

20 November 2020

Re: 366c 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
- Sale and Purchase Agreement

366c Huia Road 5145m² (more or less) fee simple estate NA105A/803 Lot 3 DP 172105 and fee simple 1/5 share 2448 m² (more or less) NA105A/803 Lot 8 DP 172105

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones	Very high wind speeds of 50m/s, High wind speed of 44 m/s
Soil issues Recorded	<p>23/04/1999 Foundations of any residential building erected on the building envelope shown on the attached plan can be designed in accordance with NZS 3604. Foundations of any residential building outside the building envelope subject to further soils investigation and specific design by a registered engineer experienced in geomechanics.</p> <p>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.</p> <p><i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineers report.</i></p>
Flood Plain	This site (property parcel) spatially intersects with a Flood Plain.
Overland Flow Path	This site (property parcel) spatially intersects with an Overland Flow Path.
Manhole on site	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.
Planning	LUC-2000-1115 - Tree Consent To undertake earthworks and vegetation clearance for a driveway and construction of a house LUC-2001-61 - Tree consent 3 Mahoe Trees to be Removed
Building	Dwelling 07/09/2000 - CCC issued 11/01/2013
Waitakere Ranges Heritage Area	This property is located within the Waitakere Heritage Area as defined in the Waitakere Ranges Heritage Area Act 2008.

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

Bronwyn Scott-Woods 021 613 632 | bronwyn.scott-woods@raywhite.com

Izac Woodall 027 814 4945 | izac.woodall@raywhite.com

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