

ACKNOWLEDGEMENTS

Prior to signing a sale and purchase agreement, we recommend that you seek legal / technical advice.

Vendor Initials: _____ Purchaser Initials: _____

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

Property Address: 442 Huia Road, Laingholm

Vendor: Lila O'Farrell

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: 22 August 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:

- Railing on deck was built to code at the time but would not meet current building standards. Vendors were intending to extend the deck at some point so haven't improved this.
- The note in the LIM relating to the cesspit was prior to the current owners owning the property.
- A building inspection was carried out - the following items are being investigated by the vendor:
 - Skylight - The skylight has a leak and Te Pahu roofing is repairing it
 - Window exterior seals- Exceed is giving a quote on the sealant on the windows
 - Concrete blocks - Waterproofing paint on the concrete will be installed
 - Bark at the side of the fence - digging away bark from the side of the house to give clearance.
 - Downpipe south west corner - will be connected to stormwater
 - Railing on stairs - for aesthetic reasons there is no railing on the stairs

Other disclosures that may be important).

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

Downsizing

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	Very high wind speed of 50 m/s
Soil Issues	<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>
Building	<p>BPM-1968-3795 Glasshouse 31/12/1968 Issued</p> <p>BPM-1968-2530 Dwelling 31/12/1968 Issued</p> <p>COM-1997-6113 Remodel Bathroom - Alterations To Existing Dwelling 11/02/1998 Lapsed</p> <p>ABA-1999-4616 Install A New Cesspit 26/09/1999 CCC Not Issued (Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued.)</p> <p>COM-2000-2488 Bathroom Alterations And Lounge Extension Over Deck 22/08/2000 CCC Issued 24/11/2000</p> <p>BCO10297580 RBW - Internal alterations including converting existing garage to new master bedroom with ensuite, new external cladding to act as insulation 02/12/2019 CCC Issued 26/02/2021</p>
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.
Zoning	Zoning: Large Lot Zone - purchaser has been supplied with the H1 Residential Large Lot Zone pdf document.
Controls	<ul style="list-style-type: none">• Macroinvertebrate Community Index – Urban• Stormwater Management Area Control
Overlays	<ul style="list-style-type: none">• Ridgeline Protection• Waitakere Ranges Heritage

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.

Vendor Signature(s) *Lisa O'Farrell*

Date: 23/08/2024

Purchaser Signature(s) _____

Date: _____

Salesperson Name: _____

Signature: _____ Date: _____



Austar Realty Ltd Complaints & Disputes Resolution Procedure

In accordance with Rule 12 Real Estate Agents Act (Professional Conduct and Client Care Rules) 2012, all licensed real estate agents are required to have a written in-house complaints and dispute resolution procedure.

You do not have to use our complaints and resolution procedure. You may make a complaint directly to the Real Estate Agents Authority at any time. You can make a complaint to the Real Estate Agents Authority even if you choose to also use our procedures.

Our complaints and dispute resolution procedure is designed to provide a simple and personalised process for resolving any concern or complaint you might have about the service you have received from Austar Realty, or any of our licensees.

1. Call the branch manager and give them the details of who you are complaining about, what your concerns are, and how you would like the issue resolved.
2. The manager may ask you to put your complaint in writing so that he or she can investigate it. The manager will need a brief period of time to talk to the team members involved, and document their response. We promise to come back to you within 5 working days with a response to your complaint. That response may be in writing.
As part of that response we might ask you to meet with a senior manager or our CEO to discuss the complaint and try to agree on a resolution.
3. If we are unable to come to an agreed resolution after a meeting, or if you don't wish to meet with us, we may provide you with a written proposal to resolve your complaint.
4. If you do not accept our proposal, please try and advise us in writing within five working days. You can, of course, suggest another way of resolving your complaint.
5. If we accept your preferred resolution, we will attempt to implement that resolution as soon as possible. If we decline your preferred resolution, we may invite you to mediate the dispute.
6. If we agree to mediate the complaint but don't settle the complaint at mediation, or we do not agree to mediate the dispute, then that will be the end of our process.

Remember: You can still make a complaint to the Real Estate Agents Authority in the first instance and, even if you use our procedures, you can still make a complaint to the Real Estate Agents Authority at any time.

The Real Estate
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Customhouse Quay

Wellington 6011

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