

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKE AN OFFER OR ATTENDING AN AUCTION.

INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOSE OUT.

27 October 2021

Re: 28a Derwent Terrace, 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
- Building Inspection is available

28a Derwent Terrace, Titirangi is 605m² more or less fee simple estate NA110D/719 Lot 1 Deposited Plan 179860. Zoning: Residential (9B)

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 m/s
Soil issues recorded.	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 engineer's report.</i>

Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.
Planning	LUC-2003-2550 Tree consent works within dripline of cabbage and willow tree – Granted (Construction Monitoring Underway) 16/02/2004
Building	BPM-1989-5260 Re-Erect Flat 03/07/1989 Issued COM-2003-4533 Deck 08/01/2004 CCC Issued 03/07/2006

Settlement Date on Offer: ASAP

Disclosures:

- Light fittings not working
- Sleep out not staying
- Will be sold with vacant possession
- The house was relocated by the previous owner who was an architect
- Cladding:
Report 2021: Timber shingle • Fibre cement sheeting • E.I.F.S cladding (expanded polystyrene with a plaster and paint finish)
Report 2007: The original timber framed building has been reclad in insulclad, some hardies sheeting to the back end ready for a garage and has timber shingles to the gable end.'
- Safe and Sanitary for house provided, please refer to documents provided.

There are some things the building inspection has brought up which the owner has taken care of. These are:

- The leak in the ensuite and the leak under the house where the hot water cylinder is have been fixed by a plumber on the 8th of November.
- The extractor fan in the main bathroom will be replaced prior to settlement date.
- The switch in the on-suite will also be fixed by the owner prior settlement.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building reports and arrange your finance.

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 therefor 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

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team

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MEMBER 19 - 20

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