

## ACKNOWLEDGEMENTS

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

**Property Address:** 144 Victory Road, Laingholm

**Vendor:** \_\_\_\_\_

**Purchaser:** \_\_\_\_\_

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### 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: 14 March 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 & Purchase Agreement

<b>Known defects associated with the property:</b>
Water feature (as is) There is a hole in the floor in kitchen cupboard
<b>Other disclosures that may be important to purchasers:</b>
<ul style="list-style-type: none"><li>• 1 garage door has a remote and the other is opened manually</li><li>• Mechanics pit in garage has water in it</li><li>• Ethernet wired in for lounge plus 2 bedrooms</li></ul>
<b>Vendor Circumstances - <i>The Vendor has given us permission to disclose the following personal information:</i></b>
Moving closer to elderly parents

## 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.

<b>Wind Zones</b> for this property	High wind speed of 44 m/s
<b>Soil Issues</b>	<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 engineer's report.</i></p>
<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 one or more Overland Flow Paths
<b>Exposure Zones</b>	Zone D: High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
<b>Unauthorised building work</b>	<p>23/04/2012 A reference number is not recorded by Council for this type of record. Auckland Council is aware that Unauthorised Works have been carried out on this property. REQ-2012-131 was issued in respect of a swimming pool constructed without the authority of a building consent. For further information please contact a western compliance investigator.</p> <p><b>SEE COPY OF EMAIL DATED 23 MAY 2019 BELOW, RELATING TO THIS</b></p>
<b>Swimming Pool Barriers</b>	Permanent Outdoors Swimming Pool SWIM-2012-38 30/06/2021 Compliant
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

From: Jonathan Reddell [mailto:jonathan.reddell@aucklandcouncil.govt.nz]  
Sent: Thursday, 23 May 2019 7:12 a.m.  
To: Craig Stuhlmann &lt;Craig@brucescottstevens.co.nz>;  
Subject: RE: 144 Victory Road Laingholm - REQ 2012-131

Hello Craig

Thanks for the email

The pool would have required a building consent to be legally established at the property both at the time it was placed there and also today.

In regard to further action by Council in relation to the requisition, there is nothing to suggest that Council will be taking any further action however if the situation on site changes Council may be required to take further action to address the matter.

I hope this is of assistance

Regards Jon

Jonathan Reddell | Senior Compliance Investigator | Regulatory Compliance  
Auckland Council  
Mobile 021 715 321  
6 Henderson Valley Road, Henderson, Auckland  
Visit our website: [www.aucklandcouncil.govt.nzSettlement](http://www.aucklandcouncil.govt.nzSettlement)

**Settlement Date on Offer: 1-3 months**

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 Reality 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: \_\_\_\_\_