

# 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:** 3 Boylan Road, Titirangi

**Vendor:** Graham Biddle & Adrianna Biddle

**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: 6 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 (has been ordered)
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of Sale (draft)

## Known defects associated with the property:

- The deck is higher than 1.5m on one side and was built by the current owner without consent
- Front doorbell doesn't work
- There is evidence that there have been some leaks in the garage at some point

## Other disclosures that may be important to purchasers:

- The house has been renovated. We have not sighted any compliance documents for this work. We recommend buyers do their own due diligence. A property file is available upon request. The vendor is happy to provide photos of the work he has done. Attached is a floorplan from the Council property file showing the layout of the house in 1971.
- A scope of work of work from AgentsNZ has been provided, but the downstairs area hasn't been changed by the current owner. We have a letter from the plumber and copies of invoices relating to electrical work available. Purchasers will be required to get their own reports done.
- The floating shelves are excluded from the chattels
- There was an insurance claim for water ingress downstairs in the most recent weather event. We recommend buyers investigate this further.

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

## Additional Information:

### 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-1971-14220 Addition to dwelling 31/12/1971 Issued BPM-1987-32973 Garage 31/12/1987 Issued ABA-2000-2927 Heater Installation 24/08/2000 CCC Issued 04/09/2000
<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.
<b>Zoning</b>	Zoning: Large Lot Zone - purchaser has been supplied with the H1 Residential Large Lot Zone pdf document.
<b>Controls</b>	<ul style="list-style-type: none"> <li>• Macroinvertebrate Community Index – Native &amp; Urban</li> <li>• Stormwater Management Area Control</li> </ul>
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Significant ecological area</li> <li>• Waitakere Ranges Heritage</li> </ul>

**Settlement Date on Offer:** Discuss with the 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 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 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)  

Date: 06/08/2024 06/08/2024

Purchaser Signature(s) \_\_\_\_\_

Date: \_\_\_\_\_

Salesperson Name: \_\_\_\_\_

Signature(s) \_\_\_\_\_ 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  
Authority Level 4 The  
Todd Building 95  
Customhouse Quay

Wellington 6011

Phone 0800 367 732



## Document History

SignNow E-Signature Audit Log

All dates expressed in DD/MM/YYYY (EU)

**Document name:** Acknowledgements & Disclosures\_2024  
**Document created:** 06/08/2024 00:09:54  
**Document pages:** 4  
**Document ID:** 59428af039294f70bbd1442f64a75e596190ea6b  
**Document Sent:** 06/08/2024 00:11:35 UTC  
**Document Status:** Signed  
06/08/2024 01:27:14UTC

**Sender:** bronwyn.scott-woods@raywhite.com  
**Signers:** bidders19@gmail.com, adrianna.biddle@hotmail.com  
**CC:**

Client	Event	By	Server Time	Client Time	IP Address
SignNow Web Application	Uploaded the Document	bronwyn.scott-woods@raywhite.com	06/08/2024 00:09:55 am UTC	06/08/2024 00:09:52 am UTC	122.56.181.18
SignNow Web Application	Viewed the Document	bronwyn.scott-woods@raywhite.com	06/08/2024 00:10:06 am UTC	06/08/2024 00:10:05 am UTC	122.56.181.18
SignNow Web Application	Document Saved	bronwyn.scott-woods@raywhite.com	06/08/2024 00:11:02 am UTC	06/08/2024 00:11:02 am UTC	122.56.181.18
SignNow Web Application	Invite Sent to: bidders19@gmail.com, adrianna.biddle@hotmail.com	bronwyn.scott-woods@raywhite.com	06/08/2024 00:11:35 am UTC	06/08/2024 00:11:34 am UTC	122.56.181.18
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