

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: 53 Waima Crescent, Titirangi

Vendor: Leslie Chantal Veronique Negre

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: 19 February 2025

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:

- The rangehood built into the stove doesn't work, it runs, but it doesn't come up.
- There is a hole behind the picture in the upstairs bedroom where a light was, this was removed by the current owner as it was too bright above the bed.

Other disclosures that may be important to purchasers:

- The wood stove is cleaned every year
- The lower windows in living area don't open for health and safety reasons - too low to ground
- Roof has just been painted and comes with a 10 year warranty (copy available online)

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

Moving on

Additional Information:

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

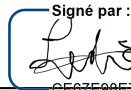
We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

Wind Zones for this property	Very high wind speed of 50 m/s
Soil Issues	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>
Flood Plain	This site (property parcel) spatially intersects with a Flood Plain
Overland Flow Path	This site (property parcel) spatially intersects with one or more Overland Flow Paths
Planning	LUC-1987-1001 To Erect a Dwelling Granted 10/01/1987 LUC-2003-2295 Tree Consent elevation height - impermeable surfaces - upper floor addition Granted 18/02/2004
Building	BPM-1987-32993 Dwelling 31/12/1987 Issued (See Note 1) COM-2004-959 Upper Floor Addition 04/05/2004 CCC Issued 04/02/2013
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	Residential Large Lot Zone
Controls	Controls: Macroinvertebrate Community Index - Native Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1
Overlays	Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Settlement Date on Offer: 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 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.

Signé par :

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Vendor Signature(s) _____

Date: 29 janvier 2025 | 4:19 PM NZDT _____

Purchaser Signature(s) _____

Date: _____

Salesperson Name: _____

Signature: _____ Date: _____