

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

INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.

20 October 2023

Re: 113 Woodlands Park Road, Titirangi

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

Please read and sign this form before commencing the purchase process, or bidding at 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

113 Woodlands Park Road 814m² Lot 44 DP 35849 NA938/19. Zoning: Residential – Large Lot Zone

REA REQUIREMENTS:

You are entering into this transaction voluntarily and without duress.

We have made you aware that we have an in-house complaints procedure, and provided you with the following documents: REA Code of Conduct | REA Guide to Selling and Buying | OIA Information Sheet

AML & OIA:

You will have Anti Money Laundering Obligations under the AML Act 2009, and may also have OIA Obligations under the Overseas Investment Amendment Act 2021. (Information Sheet Provided.)

You will need to provide to your solicitor, a NZ IRD number and NZ bank account number, to complete the sale.

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY, YOU MUST NOT BID AT AUCTION, AND SHOULD MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

RELATED PARTY TRANSACTION:

We will advise you in writing if the owner (or any party associated with the owner) is a salesperson or employee of Austar Realty, or is related to any such salesperson or employee.



BOUNDARIES:

The salesperson cannot, and therefore has not, defined the property boundaries.

MULTI OFFERS:

We acknowledge that this can be a high stakes and stressful process for buyers. As such, we have a set Multi Offer process in place, and specific documentation that will be strictly followed for multi offers.

TITLE:

We have provided you with the certificate of title for the property, and any relevant interests or instruments. If the property is a cross lease, we have provided you with the flats plan, and the memorandum of lease. If the property is a unit title, we have provided you with the pre contract disclosure statement.

PROFESSIONAL REPORTS:

Even if the vendor has already supplied a third-party builder’s report, we recommend that you obtain independent professional reports on the property, if you have any doubts about its condition.

DISCLOSURES

IMPORTANT: This is a living document that may change several times before sale day. Please ensure you read and download the most up to date version before making an offer or bidding at auction. This Document was last updated on: 20 October 2023

Initials: _____

<p>Known defects associated with the property.</p> <p><i>None</i></p>
<p>Other disclosures that may be important to purchasers.</p> <p><i>None</i></p>
<p>Vendor Circumstances - the vendor has given us permission to disclose the following personal information:</p> <p><i>Needing a 4th bedroom to accommodate extended family members in the future.</i></p>

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

Wind Zones for this property	High wind speed of 44 m/s
Soil Issues	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 (property parcel) spatially intersects with one or more Overland Flow Paths
Planning	LUC-1989-1905 To erect a further 3 units on-site Granted 15/05/1989
Building	BPM-1960-15481 Dwelling 18/11/1960 Issued BPM-1965-11882 Addition to dwelling 21/12/1965 Issued ABA-2004-1366 Solid fuel heater 04/05/2004 CCC Issued 20/05/2004 COM-2007-409 Removal of internal stair and flooring over. Construction of exterior steps off existing deck to ground. 18/05/2007 CCC Issued 08/09/2007 BCO10334875 Existing three-bedroom house internal alterations comprising basement; stairwell and storage ground floor; stairwell, front entry, living and dining, external joinery. 18/10/2021 CCC Issued 12/06/2023 BCO10358581 Solid Fuel Heater- Installation of Solid Wood Burner (Woodsman Serene) 01/11/2022 CCC Issued 24/01/2023



The ProAgent Team



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Unauthorised Building Works	17/05/2002 - A reference number is not recorded by Council for this type of record. Council records show that no building consents have been granted under the Building Act 2004 or its predecessors for the following works at the property: (REQ 2002-328 Unauthorised building Internal wall between kitchen and dining room removed.) These works are satisfied. The Council has determined not to take any action in respect of these works.
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: 8-12 weeks

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence 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.

SIGNED VENDORS(S): _____

DATE: _____

SIGNED PURCHASER(S): _____

DATE: _____



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AUCTION REGISTRATION

Please read and sign this form before bidding at auction.

PROPERTY ADDRESS: _____

You understand and acknowledge the following terms for bidding:

- You will be bidding unconditionally and have carried out all necessary due diligence on the property and are satisfied in all respects.
- You have arranged finance or been pre-approved by a bank or Mortgage Broker to be able to bid unconditionally at the Auction.
- If you are the successful bidder you will immediately pay a 10% deposit by electronic transfer to our Trust Account.
- You have received the Disclosure Document relating to the property.
- If you are viewing the property for the first time on the day of Auction, you have made the decision to bid based on your own investigations.
- You must not bid at the auction if you are unsure of your eligibility under the Overseas Investment Amendment Act 2021.

PURCHASER(S): _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

SOLICITOR NAME & FIRM: _____

PREFERRED SETTLEMENT DATE: _____

SIGNED PURCHASER(S): _____

DATE: _____

PTO to register for Absentee Bidding