

19 June 2020



Re: 1/48 Seabrook Ave, New Lynn

Thank you for your interest in the above property currently listed with us for sale By Negotiation.

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
- Conditions of sale

1/48 Seabrook Ave is 1/3 share Lot 1 DP 135014, Flat 1 DP 135014, Carport 1 Dp 184267 NA 115D/455.

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property [Page 2]	Low wind speeds of 32 m/s
Manhole on site	Council's as-built records indicate there is a manhole(s) for wastewater or stormwater services located on your property. It is the property owner's responsibility to ensure these are accessible at all times.
Stormwater Discharge to be controlled	REQ-1995-172: Downpipe on the carport is to be connect to the stormwater system. REQ- 1996-95: Excessive stormwater off your carport and dwelling are discharging on the ground of your property.
Defective Drainage	REQ-2010-925: Defects of a property's private wastewater system was identified, root intrusion and displaced joint. A notice to remedy Defective Drainage has been sent to the property owner. (This is accurate as of 31 Oct 2010)
Planning [Page 4]	LUC-1994-2610 - Land Use consent to establish residential dwelling - Granted - 26/10/1994
Building [Page 6]	BPM-1945-228 Dwelling and storeroom - 28/4/1945 - Issued ABA-1995-6525 Carport - 9/3/1995 - CCC not issued ABA-1995-9406 Heather installation - 16/11/1995 - CC Issued
Zones	Residential - Mixed Housing Urban Zone

The vendor is currently working the Council to resolve the highlighted issues. We recommend that when purchasing a property, you seek legal advice.

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

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team

Gaston Coma 021 234 3788 | gaston.coma@raywhite.com

Bronwyn Scott-Woods 021 613 632 | bronwyn.scott-woods@raywhite.com

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604