

ACKNOWLEDGEMENTS

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

Property Address: 354 Huia Road, Titirangi

Vendor: Grant Thomas Masters, Ross John Masters & Katthaliya Prasatsri

Purchaser: _____

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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____

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 updated on: 12 June 2024

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.

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
- Building Inspection Report and a quote to repair

Known defects associated with the property:

- Garden lights in the driveway are not working
- A building inspection report is available, there was some moisture detected, the vendor has obtained a quote to remedy.
- On guidance from the building inspector, the vendor removed a panel of gib in the dining area where moisture was detected and inspected the interior framing confirming that it was dry. The other area of moisture was around the numbers at the front of the house. We would recommend buyers do their own due diligence.

Other disclosures that may be important to purchasers:

The purchaser has been made aware that this is a monolithic clad home built in the 90s and understands the implications of this. A building inspection report has indicated there are 2 areas of moisture. We have advised purchasers to undergo their own investigations and seek legal and technical advice. We recommend that they approve the property with their bank and insurance broker prior to submitting an offer.

Vendor Circumstances - The Vendor has given us permission to disclose the following personal information:

Moving overseas

Additional Notes:

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	06/05/2002 Geotechnical report required Uncompacted fill on site. Foundations of all buildings 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 engineer's report.</i>
Planning	LUC-1995-180 Land Use Consent Dwelling, Single Carport and Remove Native Bush Granted 23/08/1995
Building	ABA-1995-8321 Dwelling 07/08/1995 CCC Issued 24/06/1996
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: Flexible

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 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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____

Salesperson Name: _____

Signature: _____ Date: _____