

2 March 2020



**Re: 321a Huia Road, Titirangi**

Thank you for your interest in the above property currently listed with us for sale.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- Geotech Report
- Safe & Sanitary Report
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

321a Huia Road is 13850m<sup>2</sup> more or less fee simple estate NA1535/63 Lot 18 Deposited Plan 45060.

**THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

**Land Information Memorandum (LIM)**

<b>Wind Zones</b> for this property [Page 2]	Very high wind speeds of 50 m/s.
<b>Soil issues</b> recorded. 30/06/2000 Stability Sensitive [Page 2]	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area. <i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineers report.</i>
<b>Flood Plain</b>	This site (property parcel) spatially intersects with a flood plain.
<b>Flood Prone Area</b>	This site (property parcel) spatially intersects with a Flood Prone Area.
<b>Overland Flow Path</b>	This site (property parcel) spatially intersects with one or more Overland Flow Path.
<b>Manhole on Site</b>	Council's as built records indicate there is a manhole(s) for wastewater or stormwater services located on your property.
<b>Building</b> [Page 6]	BPM-1971-15596 - 2 Flats Issued 31/12/1971 BPM-1980-13637 - Addition to dwelling, rumpus, study, bedrooms Issued 21/1/1980 BPM-1981-17301 - Install space heater Issued 31/12/1981

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

## Tenants

This property is being sold with tenancies in place. We have contacted the Tenancy Tribunal in terms of the Safe and Sanitary certificate for the third unit and whether the unit is rentable and they advised us that the property needs to adhere to the tenancy standards for safe dwellings with the correct insulation etc. They were unable to confirm whether any property is able to be rented or not but suggested links to building requirements in terms of the Building Act Laws and Bylaws on their website. Please see below.

<https://www.tenancy.govt.nz/maintenance-and-inspections/laws-and-bylaws/>

## Building

We have recommended that buyers undertake a building inspection of the property.

We have recommended that buyers meet with the council to investigate whether or not they are able to build on the section.

## Disclosures

The following two issues came to light after the property was initially put to market.

The vendor has employed specialist inspectors, and their unedited reports are available to all interested parties.

1. There is no record of the third flat on the LIM report.
2. The vendor has previously added fill and topsoil to what could be a future potential building site.

Acknowledgements have been added to the Auction conditions of sale regarding these two issues.

We recommend that when purchasing a property, you seek legal advice.

Regards

Gaston Coma & Bronwyn Scott-Woods



## The ProAgent Team

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