has made a decision on the issues raised as part of the Disputes Tribunal hearing there is no jurisdiction for the District Court to reach a finding different to that of the Referee.

A Notice of Appeal may be obtained from the Ministry of Justice, Disputes Tribunal website. The Notice must be filed at the District Court of which the Tribunal that made the decision is a division, within 20 working days of the decision having been made. There is a \$200 filing fee for an appeal.

You can only appeal outside of 20 working days if you have been granted an extension of time by a District Court Judge. To apply for an extension of time you must file an Interlocutory Application on Notice and a supporting affidavit, then serve it on the other parties. There is a fee for this application. District Court proceedings are more complex than Disputes Tribunal proceedings, and you may wish to seek legal advice.

The District Court may, on determination of the appeal, award such costs to either party as it sees fit.

### Enforcement of Tribunal Decisions

If the Order or Agreed Settlement is not complied with, you can apply to the Collections Unit of the District Court to have the order enforced.

Application forms and information about the different civil enforcement options are available on the Ministry of Justice's civil debt page: <http://www.justice.govt.nz/fines/about-civil-debt/collect-civil-debt>

For Civil Enforcement enquiries, please phone 0800 233 222.

### Help and Further Information

Further information and contact details are available on our website: <http://disputestribunal.govt.nz>.