

## ACKNOWLEDGEMENTS

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

**Property Address:** 146 Woodlands Park Road, Titirangi

**Vendor:** Millie Austin & Simon Day

**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: 17 May 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

## **Known defects associated with the property:**

Blind doesn't go all the way down (chain)

## **Other disclosures that may be important to purchasers:**

In the LIM there is a requisition for works carried prior to 1991. A safe and sanitary report has been provided to Council and is available along with the property file. The Safe and sanitary report states the following:

*2.0 History: Standard Keith Hay Homes dwelling built in 1973 and found to have no final sign off and unauthorised works that have been carried out pre 1991.*

The Watercare treatment plant is being expanded – see the following website for more information <https://www.watercare.co.nz/About-us/Projects-around-Auckland/Huia-water-treatment-plant-replacement-Manuka-Ro>

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

Moving children to a full emersion Māori school

**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>	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>
<b>Building</b>	BPM-1963-202643 Bach 31/12/1963 Issued  BPM-1973-24842 Dwelling 31/12/1973 Issued  ABA-1993-2587 Deck Addition To Dwelling 07/01/1994 CCC Issued 22/05/2002
<b>Unauthorised Work</b>	15/07/2010  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: (Following unauthorised building work: 1.,,Fitting of a set of timber double doors (bedroom 3) 2.,,Removal of toilet wall and installation of shower 3.,,Laundry area with back door alteration 4.,,Kitchen refit & sliding door closed off, and back door altered as per item No.3 5.,,Lounge entrance dividing wall removed 6.,,Carport location only These works are therefore unauthorised.  The Council has determined not to take any action in respect of these works.  Not Recorded REQ-2004-15 Unauthorised / Unconsented Work  Safe & Sanitary report from independant bldg consultant - six items.  <b>SAFE &amp; SANITARY REPORT AVAILABLE</b>
<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.

**Settlement Date on Offer:** Flexible, discuss with agent

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: \_\_\_\_\_