

16 November 2020



**Re: 100 Huia Road, Titirangi**

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

We have made available to you the following:

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

100 Huia Road 3273m<sup>2</sup> (more or less) fee simple estate NA52A/1242 Lot 1 DP 96349

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

**Land Information Memorandum (LIM)**

<b>Wind Zones</b>	Low wind speeds of 32 m/s.
<b>Soil issues Recorded</b>	06/05/2002 Geotechnical report required Foundations of any residential building subject to further soils investigation and specific design by a registered engineer experienced in geomechanics. 30/06/2000 Stability Sensitive 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>Pest/Plant Control</b>	The Auckland Council is undertaking weed control on rare but potentially very damaging environmental weeds (Total Control Pest Plants) on this site. The site <b>MUST NOT BE TOUCHED OR ALTERED</b> (e.g. weed work, soil removal, building works, works requiring a building consent or resource consent etc.) without notifying the Auckland Council Biosecurity team in case this work disturbs the site and makes the weed situation worse.
<b>Overland Flow Path</b>	This site (property parcel) spatially intersects with a Flood Plain.
<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. It is the property owners' responsibility to ensure that these manholes

	are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council's Drainage Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.
<b>Planning</b>	LUC-2003-1450 - Tree Consent To undertake alterations and additions to a dwelling. impermeable surfaces exceed 10% - earthworks outside building platform 13.3m2 - Granted 22/1/2004
<b>Building</b>	BPM-1959-12300 - Dwelling - Issued 15/10/1959 BPM-1960-14207 - Bedroom - Issued 31/12/1960 BPM-1983-22197 - Addition to dwelling - new lounge - Issued 31/12/1983 COM-2004-1944 - Basement development - CCC Issued 8/8/2011
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitakere Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008.

#### Disclosures:

- 1 leg missing from oven - selling as is
- Broken glass in the back door in the dining room.
- Some locks do not work on windows, sliding doors and bi-folds.
- Bus stop not part of chattels and is excluded from the sale
- Extractor fan and outside front door light not working
- The walkway is under 1.5m off the ground - above 1.5m requires a consent - legally requires a handrail.



The ProAgent Team

**P R E M I E R**  
MEMBER 19 - 20

Gaston Coma 021 234 3788 | [gaston.coma@raywhite.com](mailto:gaston.coma@raywhite.com)

Bronwyn Scott-Woods 021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Izac Woodall 027 814 4945 | [izac.woodall@raywhite.com](mailto:izac.woodall@raywhite.com)

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

- The pergola is 5.5x5.5m – This structure is under 35m2. Pergola was built by the current owner and is not attached to the house.



- The carport is 2.7x10m - This structure is under 35m2 and has been here since the current owner bought the property.



The ProAgent Team

**P R E M I E R**  
MEMBER 19 - 20

Gaston Coma 021 234 3788 | [gaston.coma@raywhite.com](mailto:gaston.coma@raywhite.com)

Bronwyn Scott-Woods 021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Izac Woodall 027 814 4945 | [izac.woodall@raywhite.com](mailto:izac.woodall@raywhite.com)

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

The  
**PRO AGENT.CO.NZ**  
Team

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

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

Regards

Bronwyn Scott-Woods & Gaston Coma



The ProAgent Team

**P R E M I E R**  
MEMBER 19 - 20

Gaston Coma 021 234 3788 | [gaston.coma@raywhite.com](mailto:gaston.coma@raywhite.com)

Bronwyn Scott-Woods 021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Izac Woodall 027 814 4945 | [izac.woodall@raywhite.com](mailto:izac.woodall@raywhite.com)

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604